



# STATEMENT OF COMMUNITY INVOLVEMENT

LAND SOUTH OF BARUGH GREEN ROAD AND EAST OF HIGHAM COMMON ROAD, BARNSELY

ON BEHALF OF STRATA STERLING BARNSELY WEST LIMITED



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DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

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## 1.0 INTRODUCTION

1.1 This report accompanies two hybrid planning applications on land south of Barugh Green Road - referred to as Barnsley West. The applications are submitted on behalf of Strata Sterling Barnsley West Ltd.

1.2 Full descriptions of the applications and consideration of the proposals are set out in the planning statement submitted in support of the applications. In addition, a full Environmental Impact Assessment (EIA) of the proposals has been undertaken and the EIA accompanies the application submission.

1.3 The importance of effective community consultation in planning has been **emphasised through the Government's localism agenda and by publication of the National Planning Policy Framework 2021 (NPPF)**.

*"Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that **cannot.**"* (NPPF, para 132).

1.4 As part of the Local Development Framework (LDF) process introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to **produce a Statement of Community Involvement (SCI) to 'front load' the** planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.

1.5 Barnsley Metropolitan Borough Council's Statement of Community Involvement (April 2020) advises that:

*"The Council welcomes pre-application discussions with applicants and encourages those intending to submit a planning application to consult with*

*local communities and Ward Members before making their application.*

*This informal process cannot prejudge the decision on a proposed application but the benefits include:*

- *Early identification of information requirements to submit with an application*
- *Identification of the planning policies that shall be relevant to decision making*
- *General advice to help you shape the proposal*
- *Better quality applications which are easier to understand and process*
- *Early problem recognition and resolution, thereby avoiding possible objections at a later stage*
- *Savings in time and resources spent revising proposals later*
- *Quicker consultation responses once application is submitted.*

*All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted.*

*We recognise that there are significant costs associated with undertaking consultation with the community. However, the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications.”*

1.6 Taking into consideration the revised NPPF and the Localism Act, the applicant has undertaken consultation with the local community for these proposals. This exercise followed extensive previous discussions and public consultation undertaken in regard to the principle of the development of the site. This included consultation in relation to the allocation of the site for development in the Barnsley Local Plan and the subsequent preparation and adoption of the Barnsley West Masterplan Framework.

1.7 The subsequent chapters of this report explain the pre-application consultation

process followed by the applicant; provides a summary of community comments/views received and demonstrates how they have been taken into account when finalising the submitted scheme.

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## 2.0 PRE-APPLICATION CONSULTATION WITH BARNESLEY METROPOLITAN BOROUGH COUNCIL

- 2.1 The site has been subject of extensive discussions with Council Officers and statutory consultees in advance of submission. The proposals have been prepared alongside the Barnsley West Masterplan Framework and refined further during the design process and following consideration of additional technical assessments.
- 2.2 Following adoption of the Local Plan, **the Applicant's** worked in collaboration with Barnsley Metropolitan Borough Council to prepare the Masterplan Framework. The Framework was guided by extensive baseline assessments, **identification of the Borough's need for economic growth and the Council's** Local Plan policies. The Framework was subject to (a 6-week) public consultation, before approval by the Council in December 2019, providing the vision and guidance for delivery of the site.
- 2.3 The EIA scoping process has been undertaken in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). In order to determine the scope of an EIA, the Applicants submitted an ES Scoping Report and requested that the Local Planning Authority provide a written opinion as to the information to be provided within the ES. Details of the scoping exercise carried out with regards the Proposed Development and; the ES are submitted with this application.
- 2.4 Discussions have taken place with statutory consultees and these are summarised in supporting technical reports. The form of the planning applications submitted as hybrid applications has been agreed with Council Officers.
- 2.5 All local councillors of wards: Dodworth, Darton West and Old Town Ward were notified of the public consultation.

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## 3.0 COMMUNITY CONSULTATION METHODOLOGY

3.1 The importance of relevant pre-application consultation with the local community at an appropriate scale is recognised by the Applicants. In this case the local community comprises both people within the vicinity of the site, and local stakeholders.

3.2 Following consideration of national and local guidance on appropriate community involvement methods, and given the scale of proposed development, it was felt that the consultation should involve the following method for those interested in the project to engage in the consultation.

### Public Consultation Leaflet

3.3 Due to the pandemic, it was not possible to hold a public consultation event. However public exhibitions were held at the time of the Masterplan Framework preparation to allow members of community to understand development principles for the site.

3.4 For this consultation, 2,400 leaflets were posted to local residents and businesses in the vicinity of the application site, providing information on the development proposals. The consultation area of postal distribution is detailed at Appendix 1. Electronic versions of the leaflet were emailed to the Local Councillors of the following Wards:

- Dodworth Ward
- Darton West Ward
- Old Town Ward

3.5 The leaflet provided the opportunity for the submission of comments and those consulted were invited to provide feedback on the proposals via email, or freepost tear-off slip. The consultation leaflet can be found at Appendix 2.

## Website

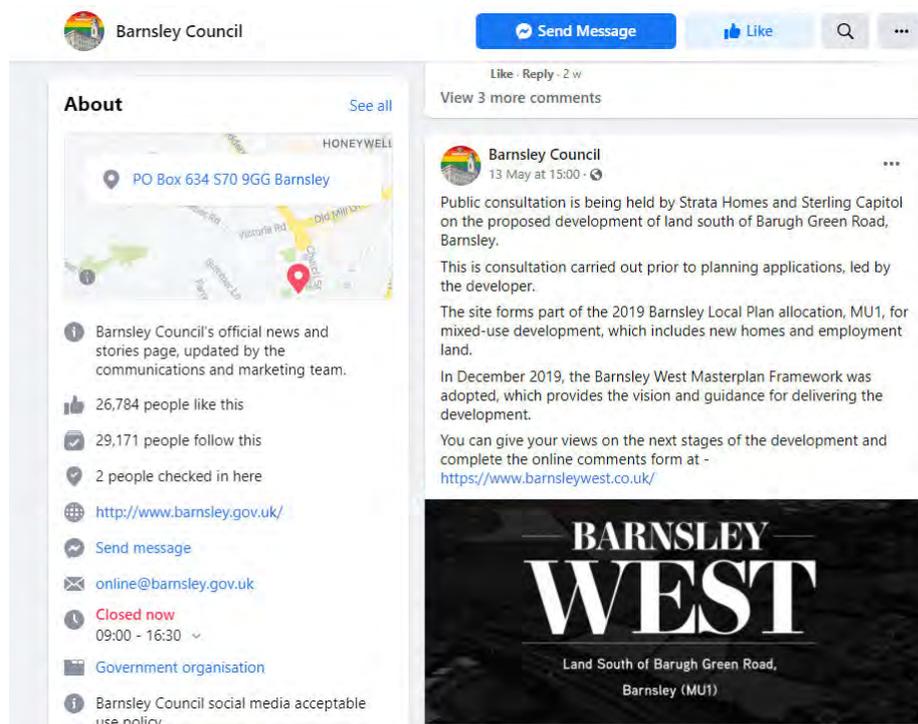
3.6 A project website ([www.barnsleywest.co.uk](http://www.barnsleywest.co.uk)) was launched on 12<sup>th</sup> May 2021. The webpage provided the information that would ordinarily have been present at a public consultation exhibition. The weblink was also provided on the public consultation leaflet. A comments facility for people to provide their feedback was also provided. The online comments facility was initially open for a period of 14 days from 12<sup>th</sup> May 2021 until 26<sup>th</sup> May 2021. It is however understood that there were technical difficulties with the website and therefore the comment facility opening was extended until 28<sup>th</sup> May 2021. Extracts from the consultation website can be found at Appendix 3.

3.7 The benefits of using a website for engaging people in pre-application consultation are:

- It is an accessible and convenient means of communication because people can access information and engage at a time and location that suits them.
- It can communicate detailed information which can be viewed and downloaded; and
- It can be easily updated and amended to provide up-to-date information.

## Social Media

3.8 Barnsley Metropolitan Borough Council posted a social media announcement on their official Facebook account on 13<sup>th</sup> May 2021. The post notified the local **community of the Applicant's community consultation event.**



3.9 Furthermore, an article was published in the Barnsley Chronicle on 14<sup>th</sup> May 2021 that provided background and details of the consultation. An extract of the article can be found at Appendix 4.

3.10 The following chapter of the statement considers the comments and feedback received from the community consultation undertaken by the Applicant.

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## 4.0 COMMUNITY CONSULTATION ASSESSMENT

### Monitoring

#### Website

4.1 The consultation website was visited 894 times between 12<sup>th</sup> May 2021 and 28<sup>th</sup> May 2021.

4.2 The number of users who came onto the website during the consultation period was 894 and total sessions on the website was 1,264. The session numbers are higher as some users viewed the website multiple times.

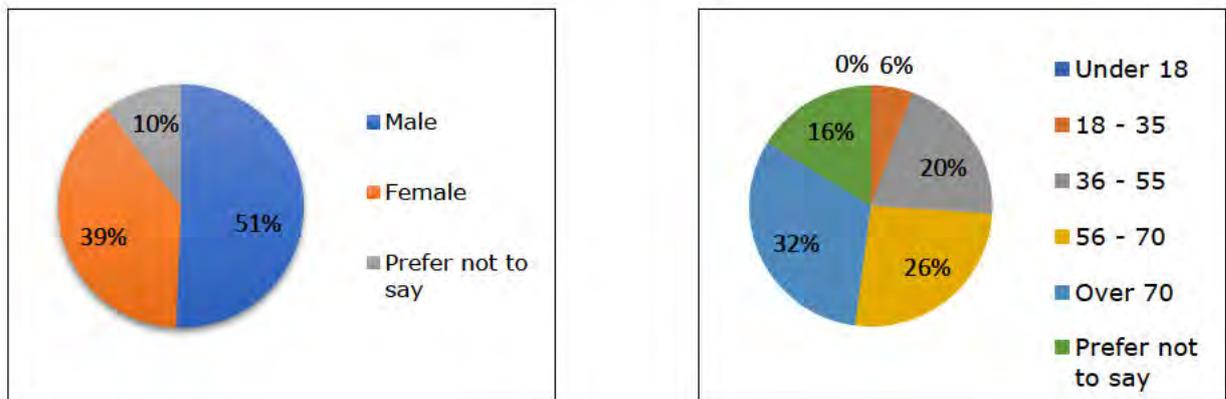
#### Feedback Forms

4.3 During the consultation period which concluded on 28<sup>th</sup> May 2021, a total of 150 responses were received during the consultation period.

4.4 A monitoring exercise was undertaken through the comments form to record the gender, age and broad address details of the respondents. This was a helpful exercise to understand the profile of respondents but it must be noted that participation was discretionary thus not everyone chose to fill in their details, or part thereof.

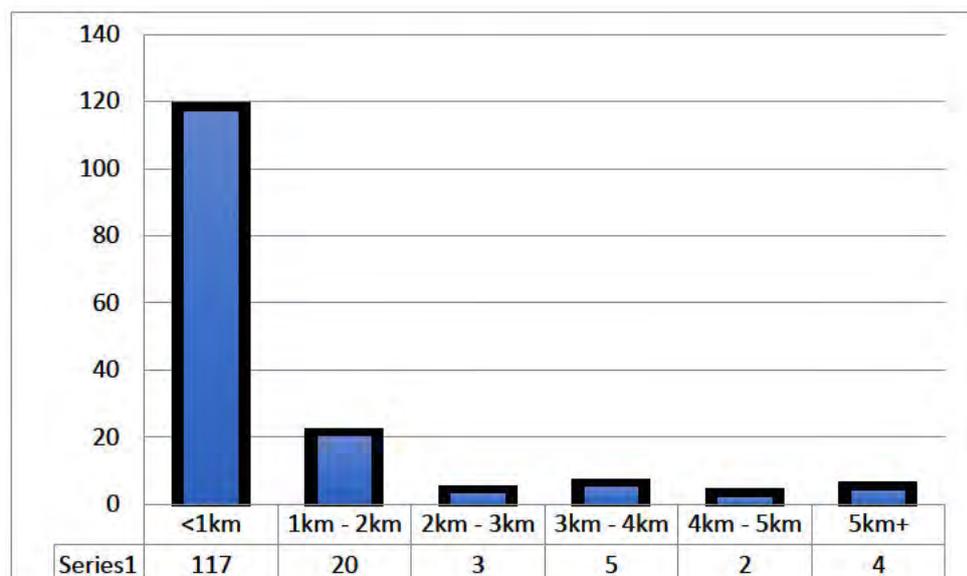
4.5 The gender profile of those who responded to the consultation was 44% male and 48% female. 8% preferred not to say. Furthermore, it is identified that the majority of respondents were between the ages of 56-70 and over 70.

Figure 1 – Gender and Age Profiles



4.6 Those responding to the consultation were asked to provide their postcode. From this information, it is possible to identify the approximate distance of the respondent's address to the site.

Figure 2 – Respondent's Distance to Site



4.7 From those respondents who opted to give their postcode, the majority of people live or work within less than 1km of the site, reflecting the local interest

people have regarding the development.

- 4.8 The monitoring of postcodes demonstrates that most of the attendees lived in the vicinity of the site. There was widespread interest regarding the development, and the consultation attracted stakeholders not just from the immediate locality of the site.

#### Analysis

- 4.9 The following section of the report presents the comments received during the consultation period and explains how they have been considered as part of the planning applications.
- 4.10 It is important to note that some community concerns will not always be overcome through the consultation exercise and that sometimes people have contradictory views to each other.
- 4.11 The comments received have been summarised in the table below along with the **Applicant's responses to comments**.
- 4.12 Each consultation response has been assigned a respondent reference number and is used to record their comments against the themes coming out of the consultation.
- 4.13 Following a request from Barnsley Metropolitan Borough Council, a full set of all consultation responses are provided at Appendix 5. Due to GDPR reasons all personal information has been redacted.

Figure 3 – Table of Responses

Comment	Respondent Ref.
<b>Principle of development</b>	
Support the proposal	13, 49, 74
Object to proposal	1, 9, 21, 22, 25, 31, 39, 40, 41, 44, 45, 46, 47, 52, 53, 57, 61, 62, 63, 67, 73, 80, 82, 89, 90, 91, 94, 102, 105, 108, 111, 112, 114, 118, 122, 133, 136, 142, 143, 150
The development constitutes inappropriate development in the Green Belt / Green Belt should not be built on	9, 18, 21, 24, 26, 36, 39, 40, 44, 46, 52, 53, 56, 59, 62, 63, 64, 67, 76, 80, 82, 85, 90, 98, 104, 111, 114, 116, 118, 121, 122, 129, 139, 143, 144, 146
Brownfield sites should be built out first	21, 26, 35, 44, 62, 104, 108, 111, 123, 142, 147
Loss of agricultural land	121, 129, 136, 142
Concerned by loss of green space	1, 4, 5, 29, 31, 35, 36, 41, 45, 47, 52, 61, 62, 79, 84, 89, 105, 118, 123, 136, 137, 141, 142
Too much green space is being built on in Barnsley / the character of the area is changing / villages are joining up	5, 21, 22, 25, 26, 30, 31, 36, 40, 41, 44, 52, 57, 60, 62, 67, 70, 80, 90, 91, 94, 114, 118, 129, 131, 133
The development is too large / wrong location	8, 24, 26, 35, 36, 49, 70, 82, 98, 105, 108, 109, 123, 134
No need for employment development	16, 24, 61, 82, 121, 123, 144
No need for new homes / nearby units aren't selling	29, 35, 44, 47, 53, 89, 109
Concerned by the mixture of uses creating poor living conditions	82
<b>Applicant's Response</b>	
<p>A large proportion of consultation responses have raised concerns with the principle of developing the site and the loss of the green fields. The site is allocated for mixed use development within the Barnsley Local Plan, adopted in 2019. The planning applications proposed for the site are in accordance with the Local Plan allocation and as such the principle of developing the site is considered appropriate, subject to an assessment of technical considerations.</p> <p>Comments around the proposed quantum of development have been raised as over-development. The site's allocation includes for some 1,700 homes and 43 hectares of employment, which was assessed during the preparation of the Local Plan. The site was subsequently identified to contribute towards the Borough's projected growth up to 2033.</p>	

<b>Comment</b>	<b>Respondent Ref.</b>
<p>Barnsley Metropolitan Borough Council recognised the scale of the allocated site and set a requirement for preparation of the Framework Masterplan to ensure that policy objectives are met and the site can be developed with consideration to the existing community and the site's characteristics.</p> <p>The Masterplan Framework therefore provides guidance for the delivery of the site to achieve the allocated development for new homes and employment land, without detriment to the community and environment.</p>	
<b><i>Transport and Highways</i></b>	
Traffic in the area is already very heavy, the development will make it worse and the proposed access arrangements and link road won't be sufficient	4, 6, 12, 14, 15, 18, 21, 22, 26, 31, 36, 38, 39, 40, 44, 49, 51, 52, 53, 58, 59, 60, 67, 68, 72, 74, 77, 78, 79, 84, 85, 86, 87, 88, 90, 91, 93, 104, 111, 112, 113, 114, 117, 118, 121, 122, 123, 127, 137, 140, 141, 143, 144, 146, 147, 148, 149, 150
Local roads need to be safe for pedestrians	11, 141
Would like to see more information regarding traffic impact on specific junctions, trip rates, highways improvements etc	77
The Approved Southern Roundabout is too close to existing homes / link road seems closer to existing properties than previous drafts	16, 69, 82, 98
Proposal should include a park and ride / train station	21
Higham Common Road should be blocked off	27
Hermit Lane being blocked means much longer routes to town	27, 44, 121, 145, 146
Public transport provision locally is poor	27
Local roads are in poor condition	86
Local roads (Pogmoor Lane, Farmhouse Lane, Higham Common Road) are too narrow for construction traffic / large volumes of traffic, concerned it could become a rat run	10, 11, 14, 18, 21, 22, 26, 27, 36, 38, 39, 44, 51, 52, 54, 58, 72, 77, 85, 86, 87, 88, 93, 103, 107, 121, 127, 140
Are improvements planned for where the link road meets Capitol Close and A628? Poor visibility at this junction currently	135

<b>Comment</b>	<b>Respondent Ref.</b>
A new road should be provided to create another access onto the M1	18, 54
<b>Applicant's Response</b>	
<p>The planning applications are supported by a Transport Assessment. The Transport Assessment examines the expected number of trips that the development will generate over a 15-year period and has concluded that there is sufficient capacity in the existing network to accommodate these additional trips. An assessment of the development on existing junctions within the vicinity of the site has also been undertaken and demonstrates the junctions will continue to operate safely alongside the proposed development. The Local Highway Authority will examine the assessment during the application process and can request improvements to the network if they are required.</p> <p>The proposals for the new link road will also provide an alternative route for large vehicles and volumes of traffic away from existing local roads and will improve the existing network. The new link road will result in Hermit Lane being cut off to existing vehicles, however an alternative, safe and improved pedestrian and cycle route will be provided to allow connections east – west across the site.</p> <p>The alignment of the southern roundabout, which connects into Higham Common Road, is shown on the plans as it was approved. A separate planning application was approved for works to improve Capitol Close and the A628. Together with the approved northern roundabout, these highways improvements will allow the unlocking of the application site for the proposed development.</p> <p>All new roads proposed within the site, are designed to a safe standard for the protection of all users and will be subject to road safety audits at the appropriate time.</p> <p>The planning applications are also supported by Travel Plans which will promote sustainable modes of travel and encourage reduction in the use of single occupancy car travel.</p>	
<b>Design</b>	
Sustainable design features should be included	72
Proposed school is not in the right location / too close to existing Primary School / should be in Higham	3, 82, 137, 138, 141
Design should be sympathetic to surroundings	5, 81, 98, 102, 134
Proposed three storey units unacceptable when many adjacent existing units in the	12, 37, 50, 64, 81, 82, 95, 96, 102, 106, 119, 122, 123, 124, 132, 133, 137, 146

<b>Comment</b>	<b>Respondent Ref.</b>
area are bungalows, existing houses will be overlooked, would like to see more bungalows	
Pleased that new homes will benefit from a buffer from the motorway	16
Consideration must be given to amenity of existing residents / development proposed on higher land which could lead to overlooking etc	16, 32, 43, 50, 64, 65, 69, 73, 81, 82, 90, 91, 95, 96, 97, 98, 99, 101, 102, 106, 115, 119, 122, 123, 124, 128, 132, 133, 134, 136, 138, 141, 146
Not enough / should be more space for recreation / play	30, 55, 60, 62, 65, 69, 80, 84, 124
Need green buffer between existing houses and new development	134, 137
Open space seems to have reduced and employment space increased since last plans	97
The employment uses are too close to existing properties / a landscaping buffer should be provided	8, 101, 123, 126, 133, 134, 136, 137, 138, 141, 146
There should be a height limit on proposed buildings to protect visual amenity / views should be protected	8, 64, 81, 82, 116, 122, 123, 128, 133, 136
The school and employment uses will need plenty of parking spaces	7, 128
Off-street parking and garages should be provided	115, 120
<p><b>Applicant's Response</b></p> <p>The applications are in hybrid form with outline planning permission being sought for significant elements of the scheme. Further detailed consideration will be given to the design of these elements through the submission of Reserved Matters applications. Nonetheless the outline proposals and the EIA set clear parameters for the development, in terms of quantum and maximum scale and heights for the development.</p> <p>These general design principles have been carefully considered and assessed in the EIA and LVIA to ensure that the scheme is visually acceptable and sufficient protection is provided to neighbouring amenity and buffering of the adjacent properties.</p> <p>The broad locations of development within the site, including the link road, development parcels, open space provision, location of the school and employment facilities are in full accordance with the principles of the Framework Masterplan, which was subject to significant public consultation and approval by prior to adoption by Barnsley Council.</p>	

<b>Comment</b>	<b>Respondent Ref.</b>
<p>The elements of the scheme for which full planning permission is sought include the link road and phase 1 of the residential development. The detailed design of these aspects is considered further in the Design and Access Statement, submitted in support of the application. The residential design accords with the design code set out in the framework, with appropriate consideration being given to house types, building heights, and materials. The development will provide high quality sustainable new homes meeting the need for new housing in the district.</p> <p>Parking provision within the residential, commercial and education development will be provided in accordance with Barnsley council standards agreed in discussion with Highways officers.</p>	
<b><i>Greenspace and Landscaping</i></b>	
Who will maintain open space?	93, 134, 137, 141
Better footpath links should be provided	121
What provision is made to safeguard existing public rights of ways	137, 141
Proposed open space / wildlife corridors / areas of landscaping should be substantial	1, 5, 32, 41, 55, 60, 62, 65, 80, 81, 84, 98, 101, 115, 124, 126, 133, 136
Need more details on the Greenspace proposals	134
<b>Applicant's Response</b>	
<p>The proposals provide significant areas of strategic landscaping to deliver accessible greenspaces for all members of the community to enjoy. Furthermore, strategic landscaping areas will also provide opportunity for wildlife corridors through the site.</p> <p>The site has a strong existing network of public rights of way (PROW) and footpaths. Whilst the current alignment of the PROWs will be affected by the earthworks and remodelling of site levels, the development proposes to provide a diverse network of pedestrian and cycle linkages including PROWs through the areas of strategic greenspace and the new areas of residential development.</p>	
<b><i>Flood Risk and Drainage</i></b>	
Where will surface water & sewage go?	23, 29
Concerns over flood risk due to amount of hardstanding	26, 29, 31, 40, 41, 53, 56, 72, 107, 129
How will the drainage ponds be kept child-safe?	43, 62, 101, 150
Need more details on the drainage	134, 137, 138, 141

<b>Comment</b>	<b>Respondent Ref.</b>
proposals and management	
<b>Applicant's Response</b>	
<p>The planning applications are supported by a Flood Risk Assessment and Drainage Impact Assessments, which assesses any sources of flooding and the opportunities for surface water drainage. The proposals include a suitable drainage system to drain surface water into proposed drainage basins along the eastern edge of the site. The planning application includes full details of the drainage proposals for consideration by the Council. The management of the drainage proposals will also be agreed.</p>	
<b>Ground Conditions</b>	
Shouldn't build on open cast mine / unstable land	53, 72, 79, 141
Need more details on the proposed earthworks. Provide cross sections of the site	134, 137, 141
<b>Applicant's Response</b>	
<p>The planning applications are supported by a series of ground investigation reports, coal mining risk assessments and a ground stability report, to determine the levels of site remediation required to support the proposed development. The planning applications also provide full details for the proposed earthworks across the site for consideration by the Council.</p>	
<b>Environmental Impacts</b>	
Concern that the development and increased traffic will lead to unacceptable levels of noise, light and air pollution	4, 6, 10, 26, 29, 30, 40, 41, 46, 48, 52, 56, 58, 60, 62, 69, 74, 78, 79, 80, 81, 90, 91, 95, 98, 101, 102, 111, 113, 121, 122, 123, 124, 126, 129, 131, 136, 137, 141, 142, 143, 146, 147, 148, 149
Operating hours should be consulted upon with Councillors and residents	8
Concerned about potential environmental impact on wildlife, trees & hedgerows	1, 4, 5, 10, 18, 29, 30, 31, 32, 41, 44, 45, 46, 48, 52, 55, 56, 61, 62, 63, 69, 79, 80, 84, 89, 92, 98, 101, 105, 108, 111, 114, 115, 117, 118, 120, 121, 123, 124, 129, 131, 133, 134, 136, 137, 138, 142, 143, 144, 147
Mitigation measures must be delivered before the development is completed	43, 97
Construction traffic should be directed to avoid narrow roads and the school / local	4, 14, 21, 36, 38, 51, 56, 58, 72, 86, 87, 88, 93, 103, 107, 121, 127, 140

<b>Comment</b>	<b>Respondent Ref.</b>
roads aren't suitable for HGV traffic / link road must be provided in phase 1	
Will residents be compensated for disruption during construction? How will dust be managed?	98, 102, 124, 137
Applications should include technical details of levels, drainage, etc	133, 137
<b>Applicant's Response</b>	
<p>A full EIA has been undertaken assessing the environmental implications of the proposal. This assessment was prepared following a thorough scoping exercise, agreeing the range of matters to be included with officers of Barnsley council. The results of the EIA are included in the Environmental Statement submitted with the application.</p> <p>The Environmental Statement has considered the potential for significant environmental effects to arise as a result of the proposed development, both during the site remediation and construction phase and following completion of the development. A range of both positive and negative effects have been identified for the topics considered. Where practicable, mitigation measures have also been included as part of the development in order to minimise any of the negative effects. The identified effects should be taken forward for consideration as part of the appraisal of the planning applications which have been submitted to Barnsley Metropolitan Borough Council.</p> <p>The development proposals are supported by an outline Construction Environmental Management Plan (CEMP). The aim of the CEMP is to set out the responsibilities with regard to compliance with legislation and to implement any mitigation measures to minimise environmental impact from the construction phase of the development on the environment and surrounding community. All development proposals will be required to have regard to the CEMP during all construction phases of development.</p> <p>In addition, a Local Liaison Group would be established with agreed Stakeholders, with the intention of informing the local community about the construction of the site. The Local Liaison Group would manage and share information relating to the programme of construction works. Although meetings would not be public, a platform for sharing the meeting minutes will be provided.</p>	
<b>Other Matters</b>	
Local services & infrastructure under pressure / oversubscribed already (GPs, secondary schools, hospital)	7, 21, 31, 34, 36, 40, 41, 44, 49, 52, 56, 58, 66, 67, 71, 78, 80, 84, 90, 111, 112, 117, 118, 120, 121, 127, 138, 147, 148, 149

<b>Comment</b>	<b>Respondent Ref.</b>
Will the existing school be closed?	21
What provision is there for secondary school pupils?	21, 31
Would like more information on timescales	19, 71, 82, 133, 134, 138
Affordable homes should be distributed across the development	96, 102, 114, 139, 146
The homes should be affordable / for local people rather than commuters	23, 28, 39, 42, 63, 80, 91, 137, 138
Development will lead to more crime / make the area less safe	80, 93
Query regarding land purchase	75
Piece-meal applications make it difficult to consider cumulative impacts	82, 137
Concern regarding path meeting driveway of existing property on Longley St	95
Concerns over impact on house value	27, 56, 81, 91, 96, 119, 122, 123, 139
Development will have negative impact on mental health	30, 34, 45, 56, 82, 96, 101, 122, 123, 136
Development contradicts the Council's objective to reduce the impact of climate change	26, 39, 44, 105, 111, 121, 131, 138, 142, 144
No mention of S106 Agreement and no details on the viability of the proposals	137
What happens to fibre optic cables under Hermit Lane	137
<b>Applicant's Response</b>	
<p>The potential impact of the development upon community facilities, such as schools and doctors' surgeries will be considered during the course of the application. There is a policy requirement for a new primary school to be located on site and this is included within the application proposals. There are no proposals to close any existing schools as a result of this development.</p> <p>The location of affordable housing will be agreed with the Council for each phase of development.</p> <p>The development proposals have demonstrated that the site can be developed comprehensively, ensuring a good balance of development, community facilities and strategic greenspaces will be delivered across the site and the cumulative impacts are robustly considered within the supporting Environmental Statement.</p> <p>The development proposals will contribute to sustainable economic growth within the Borough without detriment to the existing developments within the area.</p> <p>The development proposals have been carefully designed to provide safe environments for all</p>	

<b>Comment</b>	<b>Respondent Ref.</b>
<p>members of the community to live, work and play. Furthermore, the proposals will ensure residential amenity levels are protected for both existing and future residents by meeting separation distance requirements for the location of development.</p> <p>A Utilities Strategy Statement which provides an overview of the existing utilities services around the proposed development site, what services are likely to be affected by the development works and how this can be mitigated without disruption to existing service users.</p> <p>Discussions around S106 requirements and viability will be undertaken with the Council during the course of the application.</p>	
<b>Consultation Process</b>	
Didn't receive a leaflet / some of the information provided was confusing / doesn't account for 3D nature of topography	2, 3, 19, 73, 82, 133, 137, 140, 141
Who has been consulted? Darton West Councillors have not been contacted	20, 138, 141
Concern that some residents may not be able to access the website	82, 125, 140
Struggled to identify my property in relation to the proposals	12, 99
Requested larger version of plans	17
What comments are invited through the consultation? Will the comments be published and what influence will they have?	20, 50, 60, 61, 62, 82, 83, 115, 125, 129, 137, 139, 144
Why is the response period 2 weeks?	20, 82
Would like a public exhibition on the proposals	20, 27, 52, 76, 82
Little seems to have changed since last consultation / many consultations have taken place	21, 82, 115, 125, 139, 144
There was a lack of consultation on the original masterplan	21
Does the project already have planning permission?	76
<b>Applicant's Response</b>	
<p>The public consultation was undertaken prior to the submission of the planning applications. This Statement has summarised and responded to all comments received through the consultation process and a further opportunity to comment on the proposals will be available following submission of the application. Further details of the proposals will be available as the planning application packages are finalised and submitted. At this</p>	

Comment	Respondent Ref.
<p>stage, we are seeking any further comments from the local community that they wish to be considered in the design process.</p> <p>Approximately 2,400 leaflets were distributed to local residents and businesses, which is reflective of the area consulted during preparation of the Framework Masterplan. Ward councillors were also notified within the three wards: Dodworth, Darton West and Old Town Ward. A press release was issued in the Barnsley Chronicle and BMBC issued a social media post to ensure the consultation event was widely publicised.</p> <p>We have provided multiple ways for comments to be made: via the freepost card, email and the website. Should the freepost card not be sufficient, comments via email or the website where also available to provide comments in full.</p> <p>There is a policy requirement for the Developers to consult the local community in advance of submitting a planning application, however there is no prescribed timescale on the duration of which Developers should consult.</p> <p>In order to protect the safety of both the local community and our team, we regret to advise at this stage we were not able to undertake a public exhibition, which ordinarily would provide a further opportunity to review the proposals.</p> <p>The Developers informed the Council of their intention to run a public consultation event. However, this is separate process to any public consultation the Council undertakes and as such the Developers are not specifically required to notify the Council in advance of submission.</p>	

---

## 5.0 CONCLUSION

- 5.1 The purpose of the community consultation undertaken by the Applicants was to build an understanding and awareness of the project by the community and to seek feedback to be considered for the proposals.
- 5.2 The Applicants have worked pro-actively with their technical consultant team to positively prepare the planning applications and address the comments received as part this consultation. The engagement with Barnsley Metropolitan Borough Council during the preparation of the Masterplan Framework has also guided the proposals.
- 5.3 The comments and feedback received during the pre-application consultation with the local community have been reviewed and the Applicants have responded to comments, suggestions and questions raised. Where possible feasible changes have been made and additional information supplied to address comments and suggestions provided.

## APPENDIX 1 – Consultation Area

Legend

Feature 1

Barugh Green

Redbrook

Higham

Gawber



## APPENDIX 2 – Consultation Leaflet

#### How to Comment?

We are asking people who live and/or work in the area for their views on the proposals to help successfully shape the development going forward. Whilst it is not possible to undertake face to face public consultation events at this time, please visit the project website from 12th May 2021 for more information:

[www.barnsleywest.co.uk](http://www.barnsleywest.co.uk)

#### Comments can be made by:

- Completing the online comments form at: [www.barnsleywest.co.uk](http://www.barnsleywest.co.uk);
- Email [leeds.admin.team@pegasusgroup.co.uk](mailto:leeds.admin.team@pegasusgroup.co.uk), quoting "Land south of Barugh Green Road, Barnsley (MU1)";
- Completing the FREEPOST tear-off slip below. There is no need to pay for postage, just put it in the post and it will be returned to us.

**PLEASE ENSURE YOUR COMMENTS REACH US BY WEDNESDAY 26TH MAY 2021**

All comments sent to us will be provided to Barnsley Metropolitan Borough Council as part of the planning application. There will be a further opportunity to provide feedback directly to the Council once the planning applications have been submitted.

By responding to this consultation, I consent to the use of my postcode by Pegasus Group for the purposes of research in connection with the development proposals. Should you wish for your details to be deleted at any point please contact us via the email [leeds.admin.team@pegasusgroup.co.uk](mailto:leeds.admin.team@pegasusgroup.co.uk). These details will only be retained for the purposes of preparing and submitting the planning applications.

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Pegasus Group  
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Garforth  
LEEDS  
LS25 2AF

BARNSELY  
**WEST**

strata

STERLING  
CAPITOL

## Barnsley West Public Consultation for proposed development at: Land south of Barugh Green Road, Barnsley



Sterling Capitol and Strata Homes are preparing two planning applications for development on land south of Barugh Green Road, Barnsley – also referred to as Barnsley West. This leaflet provides details of the scheme and invites comments from the local community on the proposals.

The site is located 2km west of Barnsley town centre, on land between the communities of Gawber, Higham, Pogmoor, Redbrook and Barugh Green and immediately north-east of Junction 37 of the M1 motorway.

The site forms part of the 2019 Barnsley Local Plan allocation - Policy MU1 for mixed-use development which includes approximately 1,700 new homes and 43 hectares of employment land. In December 2019, The Barnsley West Masterplan Framework was adopted, which provides the vision and guidance for delivering the development.

#### What is proposed?

Due to the size of the site, the development will be brought forward in phases. The first phase of development was approved in 2020 for two new roundabouts: on Barugh Green Road and; Higham Lane between the M1 motorway bridge and Hermit Lane. This next phase of development includes the submission of two planning applications which are detailed overleaf.

[www.barnsleywest.co.uk](http://www.barnsleywest.co.uk)



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## APPENDIX 3 – Consultation Website Extracts



This next phase of development includes the submission of two planning applications.

#### Application 1: Residential Phase including Link Road

- Preparation of the site to remove existing buildings, creation of site levels and sustainable drainage ponds,
- The location of 1,100 new homes, including detailed provisions for the first 779 new homes,
- A new link road to join the site (approved masterplan) and works to Heron Lane,
- Open green space and wildlife corridors, and
- Location of a primary school and small shops and community facilities.

Full details of the link road and the first 779 new homes will be provided within the application package. A layout plan and images of the proposed new homes can be viewed on the Phase 1 Environmental Development page of this website.

Full details of how the remaining 1,111 new homes, including a primary school for up to 470 children and small shops and community facilities will look, will be approved as a later stage through application(s) called "reserved matters".

#### Application 2: Employment Phase

- Preparation of the site to remove existing buildings, creation of site levels and sustainable drainage ponds,
- All locations of employment land, and
- Open green space and wildlife corridors.

The employment land will deliver over 17,000 sq ft of employment floor space for manufacturing, distribution and ancillary offices with car parking.

Full details of how the employment land will look and what will be included, will be approved as a later stage through application(s) called "reserved matters".



The Land Use Plan shows the:

- Location for residential development with local areas of public open space in the northern and central areas connecting with existing residential areas will also be provided.
- Employment development is located to the south of the site where it is best placed to access the M1 motorway and can fulfil the new homes from any aspect of the motorway. Areas of landscaping will be provided to soften the development.
- Primary school for up to 470 children and community facilities are proposed within the residential area to create a community hub for the site and connecting into existing neighbouring areas.
- Proposed link road within the site which will connect the new approved masterplan. The link road will be designed with safe pedestrian crossing points. The link road will also improve public connections an existing road network within the area by re-directing traffic through the site.
- Heron Lane will be upgraded from the development with pedestrian/cycle routes to create a reliable connection to existing neighbouring areas.
- A strong network of public rights of way and footpaths will be upgraded and improved to provide safe pedestrian and cycle routes through the scheme and connecting the neighbouring area, and
- Existing key areas of woodland and watercourses have been identified and will form part of the sustainable open green spaces with safe and easy access across the site. The site will be enhanced to create accessible spaces connecting to create for health and well-being.

The planning applications will be supported by a number of technical reports including an Environmental Statement, which will identify any impacts of the development during and after the construction stage, as well as the benefits of the development. The applications will also propose suitable mitigation measures to address the identified impacts and ensure the site delivers a sustainable development with significant community benefits.

The supporting reports will address:

- How the design of the site has been developed,
- Feedback from the Public Consultation and how this has been considered within the project,
- Transport and Access for the site,
- Drainage and Flood Risk,
- Ground Conditions, including the site preparation works,
- Ecology and wildlife approach,
- Trees and Landscaping,
- Noise Assessment,
- Air Quality Assessment,
- Archaeology,
- Health and Well-being, and
- Climate Change Impact.



STERLING  
CAPITOL

Phase 1 residential development includes a high-quality scheme for 229 new homes including affordable housing.

Within this first phase of residential development, the site includes a mix of:

- 7, 2, 4 and 5 bedroom homes
- 1 bedroom, one bedroom and two bedroom homes
- 7, 2, 4, and 5 tenancy homes



If you would prefer to download the plan then click the download button below



A mix of house types and tenancy are proposed to meet the local market demand as well as the Council's housing needs, creating a mixed urban development.

The relationship with existing houses has been considered in designing the layout to ensure that both existing and proposed tenancy levels are protected.

The proposal will also include off street parking and private garden space for each property as well as areas of public open space. The areas of public open space are distributed through the phase 1 residential development, providing easy to access local green spaces.

Access to the development will be taken from the proposed link road. Landscaping is also provided between the link road and the residential development. Winding pedestrian and cycle routes will be given landscaped areas.

## THE BARCELONA & MADRID HOUSETYPES

7 tenancy  
(one detached)

000000 →



100 0000  
The Prestige  
The Prestige  
Phase 1 Residential Development  
Barnley West Phase 1 Residential Development  
Yorkshire

STERLING  
CAPITOL

100 0000  
Sterling  
Sterling  
Phase 1 Residential Development  
Barnley West Phase 1 Residential Development  
Yorkshire

B  
W

000000 →

In accordance with the Local Plan and Masterplan Framework, the Illustrative Masterplan shows how the rest of the site could be developed alongside the two planning applications.

Once the site is fully developed, it will contribute to creating a new sustainable community, combining high quality new homes including affordable housing, with market facing employment development, new jobs, community facilities including a primary school and large areas of open green space, available to both existing and new members of the community.

The plan can be found below alternatively it can be downloaded by clicking the button below.

[DOWNLOAD MASTERPLAN](#)



**THE SITE**  
Background  
The Proposed Application  
Phase 1 Residential Development  
Illustrative Masterplan and Movement  
Feedback

**PARTNERS**  
Siraxi Homes Limited  
Sterling Capitol PLC

**The Government published its "Build Back Better" Plan for Growth in March 2021.**

It sets out the Government's aim to drive growth to level up the whole of the UK. The proposed development will contribute towards this aim by providing a substantial number of new homes, helping the Government to reach its target of 300,000 homes per year, as well as creating a significant number of new long-term employment opportunities in Barnsley.

The proposed development will incorporate strategic areas of greenspace and wildlife corridors. Areas of natural open space are important to both existing residents and people moving to Barnsley, especially in the aftermath of the Covid-19 pandemic. Research shows that use of parks and public green spaces has increased and that nature has supported people's health and well-being during lockdowns.

As the development of Barnsley West progresses there will be a number of social, economic and environmental benefits. Barnsley has a growing need for housing and employment space. Barnsley West will play an important role in realising that requirement over the next 15 years.

**Once fully developed the site deliver:**

		
1760 new high quality homes to boost the Borough's housing numbers	1.2 million sqft of innovative employment floorspace	A new primary school for up to 420 children
		
On site affordable homes to help residents access new homes on low incomes	New jobs throughout the development with potential for training and apprenticeship opportunities	Economic benefits including business rates paid by the employment floorspace estimated in the region of £2million and additional Council Tax payments in the region of £1.3million.
		
A new link road through the site, which will also improve traffic congestion on existing road networks within the area	New landscape planting and bio-diversity enhancements. Encourages sustainable movement by providing a network of upgraded and improved pedestrian and cycle routes through the scheme for health and well-being	An energy efficient development to contribute towards targets for achieving zero net carbon



**STERLING  
CAPITAL**

THE SITE  
LOCATION  
THE PLANNING APPLICATION  
THE 15 MONTHS CONSTRUCTION  
RESIDENTIAL ACCOMMODATION FOR 1760 HOMES  
FINISHED

PARTNERS  
S1010 HOMES LIMITED  
STERLING CAPITAL PLC

**B/V**

0114 2762111 | www.s1010.com

Give us  
your  
feedback

We understand members of the local community may have experienced problems accessing the website on 26<sup>th</sup> May 2021 due to technical issues. We have therefore extended the consultation period to 8pm on 28<sup>th</sup> May 2021 for comments to be made. Thank you.

We are asking people who live and/or work in the area for their views on the proposals to help successfully shape the developments going forward.

Comments can be made by:

Completing the online comments form below;

Email [leads.admin@pegasusgroup.co.uk](mailto:leads.admin@pegasusgroup.co.uk), quoting "Land south of Borough Green Road, Barnsley (MUS)", or

Completing and returning the FREEPOST one-off slip – if you received a leaflet in the post

All comments sent to us will be provided to Barnsley Metropolitan Borough Council as part of the planning application. There will be a further opportunity to provide feedback directly to the Council once the planning applications have been submitted.

Please note the closing date for comments is Wednesday 26th May 2021.

Do you have any comments regarding the proposals?

Your comment here

Please indicate your gender

- Male
- Female
- Prefer not to say

Please indicate your age

- Under 18
- 18 - 35
- 36 - 55
- 56 - 70
- Over 70
- Prefer not to say

Are you responding as a

- Local resident
- Local Business
- Local Councillor
- Representative of group or organisation

Please indicate your postcode

Your postcode here

By responding to this consultation, I consent to the use of my postcode by Pegasus Group for the purposes of research in connection with the development proposals. Should you wish for your details to be deleted at any point please contact us via the email [leads.admin@pegasusgroup.co.uk](mailto:leads.admin@pegasusgroup.co.uk). These details will only be retained for the purposes of preparing and submitting the planning applications.



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THE SITE  
REDEVELOPMENT  
THE PROPOSED APPLICATION  
PLANNING CONSULTATION DEVELOPMENT  
CONSULTATION APPLICATION AND AGREEMENT  
PROCESS

PARTNERS  
SHEILA JENNIS (LDB) Ltd  
Sterling Capitol PLC



media agency | www | @barnsley

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APPENDIX 4 – Barnsley Chronicle Article

# BARNSELEY CHRONICLE

GOT A STORY? - [01226 734262](tel:01226734262)

## Plans for 1,760 homes on former green belt site break cover

---



TWO planning applications which seek to develop fiercely protected former green belt land at the centre of a long-running row between campaigners and Barnsley Council have broken cover.

MU1 - the largest swathe of former green belt land in the council's local plan which sets out future development ambitions up to 2033 - could yield more than 1,700 homes in the coming years and 1.2 million square feet of business use.

Situated between Pogmoor, Higham and Barugh Green, it's been at the centre of stern opposition from campaign group Keep It Green, who blasted plans revealed on Wednesday to press ahead with the scheme.

The Chronicle can reveal the two applications - which are being readied by Strata Homes and Sterling Capitol, who make up the Barnsley West Consortium - will

firstly feature a 229-home estate, a link road to join two already approved new roundabouts, 43 hectares of employment land, wildlife corridors and ground preparation works.

Outline approval for the development of 1,760 homes, a new 420-space primary school and 'community facilities' is also being sought.

A planning document said: "The proposals have been influenced by a number of factors including existing planning policy allocations, the adopted masterplan framework and technical site constraints.

"The planning applications will be supported by a number of technical reports, including an environmental statement which will identify any impacts of the development during and after the construction stage, as well as the benefits of the development.

"The applications will then propose suitable mitigation measures to address the identified impacts and ensure the site delivers a sustainable development with significant community benefits.

"The ground conditions of the site have been affected by previous open-cast mining, so there are areas where development is restricted.

"This gives the opportunity to create open green spaces across the site.

"Key areas of woodland, watercourses and hedgerows have been identified and these will be maintained or improved to create a high-quality and sustainable green environment."

Initial comments can be made on the applications at [barnsleywest.co.uk](http://barnsleywest.co.uk) until May 26, before a statutory public consultation begins when the bids are validated by the council's planning board.

A statement from Keep It Green added: "Members continue to note, with concern, the determination of the council and the

Barnsley West Consortium to press ahead with the implementation of MU1 and the loss of 122 hectares of green belt land.

"While we will continue to do its utmost to object to the development proposals, it is impracticable to deal with specific issues for every household.

"It is important that residents respond individually to the consultation, explaining their specific concerns and objections to the development proposals.

“It should be noted that all comments submitted will be provided to Barnsley Council as part of the planning application.”

14/05/21

Author: Josh Timlin

APPENDIX 5 – Consultation Responses

From:   
To: [Leeds Admin Team](#)  
Subject: land south of Barugh green road Barnsley Mu1  
Date: 10 May 2021 16:30:27

---

### Sent via BT Email App

I've a feeling that you will be inundated with emails from the people of Barnsley who are absolutely appalled at this idea.

In the news letter that was sent you use quotes such as "open green space with wildlife corridors" what a joke, the irony of it. Do you mean the small amount of wildlife that will be left after you have killed the rest off. I know I am wasting my breath once again money will talk.

# Telephone Memo



Project Name: Barnsley West

Project number: P18-1848

Reference:

Consultation Monitor Feedback 2

Date Memo Created: 15/06/2021

---

Telephone discussion with local resident. Discussion followed up with consultation response number: 75

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: FW: MU1 plan mistake.  
Date: 11 May 2021 09:09:20

---

***Land south of Barugh Green Road. Barnsley (MU)***

***Information that I received re Public Consultation re the above is not accurate and the cause of confusion.***

***Please may I point out that the incorrect position of the text tag “Higham” on the Proposed Land Use Plan is confusing. It’s position is presently placed on Longley Street Barugh Green.***

***The “Higham” indication should be to the left of your tag “Proposed Link Road”.***

***A new tag “Higham Common” should be directly above your tag “Approved Southern Roundabout”***

.....

***Re Primary School plans ;-***

***The indicated proposed location for the school is quite close to the existing Barugh Green Primary School.***

***Higham used to have a school many years ago and it would make better sense to have one back in Higham to cater for the a central catchment area of the existing village and also for the new development. It could be central in a triangle of other schools at Gawber, Barugh Green and Dodworth.***

***Kind regards***

[REDACTED]

[REDACTED]



Virus-free. [www.avg.com](http://www.avg.com)

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: Land South of Barugh Green Road, Barnsley(MU1)"  
Date: 11 May 2021 10:12:04

---

I wish to comment on this proposed development. I live at [REDACTED] and consider that the effects of this proposal have the potential to be very damaging to the environment particularly in terms of access by contractors and the ongoing air pollution.

1. The area is already very busy for traffic using Higham Common Road which is dangerous, narrow and congested. No contractors should be allowed to access any part of the site from the south by travelling down Higham Common Road or leaving the site southwards by travelling up that road.
2. Higham and Barugh Green, particularly Higham will be bounded by two heavily polluting roads under these proposals. Firstly by the M1 and then by the proposed new Link Road. This is entirely unacceptable and shows remarkable lack of foresight by BMBC. No amount of tree planting will offset the carbon emissions and it is shocking.
3. The use of this green space for development is unimaginative and destructive. The area provides habitat for many types of bird, including skylarks and martins. They will simply fly away and biodiversity will be damaged. This MIGHT be offset by future development of Open Green Space and Ponds as shown in the plan.
4. The construction of light business estates to the south of Higham has already resulted in heavy use of the "new" road which runs alongside the Penistone railwayline. The road is too narrow and the roundabouts too small. I assume that this will be the intention for the new Link Road. It will also cut through proposed residential development - hardly a recommendation to purchase a house and live there.

I trust that these comments will be shared fully with BMBC and not amended in any way to comply with data form analysis.

[REDACTED]

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 12 May 2021 18:24:45

---

Do you have any comments regarding the proposals? I am concerned about the danger to wildlife in the area. Wildlife corridors are mentioned in the plan. How substantial will these "corridors" be? The area now is a local beauty spot and needs to be developed sympathetically to that. Just to add we are very much against this development. Too much of Barnsley's Greenland is being destroyed. Over the years our town has grown more and more beautiful following the closure of the mines and industrial areas. I'm not saying losing our industries and heritage has been a good thing but in its place we have grown beautiful green areas. Now we seem to be going backwards to depressing concrete jungles.

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

████████

Form inserted 12/05/2021 17:24:38

Form updated 12/05/2021 17:24:38

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 12 May 2021 18:47:03

---

Do you have any comments regarding the proposals? The roads in Barnsley are gridlocked as it is, and this development will turn the town into a giant car park killing people with the fumes from the standing traffic.

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████

Please indicate your postcode

██████

██████████

██████████:41:35

Form updated

12/05/2021 17:41:35

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 12 May 2021 18:59:18

---

Do you have any comments regarding the proposals? Worried about the impact this estate will have on local service, the GP's here is already overbooked and relying on I-Heart Barnsley heavily to get patients seen so having a development of this size come into the area is very concerning. I'm also concerned about the parking situation around the school, will there be enough for staff and parents to collect their children? I appreciate it won't be a busy school initially but if it increases in capacity will there be (yet more) negative effects on traffic around the Claycliffe Road area?

Please indicate your gender [REDACTED]

Please indicate your age [REDACTED]

Are you responding as a [REDACTED]

Please indicate your postcode [REDACTED]

Form inserted 12/05/2021 17:59:12

Form updated 12/05/2021 17:59:12

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 12 May 2021 19:57:05

---

Do you have any comments regarding the proposals? The proposed employment phase encroaches far too closely to the existing residential properties on Harden Close. There should be a minimum of 100 metres of landscaping between the existing and proposed development. Additionally there should be a limit on the height of any new structures so as to avoid visual intrusion. The operating hours and control of such matters should be published and the subject of detailed consultation with local councillors and residents. In general I believe the proposed development to be too large.

Please indicate your gender 

Please indicate your age 

Are you responding as a 

Please indicate your postcode 

Form inserted 12/05/2021 18:55:45

Form updated 12/05/2021 18:55:45

From: [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
 To: [Leeds Admin Team](#)  
 Subject: Proposal Feedback  
 Date: 12 May 2021 21:00:43

---

Do you have any comments regarding the proposals? Paragraph 145 of the National Planning Policy Framework states that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Therefore, the construction of any new buildings would be considered inappropriate development on Green Belts. I vehemently object to building on this mass scale. Regards [REDACTED]

Please indicate your gender

[REDACTED]

Please indicate your age

[REDACTED]

Are you responding as a

Please indicate your postcode

[REDACTED]

Form inserted 12/05/2021 20:00:38

Form updated 12/05/2021 20:00:38

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 07:06:59

---

Do you have any comments regarding the proposals? I have concerns over Pogmoor Lane being used as a main road for access and egress, it is a small lane with culverts for wildlife and high vehicle traffic will affect the noise levels pollution and quality of the road, it is too narrow to carry large quantities of vehicles and needs blocking off to prevent this either at Pogmoor Lane /Farm House land end or Westmoor Crescent ensuring vehicles cannot navigate around it. I live on the junction and my concern is that it will become a short cut and completely change the purpose of the road.

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

██████████

Form inserted 13/05/2021 06:05:51

Form updated 13/05/2021 06:05:51

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 09:28:51

---

Do you have any comments regarding the proposals? I exit my property directly into Farmhouse Lane which currently is single track, a dead end, has no kerb and has occasional light traffic. This will change, How do you propose to make it safe for pedestrians, and residents like me exiting their property onto a main road.

Please indicate your gender 

Please indicate your age 

Are you responding as a 

Please indicate your postcode 

Form inserted 13/05/2021 08:28:45

Form updated 13/05/2021 08:28:45

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 10:40:55

---

Do you have any comments regarding the proposals? three storey houses in a mainly heavy council taxed area of bungalows is unacceptable. the plans shown do not help existing residents see where they currently live for lack of clarity in relation to the new development try putting some street names on map traffic is already regularly gridlocked what are the means of coping with even more from the proposed development

Please indicate your gender



Please indicate your age



Are you responding as a



Please indicate your postcode



Form inserted 13/05/2021 09:39:57

Form updated 13/05/2021 09:39:57

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 11:18:42

---

Do you have any comments regarding the proposals?

Please indicate your gender

[REDACTED]

Are you responding as a

Please indicate your postcode

[REDACTED]

Form updated

I'm all for the development, It's just what the town of Barnsley requires

[REDACTED]

10:18:37

13/05/2021 10:18:37

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 11:24:46

---

Do you have any comments regarding the proposals? The main comment that I have is regarding the present Higham Common Road. This road is not suitable for the heavy vehicles that frequently use it to get to M1 or Manchester Road. We have had workmen park outside our house to fit new windows and they have had their wing mirror taken off by HGVs travelling to close. HGVs passing school gates is not suitable. I hope that any development takes into account the suitability of the road for HGVs (Higham Common Road is in a dreadful state with some of the traffic calming measures removed)and I hope the proposed school is shielded from heavy traffic.

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

██████████

Form inserted 13/05/2021 10:24:40

Form updated 13/05/2021 10:24:40

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 12 May 2021 17:36:57

---

Do you have any comments regarding the proposals?

A lot of residents have serious concerns about the amount of extra traffic this is going to generate. The area already has issues with standing/crawling traffic and the through road isn't going to be sufficient enough to deal with it. The Council should be looking at existing infrastructure and finding ways to ease the burden on local roads (considering it has committed to reducing carbon emissions this should already have been done) without screwing over people who already live in the area. The five arm roundabout being proposed for the top of Higham Common road is an absolute slap in the face to the home owners there and won't relieve any pressure from excess M1 traffic. The development of the gyratory over Penny Pie Park is only going to push more cars this way and exacerbate already existing issues. Barnsley Council and Darton West Councillors need to stop ignoring people and start taking their concerns seriously

Please indicate your gender

████

Please indicate your age

██████

Are you responding as a

████████████████

Please indicate your postcode

████████

Form inserted 12/05/2021 16:22:09

Form updated 12/05/2021 16:22:09

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: Land South of barugh green road, Barnsley(mu1)  
Date: 12 May 2021 13:51:38

---

I am a resident of Higham my home will be very close to the proposed Approved Southern [Roundabout.My](#) major issue is the close proximity of the new roundabout,can you explain to me why the roundabout can't be placed further away from our homes. There is a vast amount of land been earmarked for the Employment Phase of the development why can't the roundabout be further away from our homes. The capital park area is currently have big employment buildings,why do we need more.Surely there must be some land where you could place the roundabout that will be further away from our homes.

I admire your comment of buffering the new homes from the impact of the motorway,what consideration have been given to the people who live in the terraced houses at the top of Higham. We will have the M1 at the back of us and a large busy roundabout at the front. I know the M1 has been there for years and we accept that but I think you have not considered the residents in the terraced houses with your intended placement of the roundabout.

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: Land south of Barugh Green Road, Barnsley (MU1)  
Date: 12 May 2021 17:28:53

---

Hi,

I'm looking at your consultation documents and am having trouble reading the plan included in the Phase 1 Residential Development section, As you offer with the Masterplan, could you please provide a better copy of the housing plan as well?

Whilst writing, a quick look through the house types suggests no bungalows. Is that correct?

Thanks,

[REDACTED]

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: Barnsley west mu1  
Date: 13 May 2021 07:31:41

---

Dear Sirs,

If someone would take the time to read this email and actually action something upon it I would be most grateful.

Aside from the loss of yet more green belt land, irreversible desecration of our wildlife and ecosystems there's a huge issue here with your proposed development, and that is traffic.

I have seen the plans for the proposed link road which only appears to join one bottle neck to another. The fact remains that even without your proposed 1600+ extra families and all the heavy traffic that the employment site will bring, we already have major traffic issues here in Barnsley which are a direct result of development over the last 15-20 years or so.

Barnsley does not have the road infrastructure to support a project of this size - it's that simple.

Regardless of where your new link road is the biggest issue here is the impact of the additional traffic volumes of this scheme, needing to use existing, already heavily congested roads to the m1 and other amenities.

Please don't think for one minute that the penny pie park money pit will make the slightest bit of difference because it won't. Regardless of how fast you get traffic through the junction at penny pie park, at peak times it's only going to be congested back from the next bottle neck for example m1 j37 roundabout then we'll have another multi million pound development that's as much use as a car park. Other areas of traffic concern are queuing from dodworth side of m1j37 also gawber road/ pogmoor road, Baugh green is already a development disaster, Huddersfield road, summer lane it goes on and on.

The emphasis in your plans is that this development is close to motorway links, this is true, however at most times of the day this development may as well be 10 miles off the motorway in a different green belt area that has no pre existing traffic issues owing to travel times.

The only suggestion that I could make would be to somehow create a new road giving direct access to the m1, j37a maybe?

I am a local business person and I realise that an addition of this size will put a serious dent in your profit margin but it's the only logical remedy that will work for Barnsley and your development.

I look forward to your response.

Regards,

[REDACTED].

Sent from my iPhone

From: [REDACTED]  
 To: [REDACTED]  
 Cc: [REDACTED]  
 Subject: RE: Land South of Barugh Green Road, Barnsley (Barnsley West)  
 Date: 12 May 2021 10:04:53

---

[REDACTED]

Thanks for your email.

I am a little puzzled as to the exact purpose and timescale for this consultation.

There is very little detail on the literature or the website referred to and consequently residents are already directing questions to myself which I'm afraid I am unable to answer at the moment. For example, the reference on the leaflet to Hermit Lane doesn't make it clear if it will still be open for vehicular access. What is the timescale for the link road to be built. What do you mean by 'existing amenity levels will be protected. I could go on.

What sort of comments are residents invited to make and on what matters. What influence will this consultation have on the proposals put forward for planning permission and will the comments be published in full? Why just a 2 week timescale? Who has been consulted – do you have a comprehensive list please? I'm surprised you don't seem to have sent this to the Darton West Councillors. I have forwarded it to Cllr Chris Wray.

Any clarity on these issues will be welcome.

Regards

[REDACTED]

[REDACTED]  
 [REDACTED]  
 [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 May 2021 16:23  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Land South of Barugh Green Road, Barnsley (Barnsley West)

Dear Councillor,

We are writing on behalf of Strata Homes and Sterling Capitol, to advise on the next stage of public consultation relating to the development of land south of Barugh Green Road, Barnsley.

The site forms part of the 2019 Barnsley Local Plan allocation - Policy MU1 for mixed-use development which includes approximately 1,700 new homes and 43 hectares of employment land. In December 2019, The Barnsley West Masterplan Framework was adopted, which provides the vision and guidance for delivering the development. The next stage of work, includes the preparation of a planning application for the site.

I enclose for your reference an electronic version of our consultation leaflet, which is being issued to a large proportion of the local community within the vicinity of the site.

Due to the current circumstances we are not able to run a formal public exhibition. However, should you wish to receive further information or discuss the proposals in further detail, we would be happy to arrange virtual meetings as required.

Please note the closing date for comments is **Wednesday 26<sup>th</sup> May 2021**.

I have also noted that following the recent elections Councillor Chris Wray has been elected. Unfortunately, an email address is not available online, therefore if this information could be circulated to him on our behalf, it would be appreciated.

If you require any further information, please let me know.

Kind Regards,

[REDACTED]  
[REDACTED]

Pegasus Group  
PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

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From: [REDACTED]  
 To: [REDACTED]  
 Subject: RE: Land South of Barugh Green Road, Barnsley (Barnsley West)  
 Date: 10 May 2021 20:17:59

[REDACTED]  
 Tanks for your info ref RE: Land South of Barugh Green Road, Barnsley (Barnsley West).

Surely it ought to now be possible to run a formal public exhibition after May 18<sup>th</sup>, as emergency meeting restrictions for government cease to apply after that date. Such a large and controversial scheme should be put before the public in as clear a way as possible.

I look forward to your response.

Regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 May 2021 16:25  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Land South of Barugh Green Road, Barnsley (Barnsley West)  
**Importance:** High

Dear Councillor,

We are writing on behalf of Strata Homes and Sterling Capitol, to advise on the next stage of public consultation relating to the development of land south of Barugh Green Road, Barnsley.

The site forms part of the 2019 Barnsley Local Plan allocation - Policy MU1 for mixed-use development which includes approximately 1,700 new homes and 43 hectares of employment land. In December 2019, The Barnsley West Masterplan Framework was adopted, which provides the vision and guidance for delivering the development. The next stage of work, includes the preparation of a planning application for the site.

I enclose for your reference an electronic version of our consultation leaflet, which is being issued to a large proportion of the local community within the vicinity of the site.

Due to the current circumstances we are not able to run a formal public exhibition. However, should you wish to receive further information or discuss the proposals in further detail, we would be happy to arrange virtual meetings as required.

Please note the closing date for comments is **Wednesday 26<sup>th</sup> May 2021**.

If you require any further information, please let me know.

Kind Regards,

[REDACTED]  
 [REDACTED]

**Pegasus Group**  
 PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

[REDACTED]  
 [REDACTED]

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

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**From:** [REDACTED]  
**Sent:** 13 May 2021 11:46  
**To:** Leeds Admin Team  
**Subject:** Land south of Barugh Green Road, Barnsley (MU1)

Good morning,

Please see below my comments on the MU1 consultation as per the website. I am emailing as the character count on the website is only 2,000. This seems hugely too little and feels deliberate given the strength of feeling against this development.

My concerns are:

#### **Consultation**

Lack of consultation on the original masterplan development

Lack of changes following the last consultation

#### **Environmental**

Removal of greenbelt in a time when BMBC has declared an environmental emergency

There are still brownfield sites in Barnsley that could be developed before greenfield site

- Too many homes on this area will destroy the village feel of Barugh Green and Higham

This development will turn a semi-rural area into part of the conurbation of Barnsley

#### **Transport and infrastructure**

There is no provision for improved road links into the MU1 site from wider afield. The existing road network is already gridlocked in school time/rush hours. The addition of in excess of 1700 homes is unlikely to bring less than a further 3,000 cars into the area and the road network cannot cope at either the Dodworth bypass to the M1 roundabout or in Barugh Green/Darton again to the M1 roundabout. New homes in Mapplewell and Low Barugh in addition to the long term developments already in Barugh Green have seen minimal changes to the road network ( a new, as yet unfinished, roundabout at the bottom of Barugh Lane)

HGV traffic on the new road will be extensive as the road will be linking industrial sites. The council in previous meetings denied that Higham Common Lane and Barugh Green had seen an increase in HGV traffic because of the Dodworth bypass removing the low bridge at the top of Higham Common Lane. The new road will be very busy and close to homes and the school with a lot of HGV traffic

The potential new M1 junction (37a) is likely to impact on this site and again there is no mention of this or the impact on traffic volume on roads that cannot cope. This will draw more traffic into the area

Why is there no park and ride included in this plan? The original Capitol Park plan for Dodworth included moving the train station and a park and ride. This has never happened. The train line crossing the top of this site would seem ideal for this and would address some of the traffic issues

Previous residential building in the area has seen the school and doctors hugely oversubscribed. Though a school is proposed in this plan it is very close to the existing well- thought of school. Will the existing one be closed? This looks likely. Also the secondary schools at Darton, Penistone and Horizon must already be full as the council is building a new secondary school almost exactly opposite where Kingstone was previously so where will the additional secondary pupils go? This is after the Building the Schools for the Future project was supposed to have sorted all secondary education requirements for a generation. What are the secondary school plans?

I am a local resident [REDACTED] and my mother lives on [REDACTED] so I am very interested in this development as I am only 1 mile away from it and grew up round the corner from it.

[REDACTED]

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 14:19:55

---

Have a problem with the residential access which is going to access Wharfedale Road, This will put extra traffic onto Wharfedale Road and Church Street, Church street is unable to handle the traffic it gets now. The leaflet that was posted for the proposed development it says phase 1 residential development and this is taken off your leaflet (access to the development will be taken off the proposed link rd), I know the housing you propose to build off wharfedale rd is not in phase 1 but this leaflet is misleading and on looking at your plans its going to put traffic onto wharfedale rd and church st, I am opposed to the development as its taking away the green areas and increasing the traffic.

Do you have any comments regarding the proposals?  
  
 Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

Form inserted 13/05/2021 13:19:05

Form updated 13/05/2021 13:19:05

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 15:54:53

---

Do you have any  
comments  
regarding the  
proposals?

Where is all the surface run-off water going to go? Hopefully not into the already overloaded Dearne. If it is then all the areas down stream of the Dearne should be notified and involved in this development.

Please indicate  
your gender

████

Please indicate  
your age

██████

Are you  
responding as a

██████████

Please indicate  
your postcode

██████

Form inserted

13/05/2021 14:53:44

Form updated

13/05/2021 14:53:44

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 16:18:12

---

Do you have any comments regarding the proposals? I don't object to houses being built but the scale of this is disgusting! This was supposed to be green belt land and now it's being converted to homes (which won't be affordable) and industrial sheds (of which Barnsley already has plenty of empty ones stood empty).

Please indicate your gender

Please indicate your age

Are you responding as a

Please indicate your postcode

Form inserted 13/05/2021 15:17:01

Form updated 13/05/2021 15:17:01

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 16:33:38

---

Do you have any comments regarding the proposals? I object most strongly to the ongoing devastation of the green areas around Barnsley using the excuse of a master framework already in place which should take more notice of the present instead of using a crystal ball to attempt to see into the future needs of the Barnsley population. Hoyland Common has been ruined by the Council's "Plan" and I truly hope the area around Barugh Green does not follow suit

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

██

Form inserted 13/05/2021 15:33:09

Form updated 13/05/2021 15:33:09

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 16:49:08

---

Do you have any comments regarding the proposals?

The whole plan is mis-guided. The location is wrong for the development of such a large number of houses. The local roads including the A637 to Darton, Wilthorpe Road and Huddersfield Road are extremely congested at peak times with standing traffic. Adding traffic from 1760 new houses, which could be more than 3,500 vehicles, travelling either into Barnsley or out of Barnsley heading North through Darton, will be unmanageable and all existing local residents will be severely impacted through increased pollution from a significant increase in vehicles. The link road is given as the answer to this issue, but it will only be used by vehicles travelling South or West and not those travelling into Barnsley or those travelling North. Furthermore the development is contrary to the Barnsley Council objective of reducing impact on climate change. Barnsley Council has declared a climate emergency yet this plan removes significant green belt land and by replacing agricultural land with roads, tarmac and concrete will have a detrimental impact on flooding in the area since the increase in hard surfaces reduce the amount of water absorption and increase water run off. The development will essentially join several existing villages to Barnsley, removing individual local identities, thus changing the area detrimentally forever. There are numerous brown belt sites in Barnsley that could be utilised for house building but site MU1 is deemed an easier option for Barnsley Council and developers. Barnsley Council have failed to listen to residents regarding this and other developments in Barnsley, and simply do what they want to do and not what their electorate want. Shame on them!

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████████████

Please indicate your postcode

██████

Form inserted 13/05/2021 15:48:21

Form updated 13/05/2021 15:48:21

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 09:07:07

---

we were promised that higham common road would be cut off and a no through road would exist but you have failed this road was not built to take all this traffic especially hgv which are speeding down the road you have installed calming measures below the engineers pub but not up at the top of the village, with the development traffic will be even worse!!!! also you are closing off hermit lane thus we have to go extra miles to get to town/hospital this will create more pollution along with all the other cars that will be using our road. As usual the council have not listened to people of the village and done what they want with out thinking everything through, 1,760 new homes means over 2500 cars will be using our local roads and public transport is not the best for getting to our village I can walk via Hermit lane faster to toen than a bus . I cannot see a foot path to replace the loss of Hermit lane in the (master stupid plan) we need to have a public meeting before any work starts I fear that this plan will devalue my house by making a small village another Athersley monster estate/ghetto 3 storey boxes and tiny gardens hark back to Victorian times and give the impression of back to back slums. But you will not listen and just barge ahead and make a cock up just like the dodworth by-pass and penny pie park.

Do you have any comments regarding the proposals?

Please indicate your gender

Please indicate your age

Are you responding as a

Please indicate your postcode

Form inserted 13/05/2021 20:30:54

Form updated 13/05/2021 20:30:54

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 01:27:29

---

Do you have any comments regarding the proposals? We were told by Steve Houghton that these houses would be for us and our children. Given a likely guide price of 250 - 350k it's pretty obvious this was a lie and that these homes will be bought up by commuters from nearby cities. The Council should be ensuring that plenty of these new homes are designated as Affordable and that locals who are struggling due to the housing crisis get first say on all houses built on the site

Please indicate your gender

████

Please indicate your age

██████

Are you responding as a

██████████████

Please indicate your postcode

██

Form inserted 14/05/2021 00:27:23

Form updated 14/05/2021 00:27:23

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 22:17:57

---

Do you have any comments regarding the proposals? Stop ruining our green land and killing off the wild life. We have plenty of homes in Barnsley. This is no good for climate change, more pollution will be produced, less tress, more potential for flooding in areas. What about the sewage waste where will all that be going?

Please indicate your gender

Please indicate your age

Are you responding as a

Please indicate your postcode

Form inserted 13/05/2021 21:17:51

Form updated 13/05/2021 21:17:51

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 20:06:40

---

Do you have any comments regarding the proposals? Yes we understand the need to progress to create homes and employment however your proposal for factory units and homes is taking away vast areas of land destroying communities and wild life habitat. The increase in pollution will be detrimental to the physical and mental wellbeing of so many, the area already struggles with health care and issues re childhood asthma, lung disease in the older adult. If you continue with this plan our communities become a town with little space for our older people to walk and our young to play. The proposal is a disgrace are you aware of the impact this will have on lives pollution kills and so does mental health.

Please indicate your gender 

Please indicate your age 

Are you responding as a 

Please indicate your postcode 

Form inserted 13/05/2021 19:06:35

Form updated 13/05/2021 19:06:35

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 18:32:02

---

Lets think about high schools nature and the cost of living all rising, building on areas like these only add to the problem, building on areas will only cause more road disruptions more flooding in certain areas as the water wirks just cant handle all the homes been built. Nature should always come first not homes build homes for wildlife not for more populated areas. For as schools keep telling everyone that they are all full to capacity how can this help primary and secondary schools will be well over capacited, with other building developments been aproved in the barnsley area this means there should be at least 3 more primary schools built and at least 2 more secondary schools built, is tgis something the council will think about as it needs to be done ... but will it, no i seriously doubt it, these building plans need to be stopped asap!.

Do you  
 have any  
 comments  
 regarding  
 the  
 proposals?

Please  
 indicate  
 your  
 gender

████████

Please  
 indicate  
 your age

████████

Are you  
 responding  
 as a

████████████████

Please  
 indicate  
 your  
 postcode

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Form  
 inserted 13/05/2021 17:29:23

Form  
 updated 13/05/2021 17:29:23

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 13 May 2021 18:18:47

---

Do you have any comments regarding the proposals?

As a resident whose front outlook across agricultural fields will soon turn into a roundabout and industrial units (thanks), what measures are being taken to mitigate my immediate loss of amenity (trees, hedges in place of those which will also be felled for this development)? It is not clear from the illustration whether the grass/landscaping extends to this.

Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

Form inserted 13/05/2021 17:18:37

Form updated 13/05/2021 17:18:37

**From:** [REDACTED]  
**To:** [Leeds Admin Team](#)  
**Subject:** Re: Barnsley west mu1  
**Date:** 14 May 2021 11:52:33

---

Hello and thanks for your reply,

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

On 13 May 2021, at 11:51, Leeds Admin Team  
<[Leeds.Admin.Team@pegasusgroup.co.uk](mailto:Leeds.Admin.Team@pegasusgroup.co.uk)> wrote:

Good afternoon

Thank you for your response which has been registered. In order complete our records, if you are able to provide the below details, it would be appreciated.

Please note these details will only be retained for as long as is necessary for the purposes of preparing and submitting the planning application. Your response, excluding any personal details (including email addresses and names) will be shared with the Council upon request.

Thank you,

Please complete/highlight as necessary:

Gender:

Age:

Postcode:

Are you responding as a:

Resident

Business

Councillor

Representative of group or organization"

Kind regards

[REDACTED]

[REDACTED]

Pegasus Group

[REDACTED]

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Leeds | Liverpool | London | Manchester | Newcastle |  
Peterborough | Solent

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-----Original Message-----

From:

Sent: 13 May 2021 07:24

To: Leeds Admin Team <Leeds.Admin.Team@pegasusgroup.co.uk>

Subject: Barnsley west mu1

Dear Sirs,

If someone would take the time to read this email and actually action something upon it I would be most grateful.

Aside from the loss of yet more green belt land, irreversible desecration of our wildlife and ecosystems there's a huge issue here with your proposed development, and that is traffic.

I have seen the plans for the proposed link road which only appears to join one bottle neck to another.

The fact remains that even without your proposed 1600+ extra families and all the heavy traffic that the employment site will bring, we already have major traffic issues here in Barnsley which are a direct result of development over the last 15-20 years or so.

Barnsley does not have the road infrastructure to support a project of this size - it's that simple.

Regardless of where your new link road is the biggest issue here is the impact of the additional traffic volumes of this scheme, needing to use existing, already heavily congested roads to the m1 and other amenities.

Please don't think for one minute that the penny pie park money pit will make the slightest bit of difference because it won't. Regardless of how fast you get traffic through the junction at penny pie park, at peak times it's only going to be congested back from the next bottle neck for example m1 j37 roundabout then we'll have another multi million pound development that's as much use as a car park. Other areas of traffic concern are queuing from dodworth side of m1j37 also gawber road/ pogmoor road, Baugh green is already a development disaster, Huddersfield road, summer lane it goes on and on.

The emphasis in your plans is that this development is close to motorway links, this is true, however at most times of the day this development may as well be 10 miles off the motorway in a different green belt area that has no pre existing traffic issues owing to travel times.

The only suggestion that I could make would be to somehow create a new road giving direct access to the m1, j37a maybe?

I am a local business person and I realise that an addition of this size will put a serious dent in your profit margin but it's the only logical remedy that will work for Barnsley and your development.

I look forward to your response.

Regards,

[REDACTED]

Sent from my iPhone

<5f9a48e9-92ab-48e9-aa56-ea684bd0f50c.png>

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 13:31:16

---

How can we have mote houses built with more people living in Barnsley when our hospital hasnt the capacity to treat the people who live in the borough already. It is a 500 bed hospital yet we have waiting times in A&E of 10hrs to see a doctor. Our hospital is too small for the ever growing borough yet you want to put more presure on us and pur Mental health and rest of the Barnsley areas who cant access due to the volume in waiting times. Also Gps are feeling the strain as they can only accept so many patients have you thought about the caption areas? No i dont think you have thought about any of the above as its only piund signs you see and believe you are making things better when really your not

Please  
 indicate  
 your  
 gender

████████

Please  
 indicate  
 your age

████████

Are you  
 responding  
 as a

████████████████

Please  
 indicate  
 your  
 postcode

████████

Form  
 inserted 14/05/2021 12:31:10

Form  
 updated 14/05/2021 12:31:10

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 14:07:29

---

Do you have any comments regarding the proposals? Barnsley Council has let all existing residents down by allowing this, quiet green spaces will be destroyed, there is no shortage of housing, 1700 houses is too big and will spoil the character of the area. This must be scaled down at the very least, if it cant be stopped, to fit in and infrastructures and services massively improved with ANY development, there are plenty of brown field sites that could be developed instead

Please indicate your gender 

Please indicate your age 

Are you responding as a 

Please indicate your postcode 

Form inserted 14/05/2021 13:05:07

Form updated 14/05/2021 13:05:07

From: [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
To: [Leeds Admin Team](#)  
Subject: Proposal Feedback  
Date: 14 May 2021 15:47:50

---

Do you have any comments regarding the proposals? Far too many houses planned. A green belt area is to prevent urban sprawl, to have a separation between villages (areas), for agriculture and to have open spaces without any buildings. Yes a new road to take the articulated lorries away from Higham Common road is needed, but why 1,700 houses is required is outrageous. More congestion, more heavily used roads that are already in bad condition. What about GP's, they are already struggling? Yes to a new primary school, that is well overdue to accommodate the massive scale of housing development around the area. Reduce the scale of the development, far too large, it will spoil the whole area, it will just be one mass of houses and nothing else, is that what Barnsley is about?

Please indicate your gender 

Please indicate your age 

 responding as a 

Please indicate your postcode 

Form inserted 14/05/2021 14:47:44

Form updated 14/05/2021 14:47:44

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 16:30:01

---

Do you have any comments regarding the proposals? I am hoping you are putting bungalows opposite our bungalows and we do not have any 3 storey houses backing onto us. I have enjoyed 50 years here with peace and quite nobody overlook me. If you put houses at the bottom of my garden you can certainly look for oppositions from me and my neighbour, we are mostly OAP in these bungalows and do not want noisy large families around us.

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

████████

Form inserted 14/05/2021 15:28:50

Form updated 14/05/2021 15:28:50

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 20:01:48

---

Do you have any comments regarding the proposals?

Given that drivers, particularly HGV and commercial ones will take the shortest route how do you propose to ensure they use the link road as opposed to Higham Common Rd. Using the link road would mean diverting from Barugh Ln. unless restrictions were in place to direct traffic onto Claycliffe Rd.

Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

Form inserted 14/05/2021 19:00:30

Form updated 14/05/2021 19:00:30

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 14 May 2021 21:47:01

---

Do you have any comments regarding the proposals?

I'd like to raise a complaint against MU1. Firstly, the destruction of Barnsley's greenbelt is in stark contrast to the climate emergency that has been declared over the previous 12 months. The use of environmentally damaging building materials, the increasing amounts of traffic and a built in reliance for the use of cars with the proposed houses, will go against the government's aim to reduce carbon emissions. It also goes against Dan Jarvis's recent announcement that he wants Yorkshire to be carbon neutral. The properties that are proposed are predominantly executive homes and do nothing to help reduce the need for affordable accommodation.

Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

Form inserted 14/05/2021 20:46:54

Form updated 14/05/2021 20:46:54

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 15 May 2021 09:03:10

---

Do you have any comments regarding the proposals? Oppose the plans, the area is already way over populated, way too much traffic, it takes 10 minutes just to get from Mapplewell to Darton/kexborough or Barugh Green, anywhere you go out walking/running/cycling there's nothing but fumes from all the traffic, not enough schools the schools that are there are full. Most the area now floods every year and ruining more greenbelt will only add to this.

Please indicate your gender



Please indicate your age



Are you responding as a



Please indicate your postcode



Form inserted 15/05/2021 08:03:04

Form updated 15/05/2021 08:03:04

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 15 May 2021 09:58:16

---

Do you have any comments regarding the proposals?

I completely oppose this proposal. You are destroying our town. We will have no green space left. This is another area of green land that is going to be destroyed in addition to the huge areas that have already gone ie at Hoyland. This is not what people want and you only have to look on the comments on social media to see that. Resident are concerned about the local wildlife and habitats. They are concerned about the air quality and pollution. There will be an increased risk of flooding as the whole town is going to be tarmac and concrete. They are concerned about the pressure on the existing infrastructure and universal services. The majority do not want this. The planet is facing an environmental and ecological crisis and Barnsley's green space is being decimated. A few parks does not make green space. Covid has shown the importance of open spaces for people's physical and mental well being yet nothing will be left. Please do not do this.

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

████████████████████

Please indicate your postcode

██████

Form inserted 15/05/2021 08:58:08

Form updated 15/05/2021 08:58:08

From: [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
To: [Leeds Admin Team](#)  
Subject: Proposal Feedback  
Date: 16 May 2021 08:13:27

---

Do you have any comments regarding the proposals?

The council, in order to deliver on its inclusiveness for this project, needs to ensure that some of these properties are kept back as council rental properties for low income families. This is a once in a generation project and opportunity and the local population will not forgive the council if it doesn't deliver on the lofty aspirations of this project. Stop wasting time and get on with it.

Please indicate your gender

[Redacted]

[Redacted]

[Redacted]

responding as a

[Redacted]

Please indicate your postcode

[Redacted]

Form inserted 16/05/2021 07:13:20

Form updated 16/05/2021 07:13:20

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 16 May 2021 13:03:26

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Yes. Bullet point 2 speaks of "buffer" for the new homes. What about a buffer for the existing homes on Harden Close etc that are going to be severely affected. Appropriate buffers should be in place prior to any development of the employment phase. I suspect the proposed drainage ponds will severely impact my home and how do you propose making them child safe with a public footpath adjacent that you allege will be maintained? Bullet point 4 suggests that the link road will relieve traffic congestion. It will not and if by some miracle it does it will be unique in this respect. The Environmental statement must include suitable mitigation measures that are achievable and not some "pie in the sky" undeliverable measures. These mitigating measures must be in place before any development begins because in my experience developers always walk away leaving their promises unfulfilled.

Do you have any comments regarding the proposals?

Please indicate your gender

[REDACTED]

Please indicate your age

[REDACTED]

Are you responding as a

[REDACTED]

Please indicate your postcode

[REDACTED]

Form inserted 16/05/2021 12:02:03

Form updated 16/05/2021 12:02:03

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 16 May 2021 15:14:19

---

Do you have any comments regarding the proposals?

I am commenting as a [REDACTED] but also as a [REDACTED], however I was unable to select both options below. This development on green belt land (the only local green open space left) is unwanted by the people who live in the surrounding areas. This area of Barnsley is already very built up, the traffic on the roads is already congested. The local infrastructure simply cannot cope with more people living here. Closing Hermit Lane will divert traffic to other already congested roads. It is already difficult to get appointments at the doctors. Precious wildlife will lose more of their habitats. All this and yet there are brown field alternatives available.

Please indicate your gender

[REDACTED]

Please indicate your age

[REDACTED]

Are you responding as a

[REDACTED]

Please indicate your postcode

[REDACTED]

Form inserted 16/05/2021 14:14:12

Form updated 16/05/2021 14:14:12

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 16 May 2021 18:34:37

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Do you have any comments regarding the proposals? It is absolutely not ok to take green space when there is already massive amounts of unused property and homes in Barnsley. It goes against the UK endeavours to lower carbon emissions and whatever you say you will not replant trees. At a time when mental health is at its worst and green areas keep people healthy and sane, you cannot take this away. Barnsley cannot be a scapegoat for profiteers who don't care about the environment, fixing other city issues or accommodating anything else when there is neither the capacity or environmental reason to do so. You cannot call this gods own county and take its own peoples last breath! It is a severe degradation of human welfare, land and animals. In addition adding more problems to flooding on these lands! If you build, you'll leave poor residents dealing with flood problems and it will happen! It does all the time on sites where greedy people build, sell and do one and don't care about what happens afterwards. This simply cannot happen!!!

Please indicate your gender

██████████

Please indicate your age

██████████

Are you responding as a

████████████████████

Please indicate your postcode

██████████

Form inserted 16/05/2021 17:34:29

Form updated 16/05/2021 17:34:29

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 16 May 2021 22:33:17

---

Do you have any comments regarding the proposals?

Living in Hoyland where the green belt land is being decimated for warehouses and then housing there after. I think that the fact you are using greenbelt is disgusting. You are destroying the natural environment. I know how this feels we as a community are devastated by the total insensitivity to our feelings and that of the wildlife, which you cannot replace. Its this Governments terrible policy of loosening planning to incorporate greenbelt into the changes. More noise air pollution, great benefits for Barnsley. When there's no green spaces left then you will be happy. Its short term gains for those building there.

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

Please indicate your postcode

██████████

Form inserted 16/05/2021 21:33:10

Form updated 16/05/2021 21:33:10

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 17 May 2021 08:37:05

---

Do you have any comments regarding the proposals? I'm heartbroken that this has been passed within our village. The new build houses within a mile of this are NOT sold out. What logical reason is there for taking more green space. Other than money and greed.

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████████

Please indicate your postcode

██████

Form inserted 17/05/2021 07:36:59

Form updated 17/05/2021 07:36:59

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 17 May 2021 09:12:42

---

Do you have any comments regarding the proposals? I object to the proposals as the pollution levels from emmissions and noise will increase dramatically, the destruction to natural habitats for animals/birds will be a tragedy and the traffic will increase on already very busy roads.

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

███

Form inserted 17/05/2021 08:11:17

Form updated 17/05/2021 08:11:17

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

POSITIVE DEVELOPMENT FOR THE AREA - ESPECIALLY GREEN SPACE

CONCERNS

(a) IS APPROACH FROM SOUTH (CURRENT RD) TOWARDS SOUTHERN ROUNDABOUT  
ADEQUATE FOR ANTICIPATED TRAFFIC?

(b) COMPLETION OF LINK ROAD A PRIORITY?

(c) IS 1760 NEW HOMES TOO MANY FOR BALANCE BETWEEN ACCESS &  
DEMAND ON RESOURCES (ROADS, ETC) AND FACILITIES PROVIDED (eg.  
SCHOOLS, SHOPS, WIDTH OF ROADS ETC)

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

P.S. → THIS IS A VERY UNSECURE METHOD OF SEEKING OPINIONS.  
HENCE SELLOTAPE !!

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Is this public consultation the same as previous consultations?  
i.e. just box ticking and a total sham. No doubt it's going ahead whatever objections are made but there may be certain things the developer can do to make it more palatable to residents

1. Plan to keep new builds as far as possible away from overlooking, or well screened, from existing properties
2. build bungalows instead of houses where there is an interface with the rear of residential property so they are not overlooked. Remember you are building in the best area.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

OBVIOUSLY CANT STOP THIS NOW, AS IT WAS ALWAYS A 'DONE DEAL'. MY MAJOR CONCERN IS THE EXTRA HEAVY TRAFFIC TO BE GENERATED ON HIGHAM COMMON ROAD, WHICH IS ALREADY PLAGUED BY DANGEROUSLY SPEEDING HGVs AT ALL TIMES - DAY & NIGHT. IT MUST BE A PRIORITY FOR THE LINK ROAD BE BUILT DURING - OR EVEN BEFORE - THE 1ST PHASE OF HOUSING. CONSTRUCTION TRAFFIC COMING FROM M1 CANNOT BE ALLOWED TO USE HIGHAM COMMON RD SO LINK RD IS ESSENTIAL. MANY OF US LIVING ON HIGHAM COMMON RD ARE PREPARED TO TAKE DIRECT ACTION TO STOP THESE HGVs IF THEY COME THIS WAY.

Please indicate your gender:

Please indicate your age:

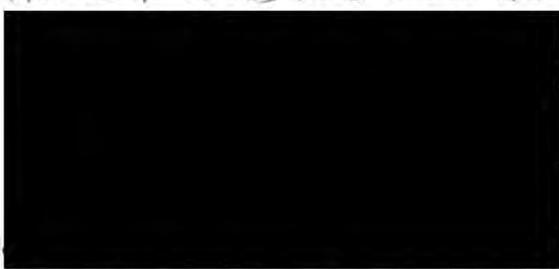
Are you responding as a:

Please indicate your postcode:

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments I AM A RESIDENT OF [REDACTED] AND I AM APPALLED AT THE PROSPECT OF THIS DEVELOPMENT. HOW CAN DESIGNATED GREEN BELT SUDDENLY BECOME "FORMER GREENBELT" WHEN WAS I ALLOWED TO VOTE ON THAT? YOU ARE DECIMATING OUR COUNTRYSIDE/GREEN SPACES AND TAKING AWAY SWATHES OF HEDGEROWS THAT ARE SO IMPORTANT TO OUR WILDLIFE, WILDLIFE THAT IS SO IMPORTANT TO OUR ECOLOGY. I CHOSE TO LIVE HERE BECAUSE IT IS A VILLAGE!!!. HIGHAM, BARUGH GREEN, GAWBER, POGMOOR + REDBROOK WILL LOSE THEIR VILLAGE IDENTITIES AND JUST MERGE INTO ONE HUGE METROPOLIS OF NEW BUILDS AND INDUSTRIAL UNITS. IF THESE ARE GOING TO BE FAMILY HOMES, WHERE WILL ALL THE CHILDREN GO TO SCHOOL? ALL LOCAL SCHOOLS ARE OVER SUBSCRIBED AND YOU ARE ONLY PLANNING TO BUILD 1 PRIMARY SCHOOL. THE ROADS IN THE BOROUGH ARE ALREADY A NIGHTMARE, WHAT HAPPENS WHEN MORE TRAFFIC HITS THE ROADS FROM ANOTHER 1,700+ HOUSEHOLDS? MORE NOISE AND AIR POLLUTION? NOT TO MENTION THE DIRT, DUST + DISRUPTION TO PRESENT RESIDENTS DUE TO THE TIME SCALE OF THIS PROPOSAL. THESE VILLAGES DO NOT WANT THIS DEVELOPMENT, ENOUGH IS ENOUGH. (I DID NOT VOTE LABOUR AT THE LOCAL ELECTIONS BECAUSE OF THESE PLANS) AND WHEN ARE WE GOING TO HAVE A PUBLIC FORUM ON THIS ISSUE?

Please indicate your gender:



Please indicate your age:



Are you responding as a:

Please indicate your postcod

THERE ARE SO MANY OTHER ISSUES I WOULD LIKE TO RAISE, BUT THIS POSTCARD DOES NOT GIVE THE OPPORTUNITY OR SPACE!

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

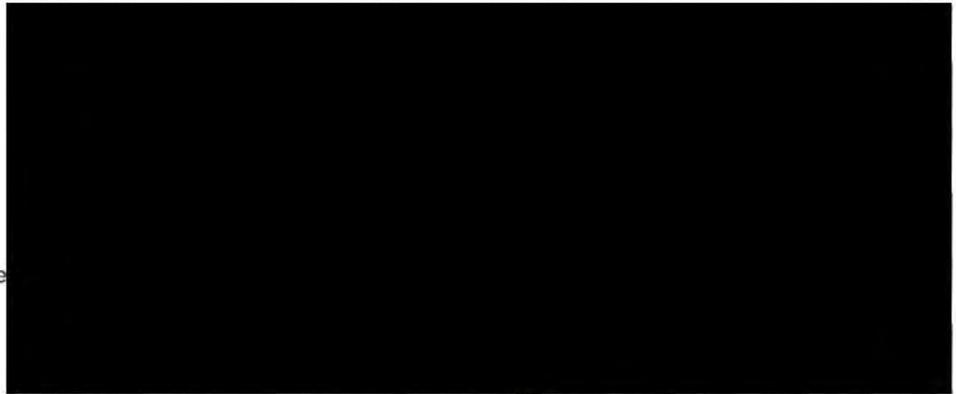
THIS A GREEN BELT AND SHOULD BE KEPT. ROAD IS OVER CROWDED  
ALREADY, LOAD OFF NEW HOMES ALREADY BUILT NOT ~~SO~~<sup>SO</sup> BUILDING ON OPEN CAST  
SITE THE DEEP HOLE IS IN THE MIDDLE OFF YOUR ~~FLAT~~ OPEN AREAS  
DRAINAGE POUNDS THIS SITE IS ON A HILLSITE

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

PLEASE ENSURE ROAD CALMING MEASURES AND WEIGHT RESTRICTIONS ARE USED TO DETER TRAFFIC FROM ACCESSING HIGHAM COMMON ROAD FROM THE APPROVED SOUTHERN ROUNDABOUT, INTO OUR VILLAGE.

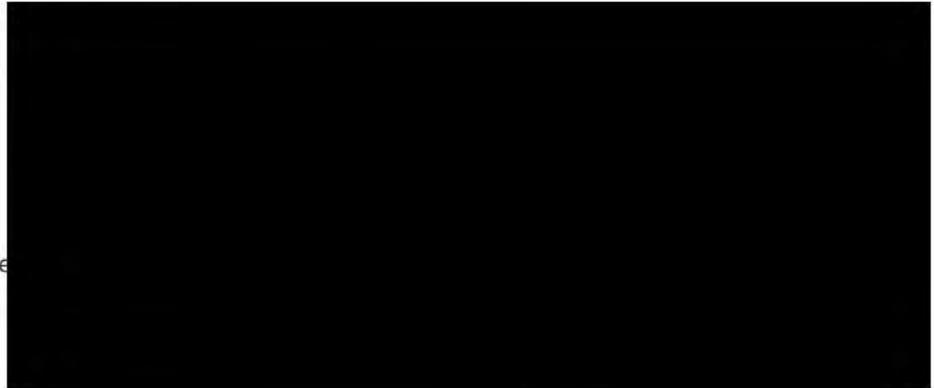
ALSO COULD YOU ~~BE~~ CONSIDER CREATING A SLIP ROAD DIRECTLY ONTO THE M1, SOUTH BOUND, TO AVOID SOME CONGESTION AT ~~THE~~ JUNCTION 37.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

These wild life areas need to be pleasant linked walk ways with varied plantings.

There also needs to be a sports play area possibly at the expense of some of the largest residential area on the east edge.

It is important to think about the children and youth of the new residential areas.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments Increased demand on existing sewage water, gas & electric services -  
 loss of woodland and trees that absorb CO<sub>2</sub> and air pollution  
 Speed humps on newly constructed roads and housing developments.

Increase demands on existing facilities such as G.P.s practices, Hospital  
 schools, supermarkets, water & gas supplies, and existing roads.

Use of designated green belt land that needs to absorb the existing  
 pollution caused by traffic etc. - loss of wildlife and habitat, as with  
 World Wildlife Association guidelines, loss of plants and environments.

Flooding of areas due to new buildings and water table levels  
 changing. Air pollution and air quality for areas so close to motorways.

Mental Health issues due to over population, lack of space (green space).

Drop in house prices due to building and excessive use of housing.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

World Health Authority states mental health issues mainly due to overcrowding  
 The last year has shown us that we need to value our open spaces  
 and use them to create a work/life balance - couldn't we renovate, reuse  
 and recycle existing council properties better.

Partner  
12th May 20

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

hideous!

Barnsley Council are corrupt.

No amount of comments or objections will change anything.

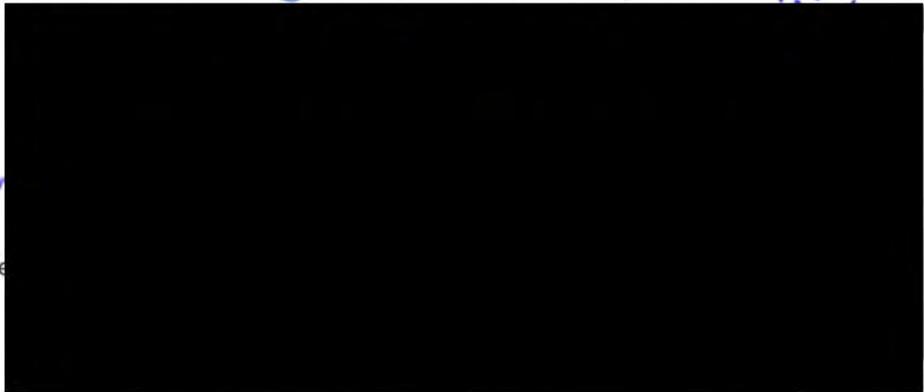
Barnsley will become 1 large urban sprawl!!!

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

As a resident of [REDACTED] I am very concerned about the amount of traffic coming through the VILLAGE and the fact the new Link Road will probably be delayed, causing more HGV's to use this NARROW ROAD. The noise and air quality is unacceptable and the lack of sleep residents have to put up with as HGV's drive through the VILLAGE at excessive speed from the early hours of the morning, without the added fear of large numbers of HGV's using the new Industrial Estate when built.

With so many properties being built, have plans been made for new doctor's surgeries as you cannot get an appointment now without a large number of extra people waiting this service.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

The full Infrastructure Must be in place before any work starts.

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

THIS LAND AS ALWAYS BEEN GREEN BELT AND SHOULD NEVER  
BE DEVELOPED AS AN INDUSTRIAL AREA, IT WILL CAUSE  
~~SAY~~ SEVERE TRAFFIC PROBLEMS.

WE ARE VERY MUCH CONCERNED REGARDING SO CALLED  
"RESERVED MATTERS" WHICH HAVE NOT BEEN APPROVED.

AS YET AND SO HOW WILL ALL THIS EVENTUALLY  
AFFECT THE AREA?

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode



Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

This project was a "fait accompli" before any mention of consultations were voiced. Five individual villages have been sacrificed resulting in a huge conurbation which will cause increased pollution, traffic and noise. The supposed "green areas" are woefully small and only the result of land unable to be built on. Unfortunately our comments thus far have been totally ignored as no doubt there will be.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Writing my comments is just a waste of paper and ink. Whatever I say won't make any difference. I wasn't consulted in the first place so why bother now. Employment land? Take a ride around the employment sites and see how many are empty, so why build more. Traffic congestion around our area is bad now, I dread to think what it will be like when you kill our green space. What about all our ground nesting birds - Skylarks, Lapwings, Partridges, pheasants, and other ground nesting birds will be lost. So thank you for nothing.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

I also think that every person involved with <sup>the</sup> violation of <sup>our</sup> lovely green space is a person of UNMARRIED parents.

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Totally against this Planning Application for MU1

- Loss of Green Belt. All Brownfield sites to be built on FIRST.
- 5 Village identities will be lost by being joined together as MU1.
- Building 1760 new homes + dual carriageway alongside The M1 Motorway will take the Air quality above Safe levels. Pollution.
- Wildlife - The present varied wildlife will be lost forever.  
The wildlife green corridors will not be sufficient.
- Ponds - Dangerous when near where children live & go to school.
- Consultation - A farce due to the Residents being ignored and Barnsley Council railroading MU1 through. Overall opinion in all 5 Villages is that building on this Greenbelt should be STOPPED.

Please indicate your gender

Please indicate your age:

Are you responding as a:

Please indicate your postcode

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

The last thing this area needs is another load of poorly built expensive housing that completely ruins the greenbelt and kit wildlife.

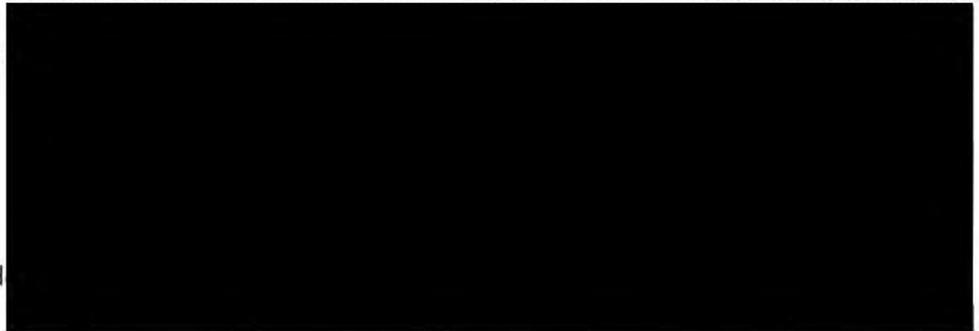
This is one good reason to "Out" labor in Barnsley!

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcod



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

My property is adjacent to the present green belt.

It has been proposed that this area of green belt will be replaced by the Phase 1 Residential

Development. This development is on higher ground than the existing properties so we are likely to be excessively over-looked by these new properties in Phase 1. These 1st Phase new properties should be single story bungalows like those currently adjacent to the green belt to provide compatibility.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Looking at the Proposed Land Use Plan there appears to be 'Open Green Space & Wildlife Corridors' around most of the Phase 1 & Phase 2 perimeters other than that marked 'Residential Phase' being 'Wharfedale Road, Logdoor'.

This appears to be wrong and counter to the consideration towards the residents of Wharfedale Road and the environmental impact the development will have on their lives and the area.

Consideration should be given to provide 'open green spaces' similar to the other plan developments separating houses on Wharfedale from the development.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

I AM CONCERNED THAT MY LOCAL GP SURGERY IS GOING TO BE OVERWHELMED WITH NEW PATIENTS, AS WAITING TIMES TO SEE A GP ARE ALREADY RIDICULOUSLY LONG

UNITS  
IS A NEW GP SURGERY / HEALTH CENTRE BUILDING INCLUDED IN THE "COMMUNITY FACILITIES"? IF NOT WHY NOT? AS THIS IS A VITAL NECESSITY TO MEET DEMAND THAT WILL INCREASE GIVEN THE AMOUNT OF HOMES BEING BUILT

Please indicate your gender:

Please indicate your age:

Are you responding as a:

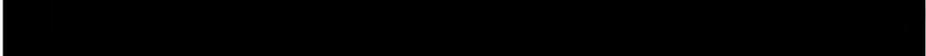
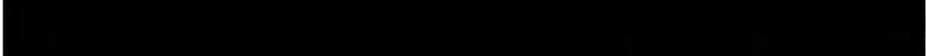
Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

This is once again an absurd proposal in an already heavily populated area. The traffic in these areas has increased significantly over the past years. Barnsley hospital and Horizon School contributes a great deal to the problems. We have the "Penny Pie" roundabout that will increase traffic. On Broadway we have had the Taylor Wimpey development. Barugh Green is a heavily populated industrial area with car dealerships, factories, expansion of Aldi Supermarket, pub/restaurants, Barrath development. In addition to all this, our greenbelt slowly diminishes. Enough is enough. Where will you build when all the greenbelt has gone??

Please indicate your gender: Please indicate your age: Are you responding as a: Please indicate your postcode: 

This Barnsley Council always rides roughshod over planning objections. As a Labour run Council they should hang their heads in shame over what they have and propose to do in Barnsley.

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

WITH THE DEVELOPMENT OF THE COAL INDUSTRY SOMEWISE PEOPLE BUILT RAILWAYS AND CANALS TO TRANSPORT THE PRODUCT. WE APPEAR TO HAVE LOST THAT LEVEL OF WISDOM AND CHOICE TO EXPAND DEMAND ON ALREADY OVERSTRETCHED TRANSPORT FACILITIES. EVEN CONTINUING THE OVER RELIANCE ON ROADS AND I WERE LOOKING AT A DEVELOPMENT SUCH AS MU1, I WOULD LOCATE IT ADJACENT TO JUNCTION 38 OF THE M1. THIS WOULD ALLOW THE RELOCATION OF CLAYCLIFFE INDUSTRIAL FACILITIES TO THIS LOCATION, RELEASING THAT LAND FOR HOUSING DEVELOPMENT. IT SOUNDS SO LOGICAL, IT CAN'T BE POSSIBLE !!!

Please indicate your gender:

Male  Female  Other

Male  Female  Other

Male  Female  Other

Male  Female  Other

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

I am a resident [REDACTED]

[REDACTED]

My grievance is the siting of the roundabout is approved southern roundabout, why does it have to be so close to our homes. I am anticipating major sound and pollution issues for the houses where I live. You are being very considerate for wildlife and green spaces, what about all the people who live in the house surely with all the land available the roundabout can be showed back further away from the houses.

Please indicate your gender: [REDACTED]

Please indicate your age: [REDACTED]

Are you responding as a: [REDACTED]

Please indicate your postcode: [REDACTED]

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

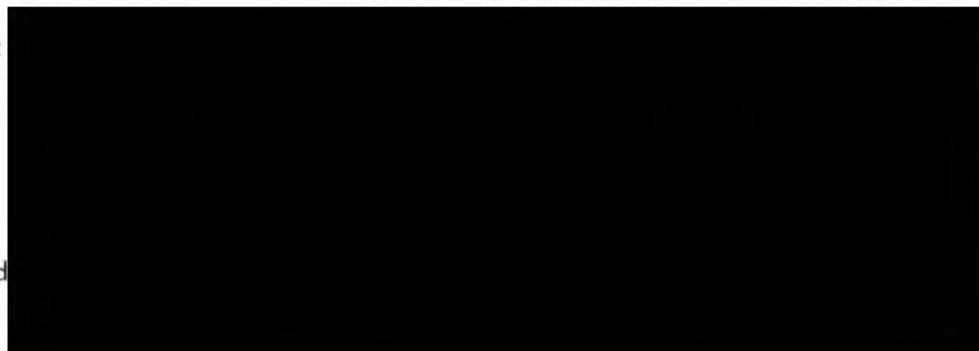
FROM THE BEGINNING, NOTHING OUTLINED AND HIGHLIGHTED  
AS CONCERNS HAVE REALLY BEEN CONSIDERED. THIS IS NOT A  
CASE OF 'NIMBY', WE ACCEPT THE NEED FOR PROGRESS BUT  
THE SCALE OF THE DEVELOPMENT IS THE MAJOR CONCERN.  
THE SURROUNDING VILLAGES WILL DISAPPEAR AND THE  
VILLAGE COMMUNITIES WILL BE NO MORE. SHAME ON YOU  
AND YOUR FAIT ACCOMPLI.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Bearing in mind the size of this development is there going to be a health centre/G.P. surgery on the site?

I live in [REDACTED] and already have to travel to [REDACTED] to my GP surgery.

How long is it likely to take to complete the development?

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode.



10/05/02

■ Pegasus Group,  
Pavilion Court,  
Green Lane,  
Garforth,  
Leeds LS 25 2AF

Dear Sirs,

Barnsley West Public Consultation - Land South of Barugh Green

I acknowledge receipt of your questionnaire and would advise you that I have written to the B.M.B.C. Highways Director on the 9/11/2014 and also to the Planning Engineer on the 6/1/2015 giving my comments on the above in detail. and presume that these have been passed on to you; however I would like to stress the following for your advice.

1. The importance of considering my proposals in regard to Wharfedale Road; quite simply at the moment the Estate Road is being heavily used as a by pass to and from the Motor way on the Dodworth Road junction as a short cut to Redbrook and to the area North of the Barugh Green area. Traffic uses Wharfedale Road; Church Street; Beever Lane and Redbrook Road to reach other areas

I proposed to B.M.B.C that Wharfedale Road should become a Cul-de-sac on the Northern Part from its junction with Oakfield Walk and that Oakfield Walk and the South part of Wharfedale Road became an access road from the South ends in Pogmoor so that the proposed development of land South of Barugh Green Road Barnsley, will not greatly aggravate the pressure on the Church; Schools and the Care Home.

2. My advice to the B.M.B.C to contact the NCB Small and deep Mines regarding the presence of a Deep Mine Drain on Craven 2 Opencast Coal Site, (I was Agent and Mine Manager on the Site during construction). Other Sites had been worked in close proximity but I wasn't aware of similar works having been carried out on them. They may well require to be serviced or not (determined by Deep Mines).
3. I would also stress that that the maximum attention is paid to the effects of Climate Change and that all modern construction of whatever type, takes maximum advantage of modern advice in this respect (particularly water).

Copy -

PLANNING ENGINEER  
B M B C  
HIGHWAY DEPT

2001 - - -

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 17 May 2021 16:18:02

---

The 'Keep it Green' group have set out in great detail the reasons why this development should not take place. Are you seriously proposing that we have to go through that all again. I refer you to all the hard work and documentation already under taken and submitted by them. More personally, as a resident whose property backs on to the proposed development, your plans as viewed so far on your website, give no indication as to what type of property it is proposed to build adjoining to our back garden. Greater clarity is needed before the residents can participate in a meaningful discussion.

Please  
indicate  
your  
gender

████████

Please  
indicate  
your age

████████

Are you  
responding  
as a

████████████████

Please  
indicate  
your  
postcode

████████

Form  
inserted 17/05/2021 15:17:57

Form  
updated 17/05/2021 15:17:57

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 18 May 2021 05:02:18

---

Do you have any comments regarding the proposals?

I think the plans look great but i do have concerns about the traffic as it is really bad already in these areas. I worry about making quiet more known as older residential areas busier also.

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████████

Please indicate your postcode

████████

Form inserted

18/05/2021 04:02:12

Form updated

18/05/2021 04:02:12

**From:** [REDACTED]  
**To:** [Leeds Admin Team](#)  
**Subject:** "Land south of Barugh Green Road, Barnsley, (MU1)"  
**Date:** 13 May 2021 13:02:17

---

Following my wife's telephone call to your office on Monday of this week regarding the possibility of purchasing some land, she was told that someone would telephone to discuss but we have not yet received a reply.

We did not have the leaflet delivered to us that all our neighbours had, there does not seem to be a reason for this but we were shown the leaflet by one of our neighbours otherwise we would not have known anything about it. We have yet to peruse the further details of developmental proposals and phase 1 residential development on the project website, which apparently were to be found there from yesterday, 12th May and we will comment on those in due course.

[REDACTED]

We have been informed that it is Pegasus that we need to speak to with regard to purchasing this very small piece of land. Please could someone contact us, either at the above email address or by telephone on [REDACTED] If you would like a photograph of the land involved that could be emailed to you.

Thank you in anticipation of a reply,

[REDACTED]

**From:** [REDACTED]  
**To:** [Leeds Admin Team](#)  
**Subject:** Land South of Barugh Green Road, Barnsley (MU1)  
**Date:** 14 May 2021 12:06:43

---

Hi,

I have a few questions I would like answering in regards to the development plans at the Land South of Barugh Green Road Barnsley.

1. Has Planning permission already been granted for this project?
2. Is there any meetings where members of the area can attend in regards to the proposed plans/
3. Isnt the proposed site green belt land?

Kind Regards

[REDACTED]  
[REDACTED]

[REDACTED]

From: [REDACTED]  
 To: [Leeds Admin Team](#)  
 Subject: Re: Land south of Barugh Green Road, Barnsley (MU1)  
 Date: 19 May 2021 11:27:19  
 Attachments: [image001.png](#)  
[image002.png](#)

Good morning, and many thanks for your prompt response.

Apologies for the omission. I am male and 59 years old.

Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Wednesday, May 19, 2021 11:13:53 AM  
**To:** [REDACTED]  
**Subject:** RE: Land south of Barugh Green Road, Barnsley (MU1)

Good morning

Thank you for your response which has been registered.

In order complete our records, if you are able to provide the below details, it would be appreciated.

Please note these details will only be retained for as long as is necessary for the purposes of preparing and submitting the planning application. Your response, excluding any personal details (including email addresses and names) will be shared with the Council upon request.

Thank you,

Please complete the following:

Gender:

Age:

Kind regards

[REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

Peterborough | Solent



[www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

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 in line with the GDPR: [please click here to view it.](#)

Please consider the environment before printing this email message.

**\*\*\*IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19\*\*\***




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**From:** [REDACTED]  
**Sent:** 18 May 2021 10:59  
**To:** Leeds Admin Team <Leeds.Admin.Team@pegasusgroup.co.uk>  
**Subject:** Land south of Barugh Green Road, Barnsley (MU1)

I am responding to the public consultation regarding the above site. I am a local resident in postcode [REDACTED]

My questions relate to the eastern residential phase, adjacent to Wharfedale Road and Farm House Lane. The schematic drawing published as part of the Barnsley West Masterplan appears to indicate vehicular access/egress points for the eastern residential phase in Wharfedale Road and Farm House Lane. My concern relates to traffic impacts particularly around the

junctions of Farm House Lane, Wharfedale Road and Pogmoor Road, to the south east corner of the site. Pogmoor Road is already a very busy road with major congestion resulting mainly from hospital related traffic and parking on the local streets. Could you please provide additional information relating to;

1. The traffic impact studies carried out on these specific junctions.
2. Indicative additional daily traffic flows anticipated as a result of the development.
3. The mitigation measures incorporated into the various junction designs to address the current and potential future traffic flows and roadside parking.

Could you also please indicate when consultation material will be available in sufficient detail to allow consideration of these matters.

Thanks and regards,

██████████

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 18 May 2021 18:39:39

---

Do you have any comments regarding the proposals? The amount of cars/pollution is a worry. Can our local Hospital cope with any more people - no Will the people in the new houses shop/work in Barnsley - no. They will work etc in Sheffield or Leeds & only live in Barnsley!

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██

Please indicate your postcode

███

Form inserted 18/05/2021 17:39:30

Form updated 18/05/2021 17:39:30

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 19 May 2021 15:11:25

---

Do you have any comments regarding the proposals? 1760 equals 4000 extra cars this in an area that is already congested this development will destroy most of the wildlife Why is Barnsley MBC allowing houses to be built on unstable land why is Barnsley MBC allowing this development in an area that has very poor air quality because of the M1 .Only Barnsley MBC is stupid enough to allow residential development alongside the commercial development.despite the proposed plan the only the nearby residents will get is urban sprawl housing developers don't make any profit out of green spaces

Please indicate your gender

Please indicate your age

Are you responding as a

Please indicate your postcode

Form inserted 19/05/2021 14:11:19

Form updated 19/05/2021 14:11:19

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 23 May 2021 21:11:39

---

Yes.I think the very fact you are building on green belt land is a disgrace. The Impact to wildlife ,Enviroment and the well being of established communities is very damaging. The build will link all areas up and create a concrete jungle.This will have a huge on local services,create traffic congestion ,pollution and increase in crime. There is nothing on this development for local Barnsley people.All this will do is attract commuters from from a far to live here.Many of the commuters wont be interested in the local community and wont invest there money or contribute to Barnsley.All this development is doing is taking our green enviroment away and creating massive profits for corperations.This is obvious with the dense amount of buildings on the plans. Just by looking at the wildlife corriders , they are very small .I have also noted on this that there is no green (wildlife corridors)between barough green and Higham.This development certainly takes the green out of Baraugh green!To summarise I dont agree with the development and I strongly oppose it.

Do you  
 have any  
 comments  
 regarding  
 the  
 proposals?

Please  
 indicate  
 your  
 gender

████

Please  
 indicate  
 your age

████████████████

Are you  
 responding  
 as a

████████████████

Please  
 indicate  
 your  
 postcode

████████

Form  
 inserted 23/05/2021 20:11:30

Form  
 updated 23/05/2021 20:11:30

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: MU1 Land south of Barugh Green Road, Barnsley  
Date: 23 May 2021 19:03:03

---

## Public Consultation

Myself and my husband live at [REDACTED] [REDACTED]. We have attended several consultations and received reassurances that the development will be sympathetic and that the residents views and concerns will be considered.

These concerns have included the rise of the land, wildlife habitat, noise, pollution and many more (you've seen the list). Plans have changed from having a school in front of our property to the sad state of affairs we are in now. In the latest Barnsley West Public Consultation leaflet you talk about areas of landscaping to soften the new development etc.

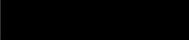
Has any thought been given to the people living in the 'old development'? Many like us live in bungalows which face the perimeter of this. At the moment we look on to farmed land which rises up towards Higham. We have had years of anxiety about this development, but realised that the road and new homes were needed, and trusted that your development would take into account our concerns.

Our plot is wide but shallow, we have been made aware that your plan is to build four three storey houses along our boundary, they will overlook our garden, living room and kitchen. Our property has been devalued, we will have years of noise and dust, is this not enough! We will be overshadowed by these properties, shaded from the sun by them, our peace, privacy and quiet gone.

We have asked for trees and landscaping to minimise the impact, if maintaining this would be a problem, give the land and its maintenance to the people who have lost and continue to lose from this development to help mitigate their loss and shield their properties. A sympathetic approach to the existing householders would be of long term benefit for this, other developments and Barnsley Council.

Kind regards

[REDACTED]

From:   
To: [Leeds Admin Team](#)  
Subject: Barnsley West Public Consultation May 2021  
Date: 19 May 2021 15:40:26  
Attachments: [21.05.19 BWC Consultation Response.pdf](#)

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Dear Sirs,

Please find attached my response to the Barnsley West Consultation document, delivered to my home on 10th May 2021

Since the space provided in the brochure is far too limited, my full response is shown on the attached.

As requested on your brochure, my personal details are included in the attached document

Will you please be kind enough to send a return email acknowledging receipt and providing your assurance that this will be read in full and noted.

Will you also provide your assurance that my comments will be forwarded to Barnsley M.B.C. for their attention.



From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: MU1 Land south of Barugh Green Road, Barnsley  
Date: 23 May 2021 19:03:03

---

## Public Consultation

Myself and my husband live at [REDACTED] [REDACTED]. We have attended several consultations and received reassurances that the development will be sympathetic and that the residents views and concerns will be considered.

These concerns have included the rise of the land, wildlife habitat, noise, pollution and many more (you've seen the list). Plans have changed from having a school in front of our property to the sad state of affairs we are in now. In the latest Barnsley West Public Consultation leaflet you talk about areas of landscaping to soften the new development etc.

Has any thought been given to the people living in the 'old development'? Many like us live in bungalows which face the perimeter of this. At the moment we look on to farmed land which rises up towards Higham. We have had years of anxiety about this development, but realised that the road and new homes were needed, and trusted that your development would take into account our concerns.

Our plot is wide but shallow, we have been made aware that your plan is to build four three storey houses along our boundary, they will overlook our garden, living room and kitchen. Our property has been devalued, we will have years of noise and dust, is this not enough! We will be overshadowed by these properties, shaded from the sun by them, our peace, privacy and quiet gone.

We have asked for trees and landscaping to minimise the impact, if maintaining this would be a problem, give the land and its maintenance to the people who have lost and continue to lose from this development to help mitigate their loss and shield their properties. A sympathetic approach to the existing householders would be of long term benefit for this, other developments and Barnsley Council.

Kind regards

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Pegasus Group,  
Pavilion Court,  
Green Lane,  
Garforth,  
Leeds,  
LS25 2AF

19th May 2021

To whom it may concern,

**Re: Land south of Barugh Green Road, Barnsley (MU1)**  
**Response to Barnsley West Public Consultation – May 2021**

As a local resident with property on the North Western border of Site MU1, I am responding to the “consultation” brochure delivered through our letter box on Monday 10<sup>th</sup> May, as requested.

**Preamble**

Whilst I have every sympathy with the residents on Higham Common Road who have been blighted ever since BMBC opened the road up to HGV’s with the construction of the Dodworth Bypass in 2007, the proposed “link road” and the layout of these proposals for Site MU1 will simply shift the traffic problems of Higham Common Road to the congested housing and school development in very close proximity to the proposed link road.

The concept of mixing industrial development in close proximity to residential development is hugely irresponsible and tantamount to a return to Victorian times when housing was provided close to pits and factories for workers without transport.

It is questionable if the proposed housing will be aimed at Barnsley residents as this will be very attractive to commuters from surrounding cities due to the proximity of the M1 Motorway.

From the plans provided, it is clear that no consideration has been given to protecting existing residents from the hugely negative effects on their properties, health and welfare

*My detailed comments are in the form of bullet point paragraphs as follows: -.*

1. This must be the sixth public “consultation” since the first attack on the site by Barnsley Metropolitan Council (BMBC) on 24<sup>th</sup> June 2003, when options for a proposed “link road” were publicised (*no mention of any housing or industrial development at that time*). Subsequent to this, and later “consultations”, BMBC and other “partners” within the Barnsley West Consortium (BWC) have conspicuously ignored the hundreds of valid detailed submissions and petitions objecting to the proposals. In addition, the Council has chosen to delete all of the comments/objections submitted on the Local Plan from its consultation website, so there is now no record.

2. The whole concept of the approved Site MU1 Master Plan has been based on a debatable interpretation of the NPPF by BMBC and the Developers. Notably: -  
The site enjoyed the status of Green Belt for circa 50 years until BMBC’s flawed and inconsistent Green Belt Review in 2014, where scoring was clearly weighted (falsely) in order to withdraw the site’s Green Belt status.  
BMBC and the BWC ignored 3 of the 5 statutory NPPF principles defining Green Belt and the fact that the site is valuable agricultural land and a vital environmental asset to the health and welfare of Barnsley residents.

3. The doubtful practice of submitting piecemeal applications for different aspects of the Site MU1 development is very suspicious.

We have already seen, from the recent roundabout applications, that the full impact of the whole development on the surrounding infrastructure, environment and existing residents is not presented for proper evaluation by consultees and decision makers.

4. The brochure provided last Monday is very sparse and the included site layout is virtually the same as previously published in earlier “consultation” publicity.

Space for responses is inadequate in the brochure, *hence the submission of this letter.*

It is noted that the line of the proposed link road is much closer to the existing houses on the North West boundary than the “preferred” option from the 2003 “consultation”.

There is no meaningful information, particularly elevations and site contours, to enable readers to understand the true impact of the proposals on existing properties, the landscape and environment – something which I have raised several times in responses and face to face with BWC representatives at various “drop-in sessions” and meetings with BMBC planners.

### **5. PLEASE NOTE**

**Many bungalows on the North West boundary, including my own, are built in reverse layout with the lounges & dining rooms facing directly onto the open fields of Site MU1 (approved in the 1960’s by MBMV planners).**

**In the case of our properties on St Johns Avenue, immediately beyond our garden boundary the field slopes markedly upwards with uninterrupted vista as far as Higham and Pogmoor. The lack of information on proposed house types gives rise to serious concern. We do suspect that STRATA will want to build their typical 3 story houses which will seriously overshadow our property and result in loss of much valued privacy and wellbeing.**

#### **5.1 BMBC’s own Supplementary Planning Document: Design of Housing Development**

states: -

“Proposals for development will be approved if: -

**There will be no significant adverse effect on the living conditions and residential amenity of EXISTING and future residents.**

**They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.”**

Clearly, even though very sparse, the plan provided in the brochure indicates that there will be a significant adverse effect on our living conditions and land from this development – from the proximity and type of housing and years of dust, noise and general construction mayhem over several years – **within a few metres of our lounge window..**

There is no mention of mitigation measures or financial compensation for existing resident whose lives will be blighted forever by this ill conceived development, and whose physical and mental health will be severely compromised (we have already suffered years of anguish due to these proposals)

**5.2 PLEASE BE AWARE** that following a drop in consultation at Barugh Green Club in February 2015, a meeting was arranged at a bungalow on the North West boundary of Site MU1 attended by **John England (Strata) Katherine Clegg (Spawforths)** and 5 residents. The reverse layout of existing bungalows and rising land vista was shown to **Mr England who stated: -**  
**“We would never build houses overlooking bungalows” and -**  
**“If the scheme is approved, every individual existing property will be evaluated (including individual site visits) and final planning applications will be designed to mitigate the impact of further residential development – including the construction of bungalows, and buffer space where appropriate” ( we have agreed minutes of this meeting in our possession)**

**PLEASE NOTE – to date we have never had anyone from BMBC or potential developers visiting our properties to evaluate our very serious predicament.**

6. The concept of the proposed new school adjacent to a major and potentially very busy link road appears to be ill conceived and highly likely to replicate the current traffic problems at the existing Barugh Green School on Higham Common Road.

7. The huge industrial area shown on the plan is blatantly irresponsible. This will be sited at the summit of rising ground and will have a devastating impact on short and long vistas from the North and grossly overshadow existing properties in Pogmoor, as well as any new housing built adjacent.

8. Finally (for now) – I believe that the stated closing date of 26<sup>th</sup> May is far too short a time scale, having received this on the 10<sup>th</sup>. This does not provide sufficient time for “consultees” to research and prepare well considered and meaningful responses and advice. I can only assume that the BWC has suspiciously ulterior motives.

### **Conclusions**

Unlike decision makers on BMBC and the BWC, my wife and I have to live on the boundary of Site MU1 (we have lived here since 1969 when Barugh Green was a very pleasant and desirable place to reside). We are horrified by this proposed development and we would like to see the whole thing scrapped. **The proposals shown for the Phase 1 Residential Development are an absolute disgrace and have been prepared without any consideration for the health, welfare and wellbeing of existing residents adjacent to the site – despite the various so called “drop-in” and written “consultations” over the last few years, from which comments/objections have clearly been ignored**

However, **IF** we are to believe that there is the need for housing development and a new school for the Barugh Green area, the proposals for the development of Site MU1 could be vastly improved into (possibly) a far more acceptable proposition.

We have already seen the disastrous community impact of the huge warehouse units adjacent to the motorway at Hoyland Common and the vast and speculative industrial development proposed for Site MU1 is undoubtedly going to replicate this disaster and there is already overdevelopment of Capitol Park and other local industrial estates. If the industrial units proposed for Site MU1 were deleted, this would allow the same number of houses (1760) to be built in a much more sensible, less congested layout with more green spaces and meaningful buffer zones minimise the effect on existing properties.

The proposed school, link road and adjacent housing could also be reconfigured to provide a much healthier and safer layout.

In this way, yet another ghetto (of which many are springing up around Barnsley) would be avoided.

**PLEASE ALSO NOTE** – whilst I am reasonably computer literate, I find it almost impossible to locate further information on the Pegasus website as stated on the provided brochure. It is obvious that many existing elderly residents surrounding the site will be unable to see the larger plans for the site and will be unlikely to submit meaningful comments, if they comment at all.

**Visits should be made to all individual existing properties surrounding the site in order to fully assess the damage this proposed development will cause.**



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

To Pegasus / Barnsley council  
I don't know why you give the  
pretense of 'consultation'. I believe these  
'consultations' are just a procedure. Plans  
are made by the select few and carried  
out. You can have all the consultations  
you want, but no one gives a damn or  
~~ee~~ listens to what your voters want  
(Probably a minority of councilors care)

Please indicate your gender:  Male  Female  Prefer not to say

Please indicate your age:  Under 18  18-35  36-55  56-70  Over 70  Prefer not to say

Are you responding as a:  Local resident  Local business  Local councillor  
 Representative of group or organisation

Please indicate your postcode...

So Please do not insult my intelligence!

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

- Given the devastation that will cause to local wildlife, the green space/wildlife corridors are far too small. Access to green space is a concern when creating such a large urban area.
- Extra pressure on existing infrastructure, particularly the Health Services - hospital, doctors, dentists. Not only in terms of extra people, but also extra traffic.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MUI)

## Comments

Whats Worringing me is the impact on the traffic, the new roundabout at Lower Barugh is taking ages and ~~is~~ Hell with traffic jams. What impact will this amount of new houses have on our roads around a lovely little village? our greenbelt is Dwindled down to nothing. We Walk around this area as well as live here and its going to make our countryside disappear. I know we need more houses built but at what cost to the environment?

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

WE STRONGLY OBJECT TO THE USE OF HIGHAM COMMON RD FOR CONSTRUCTION TRAFFIC. IT IS ALREADY USED BY A LOT OF HGV'S AND OTHER TRAFFIC TO GAIN ACCESS TO THE M1. A SURVEY WILL SHOW THAT THE SURFACE OF THE ROAD HAS DETEIORATED BADLY WITH IT'S PRESENT USAGE. FURTHERMORE THERE IS A PRIMARY SCHOOL WITH ITS ENTRANCE ON H C RD. FURTHER TRAFFIC WILL ONLY ADD TO THE UNSAFETY OF SCHOOL CHILDREN. A TEMPORARY ROAD SURFACE FOR THE PROPOSED LINK ROAD BETWEEN NORTH AND SOUTH ROUNDABOUTS FOR THE USE OF SITE TRAFFIC WOULD ALLEVIATE THE PROBLEM ON H C ROAD.

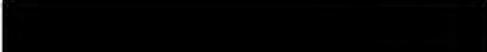
Please indicate your gender:



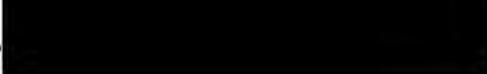
Please indicate your age:



Are you responding as a:



Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MUI)

## Comments

The concerns we have about this development is traffic or the amount of which may be using our road OAKFIELD WALK. It is a narrow road we have quite a lot of traffic noise of which can be very fast traffic, (that is our concern)

Please indicate your gender:

[REDACTED]

Please indicate your age:

[REDACTED]

Are you responding as a:

[REDACTED]

Please indicate your postcode:

[REDACTED]

X

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

Concerns regarding more traffic down Hermit Lane  
and Beaver Lane as it will be used as a cut through  
from the motorway and also from all the new houses  
residents

Please indicate your gender: [redacted]

Please indicate your age: [redacted]

Are you responding as a: [redacted]

Please indicate your postcode: [redacted]

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

An environmental disaster waiting to happen  
Why do we need so many new houses in  
this area? Totally unnecessary. This would  
destroy the natural habitat of so many creatures

.....

.....

.....

.....

.....

Please indicate your gender:



Please indicate your age:



Are you responding as a:



Please indicate your postcode



Public Consultation - Land south of Barugh Green Road, Barnsley (MUT)

Comments

I TOTALLY OBJECT TO THIS UNJUSTIFIED DECLINATION OF GREEN BELT LAND  
IT IS NOT ENVIRONMENTALLY FRIENDLY AND WILL RESULT IN LOSS OF AMENITY  
FOR LOCAL RESIDENTS, WILL HAVE A NEGATIVE IMPACT ON RESIDENTS LIVES,  
CAUSE MENTAL ANXIETY, CAUSE DISTRESS AND DISTURBANCE AND HAVE A  
DETRIMENTAL EFFECT ON THE CHARACTER OF THE LOCAL AREA THE ROAD  
INFRASTRUCTURE THROUGHOUT THE BOROUGH IS STRETCHED TO BREAKING  
POINT - EXTRA TRAFFIC WILL CAUSE NOISE AND AIR POLLUTION AS WELL  
AS ADD TO THE CONGESTION THAT EXISTS LOCAL PEOPLES VIEWS ARE  
CONSTANTLY DISMISSED AND IGNORED, THE DEVELOPMENT WILL HAVE A NEGATIVE VISUAL  
IMPACT ON THE LANDSCAPE AND THE LOCALITY AS A WHOLE.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

The proposed development will have a devastating impact upon the village of Higham. In fact Higham will no longer be a village but just be absorbed into Barnsley. The plan will increase cars, pollution and alter the quality of life for all Higham residents, devalue house prices and lead to a deterioration of the area. The proposal is based on profit and ignores the wishes and views of Higham residents. The majority of people who purchase these properties will be people from Sheffield not Barnsley. No benefits for Higham or Barnsley residents.

Please indicate your gender: [REDACTED]

Please indicate your age: [REDACTED]

Are you responding as a: [REDACTED]

Please indicate your postcode: [REDACTED]

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments - 2 11

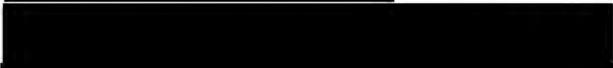
✓ HEDGE ROW! - SOME YEARS AGO THERE WAS A HEDGE FROM WHAT IS NOW THE CHESTNUT TO WHAT WAS THEN BROOK MOTORS. THIS WAS ENTIRELY PIPED OUT FOR FB EQUIPMENT AND CANNON WAY IND. SITE, IT WAS ON THE NORTH SIDE OF BARUGH GREEN ROAD. WILL THE HEDGE ROW TO THE SOUTH SIDE OF THE ROAD MEET THE SAME FATE? THERE ARE MANY MORE HEDGES. WILL THESE BE MAINTAINED. SO AS TO HAVE THE SAME AMOUNT? OR I ASSUME A

Please indicate your gender:

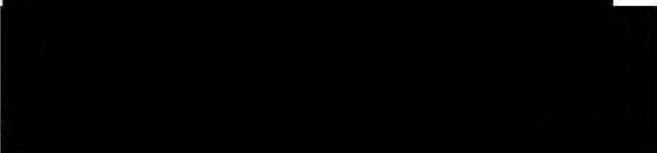


TOTAL DISREGARD

Please indicate your age:



Are you responding as a:



Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

I WOULD WRETE THAT ALL VEHICLES ACCESS TO THE SIDE  
ALL OF THE SIDE BE LIMITED TO RUMS FROM THE HIGH  
 ROAD AHEADS THIS WOULD MEAN THAT PEOPLE IN THE PROHIBITED  
 AREA WOULD HAVE DIRECT ACCESS TO THE SCHOOL AND  
 COMMUNITY CENTRE SOME PEOPLE WILL NEED TO USE VEHICLES, THESE  
 MUST BE LIMITED TO/ FROM SCHOOL, BIRTHDAY, DRIVING/CONDUCTING  
 CHILDREN ON THE WAY/ FROM WORK ETC.

WHO IS GOING TO TAKE AFTER THIS OPEN SPACE & FIELDS?  
 SAFETY AND LITTER COME TO MIND

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcod

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 24 May 2021 13:58:54

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Do you have any comments regarding the proposals?

I do not wish for the proposed planning to go ahead as I do not want the development. My reasons are this is a residential area, with lovely green areas around. Building on this site will impact on the scenery.

Please indicate your gender

██████

██████████

██████

Are you responding as a

██████████████████

Please indicate your postcode

██████████

Form inserted 24/05/2021 12:58:49  
Form updated 24/05/2021 12:58:49

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: "Land south of Barughgreen Green Road' Barnsley(MU1)",  
Date: 21 May 2021 12:07:59

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#### Comments

Sent from my iPad To plan MU1 Dear Sir, re your plan for phas1 .We are writing to express our concerns over the plan's we have seen, we live at [REDACTED] [REDACTED], the plan shows a public pathway from [REDACTED] to new proposed Development ,this is shown starting at the corner of my drive ,my drive is on a incline so it is impossible to see any one coming down the passage way especially a small child ,I would like your Health & Safety have a close look at the plan of the pathway ,also we object to 3 storey building,s overlooking our lounge and Bungalow as these are on the back of the buglow also our dinning room .also the position of the bye pass road ,this was voted on bye the public meeting 10yrs ago and was to be located at the bottom of Hermit Lane to cut noise and pollution,this has not been addressed? [REDACTED]  
[REDACTED]



Sent as an email attachment to: leeds.admin.team@pegasusgroup.co.uk

COMMENTS ON DEVELOPMENT PROPOSALS BY PEGASUS GROUP RE "LAND SOUTH OF BARUGH GREEN ROAD BARSLEY (MU1)"

Following the consultation brochure which was received by most (but not all) residents affected by the above development, and in response to same, we wish to make the following comments and observations: Comments of the history of Site MU1 Some 20 years ago (before general public knowledge of the proposals for Dodworth by-pass) BMBC Planning Department held consultations on the proposal of a road to be built on what is now Site MU1, from Hermit Lane to the units on Barnsley Road, Barugh Green. We were informed that there were two possibilities as to where the road would be built, site A or site B in the green belt fields at Higham. This road, we understood at the time, was to join other roads in order to by-pass Barnsley town. It was obvious that to build such a road would require the site's green belt status to be withdrawn and we realised that this would mean building on the land would then be permitted. We wrote to our then MP Mr M Clapham at the Houses of Parliament, with copies to councillors at BMBC expressing our concern and received a reply from Mr Clapham, which is still in our possession, to the effect that any road building would be many years in the future but no comment as regards withdrawal of green belt status or the possible building of houses (or anything else). Since then there have been various proposals and also various "consultations", the outcomes of which seem to have been in the main ignored. It is obvious, then, that the conception of a "link road" has been a long time in the planning. Whether or not the whole idea was to build properties/units on the land either side of the road is unknown but suspiciously probable. We have, in common with most affected residents, never agreed with site MU1 (which was green belt for many years following opencast mining) being used for development, particularly such large scale development which will be the largest in the Barnsley area. It appears despite fierce opposition from residents that this scheme is going ahead. The villages bordering the land are some of the most sought after areas of Barnsley in which to live, with quite expensive properties. There is no doubt the scheme will result in devaluation of the properties immediately bordering the site MU1 land. Comments on Phase I Residential Development proposals

a) Regarding comments requested on Phase 1 Residential Development of 229 Properties: Having viewed the details on Barnsley West website, it is difficult to give detailed comments on this phase because of sketchy information. There are no details of the type of properties proposed in this Phase and how many bedrooms the properties will have or how high the properties will be. It is just possible to see which are semi-detached and which are detached, terrace, etc if one looks at the main map with its site layout key. However, it is only possible to see details if one has a touch-screen computer where the layout can be expanded or a very strong magnifying glass is used. Horrifyingly it appears that, although the information given to residents on the leaflets distributed for Phase I residential development was of a "high quality scheme for 229 new homes including social housing" and that "the relationship with existing homes has been considered in designing the layout to ensure that both existing and proposed amenity levels are protected" the proposal includes 25% of the site be used for social housing, **all of which are immediately at the back of 10 existing detached properties**

**of bungalows and houses, from their back gardens down to the proposed link road. This is most unacceptable and we protest in the strongest possible terms.** In addition to the total disregard and unfairness to the current residents to have the social housing immediately backing on to their properties, “clumping” the 25% of this type of property in one area has the potential for social problems in the future, something that we have had the misfortune to observe in the past. Why propose the development of the 25% together in this way, why can they not be allotted within the new builds? Is this because the developers/builders feel they may not be able to sell their new homes for the price they require if social housing was built in that way? If that is the case how unfair then for the affected existing residents? These residents have large properties (much larger than current new builds) and pay resultant high council tax. If the social housing was built in the proposed way **the existing residents of the 10 properties would find that their properties were drastically compromised in terms of value, which is not at all acceptable and compensation would be sought and expected, particularly in view of promises made in the past and more importantly in view of BMBC’s Supplementary Planning Document (Design of Housing Development), in respect of which the proposals “fly in the face”.**

b) There are no details in the sketchy proposals for Phase 1 residential development with regard to land elevation, which makes it impossible to envisage the impact of the new builds on existing properties.

c) What are the proposals for the rest of the residential phases? We are not given any details of whether 25% of each and every phase will be social housing or whether the initial Phase 1 residential development will bear the brunt of this. This is also the first time we have heard that social housing will be included (as per the site layout key). In the past it has been referred to as affordable housing, which is apparently different to social housing. The Phase 1 Residential Development is large enough for social housing to be placed further away from existing residents.

d) What are the proposals to alleviate noise, dust, pollution, etc to protect existing residents when building commences? Existing residents do not appear to have been taken into consideration **at all** in the proposals in respect of protection from the above and for their mental health and welfare.

e) From the proposals it seems there will be two roundabouts within the new link road. This is the first we have heard of this, previously we were just asked to comment on the roundabout at the top of Hermit Lane and the one on Barnsley Road. Are these roundabouts totally necessary? Why does everything appear to be being built on this section of MU1? (not in the Phase 1 Residential Development proposals but within the general proposals)? We have proposals for housing, a school, shops, recreation areas etc but we are not informed of what is to be built in other sections of the residential phases. It seems from what can be envisaged so far that Phase 1 residential phase proposals are to cram as much in as possible in a small area. On Barnsley Council website in respect of the MU1 Masterplan, there is a section stating that comments following public consultations show that residents have stated (when asked on the comments questionnaire) that they would like to see “2, 3 and 4 bedroom houses, semi-detached and detached, including bungalows” on the site and that these will be taken into account going forward. Are there going to be bungalows and if so will some of these be built on the Phase 1 Residential Development? General (but relevant) We met Sir Stephen Houghton CBE whilst shopping in Barnsley Alhambra Centre a couple of years ago and had a polite conversation about Site MU1. Sir Stephen said to us that he wanted to attract a good class of people to Barnsley and wanted to see 4 and 5 bedroom detached properties on Site MU1, being in a sought after residential area, to attract such people. We do not feel that the proposals for Phase 1 Residential Development would meet such aspirations particularly in view of the amount of social housing proposed. Finally Some affected residents of Phase 1

residential development proposals are very elderly and do not have computers. Some do not have family. These residents are adversely affected, are unable to look on websites for information and therefore cannot comment on the proposals. There have been no consultation meetings to discuss these latest proposals and residents feel excluded. People have been extremely adversely affected by the Covid pandemic restrictions and elderly and young alike have been obliged to either shield, work from home or have lost their employment, temporarily or permanently. This, in addition to loss of normal activity and freedoms, has resulted in increased anxiety and mental health issues, frankly compounded in this area by these very worrying proposals. We will be sending this as an email attachment to the designated Pegasus email address, as instructed on the brochure.

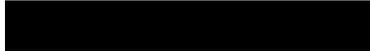
████████████████████

[REDACTED], [REDACTED]  
Tel: [REDACTED]  
Email: [REDACTED]

Date: 24 May 2021

**Sent as an addendum** to Comments on Development Proposals by Pegasus Group re “LAND SOUTH OF BARUGH GREEN ROAD BARNESLEY (MU1) which was forwarded as an email attachment to Pegasus on 20 May 2021. Further to, and in addition to, previous comments made. We have now realised that we could download the plan, which gives more detail. On vastly magnifying the details (which not everyone will be able to do) it is possible to see the key (Accommodation Schedule) as to which type of housing is proposed and how many of each type it is proposed to build on Phase 1 Residential Development. Again, on vastly magnifying the plan section by section it is just possible to follow the numbers written on the plan of buildings proposed and match them with the type of housing on the downloaded version of the Accommodation Schedule. This new gleaned knowledge is even more upsetting and horrifying than before, as there are 3-storey houses planned to be built at the back of bungalows on St John’s Avenue. **ALL** the bungalows on the fringes of the proposed above Phase 1 are built “back to front”, with bedrooms facing on to the road and the living areas facing on to the fields (i.e. areas to be built on) and therefore anything built facing them on the current fields will be facing to the **FRONT** of the bungalows not the back. This is in addition to the fact that the buildings will be 2 storeys higher than the bungalows. Surely this is not acceptable practice. All the detached houses on the fringes (including ours) have reasonable amounts of land between them and they all have “through” lounges, with windows to the front and rear of the properties. The windows facing the land proposed to be built on are large both upstairs and down, approximately 9 feet in width and 4 feet in height (some have patio doors or conservatories) so unless new properties being built are surrounded by extremely high fencing and/or built on lower ground we will all be extremely disadvantaged by being akin to living in a goldfish bowl. We also note that there are no illustrations as to the type of build for the social housing (which we strongly objected to in our previous comments, especially being “clumped” together in one area of social housing only, rather than spread out between the proposed new build private houses). On the proposed plan, the Accommodation Schedule lists the social housing as MY-A-352, MY-A-251 and 3-601 AS but there are no illustrations as to what these will look like. During some previous public consultations, which have now been going on for several years, we existing residents were promised

that bungalows would be built to face existing bungalows and that no existing properties would be adversely affected. We were also told that visits would be made by the developers to a selection of affected current residents, to see for themselves, in person, our properties and modify new builds so that we were not adversely affected. These visits never took place. As mentioned, these comments are in addition to ones already sent on 20 May 2021, in the light of information not seen previously.



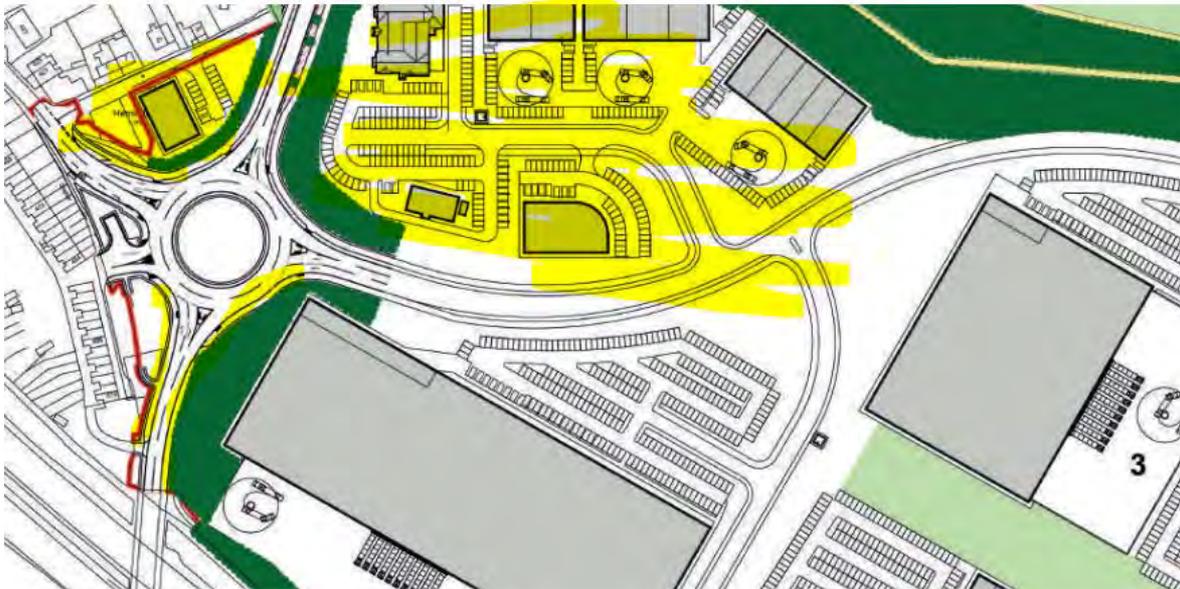
From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: Land south of Barugh Green Road, Barnsley (MU1)  
Date: 20 May 2021 15:59:12

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Hi - in response to the Barnsley West consultation, I have the following feedback:

What mitigations are you proposing for the loss of visual amenity in the highlighted yellow areas? It isn't clear what the dark green areas are to contain.

Why also is the area coloured yellow between the roundabout and Hermit Lane now looking also like industrial development rather than landscaped - this has expanded significantly (I can't imagine due to residents' demands)



The previous masterplan shared in 2019 was considerably more favoured towards green space and sympathetic to the current occupants...



[REDACTED]

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 19 May 2021 21:08:49

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Do you have any comments regarding the proposals?  
 I'm concerned about the size of the development, the loss of green belt, the loss of habitat of the bats, and the pollution that will affect my property in particular with the roundabout in front and M1 at the back. Will there be tree/hedgerow buffer zones between the road and the houses at the top of Higham common road? Will the council gift the grass verge land in front of the houses at the top of Higham common road as a goodwill gesture to the residents who are gaining pollution and losing outlook? Will there be compensation for the affected residents while roadworks and construction works are disrupting the road exit from these homes?

Please indicate your gender

████████

Please indicate your age

████████

Are you responding as a

████████████████

Please indicate your postcode

██████████

Form inserted 19/05/2021 20:08:44

Form updated 19/05/2021 20:08:44

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 19 May 2021 21:01:59

---

Do you have any  
comments regarding the  
proposals?

My bungalow is not on your plans, are the houses at the  
bottom of my garden going to be looking into my bungalow?

Please indicate your gender

[REDACTED]

Please indicate your age

[REDACTED]

Are you responding as a

Please indicate your  
postcode

[REDACTED]

Form inserted

19/05/2021 20:00:17

Form updated

19/05/2021 20:00:17

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 23 May 2021 21:11:39

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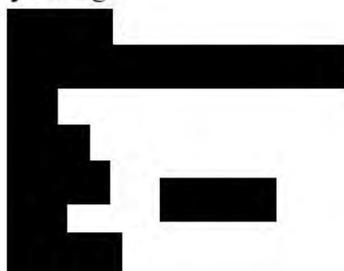
Yes.I think the very fact you are building on green belt land is a disgrace. The Impact to wildlife ,Enviroment and the well being of established communities is very damaging. The build will link all areas up and create a concrete jungle.This will have a huge on local services,create traffic congestion ,pollution and increase in crime. There is nothing on this development for local Barnsley people.All this will do is attract commuters from from a far to live here.Many of the commuters wont be interested in the local community and wont invest there money or contribute to Barnsley.All this development is doing is taking our green enviroment away and creating massive profits for corperations.This is obvious with the dense amount of buildings on the plans. Just by looking at the wildlife corriders , they are very small .I have also noted on this that there is no green (wildlife corridors)between barugh green and Higham.This development certainly takes the green out of Baraugh green!To summarise I dont agree with the development and I strongly oppose it.

Do you  
 have any  
 comments  
 regarding  
 the  
 proposals?

Please  
 indicate  
 your  
 gender



Please  
 indicate  
 your age



Form  
 inserted 23/05/2021 20:11:30

Form  
 updated 23/05/2021 20:11:30

Comments

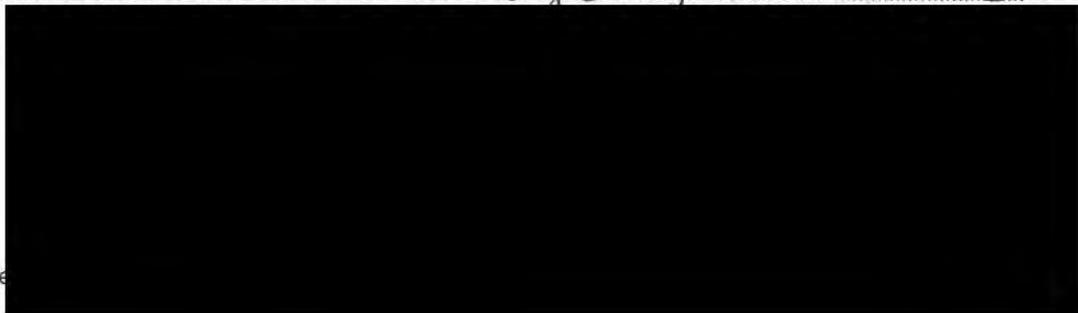
We live at the narrowest point on your plan of the proposed employment phase where you intend to build 2 drainage ponds above & behind our property - are we going to be flooded out? We presently suffer noise, light & air pollution blowing our way from Junction 37 of the M1 - your overbearing plan will further deprive us of natural light with your proposed employment buildings looming over us. You are providing for us little or no 'buffer' from anything - the corridor between us & you should be wider.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 22 May 2021 16:00:27

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Please see our comments re the proposed development at land south of Barugh Green Road Barnsley Due to the size of the plot and being a severe asthma sufferer what is your proposal to combat the dust and noise whilst the levelling of the site and the ground works, as this will cause more air pollution? At the start of the project we were informed you would create a buffer zone Due to the size of the plot and being a severe asthma sufferer, what is your between existing houses and the proposed build, this should be done. Social /affordable houses should not be all grouped together; you should integrate not segregate people. You should be building houses for people to aspire to. I have years of working in the community prior to my retirement, by building social/ affordable houses together you will be creating social problems. As these houses are at the bottom of my garden I do not agree with the building of three story houses. Looking at the types of houses you propose to build the style of the outside does not complement the existing houses; in fact one of the styles would not look out of place in an eastern block country. We have worked very hard for a lot of years to get our house and gardens to the state they now in. The building of a total of sixty social houses (I take the term Social from your online brochure) in a total of 229 in the first phase and bordering our property is beyond the pale and believe me we and our neighbours will oppose these houses. Why are these grouped together and not integrated in among other the houses. Sent on behalf of Higham residents.

Do you have any comments regarding the proposals?

Please indicate your gender

██████████

Please indicate your age

██████████

Are you responding as a

██████████

Please indicate your postcode

██████████

Form inserted 22/05/2021 14:58:49

Form updated 22/05/2021 14:58:49

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 21 May 2021 15:15:23

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Do you have any comments regarding the proposals? Extremely concerned over the extra hgv traffic to be generated on Higham Common Road. Already a death trap with speeding lorries so any further trucks Will make the place unliveable. PLEASE build the link road first, to give us some rest. This MUST be the priority!

Please indicate your gender

Please indicate your age

Are you responding as a

Please indicate your postcode

Form inserted 21/05/2021 14:15:17

Form updated 21/05/2021 14:15:17

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 21 May 2021 19:37:34

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Do you have any comments regarding the proposals? Junction 37 can't handle the existing traffic, how is it supposed to handle 1700 new homes? Don't say the Penny Pie Gyratory as that's on the other side of the junction so won't help one bit. A development like this should be on a 'brown field' site - of which there are plenty - with a new link road/junction to the motorway. You should not be using up what little 'green belt' land we have left.

Please indicate your gender



Please indicate your age



Are you responding as a



Please indicate your postcode



Form inserted 21/05/2021 18:37:28

Form updated 21/05/2021 18:37:28

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 21 May 2021 21:25:29

---

Do you have any comments regarding the proposals? This land should not be used for house building. Full stop. The world is in grave danger with climate change and yet you don't really give a toss. I am sick of the Government and Councils with their attitude towards the environment. If only nature could talk you would be ripped apart. Companies like you build crap houses with no concern for the environment - all you see is profit. You are greedy corporate monsters. I'm so angry words are inadequate, and Barnsley Council have declared a climate emergency. What hypocrites.

Please indicate your gender



Please indicate your age



Are you responding as a



Please indicate your postcode



Form inserted 21/05/2021 20:20:56

Form updated 21/05/2021 20:20:56

From: [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
To: [Leeds Admin Team](#)  
Subject: Proposal Feedback  
Date: 19 May 2021 16:19:22

---

HI, at the original local consolation meeting I raised concerns about the house backing on to mine and my mothers properties of [REDACTED] Milne street, which are both bungalows ([REDACTED] doesn't seem to show on your plan). The concern was being overlooked and large three storey houses being build and blocking our view and light etc. We would told that you would strongly consider placing bungalows / low level housing adjacent the existing bungalows. This doesn't seem to have happened where we are. Looking at your layout directly behind our houses I have to say I am torn either way as you have tried to keep you distance away from the existing properties (which I appreciate) and there is some green space at the bottom of our gardens, so buildings are not too close albeit tall. On the other hand I might end up with screaming children playing on the green space or it makes it easier for criminals to jump over the fence and access the back of our houses (as happened last year when one of the houses were robbed via the field). If I were to give you my preference it would be same cul de sac road layout, but with bungalows on it, failing that buildings no higher than two stories (on the same footprint shown in the plan) and my suggestion to you is that you consider moving the semi detached elsewhere on the site and change the houses behind me to 5No. two storey valencia which would surely be more saleable on a quiet cul de sac and have a lower roof line backing on to us. I would be happy to engage with you anytime to discuss the matter. Kind Regards - [REDACTED]

Please indicate your gender [REDACTED]

Please indicate your age [REDACTED]

[REDACTED] responding as a [REDACTED]

Please indicate your postcode [REDACTED]

Form inserted 19/05/2021 15:18:27

Form updated 19/05/2021 15:18:27

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 19 May 2021 19:52:34

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Do you have any  
comments  
regarding the  
proposals?

Why do you not guarantee no hvg's to use higham common road.  
Why do you show the illustrations as flat land, this area is very hilly.  
Have the flooding areas been taken into account.

Please indicate  
your gender

████

Please indicate  
your age

████

Are you responding  
as a

████████████████

Please indicate  
your postcode

██████

Form inserted

19/05/2021 18:52:29

Form updated

19/05/2021 18:52:29

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 21 May 2021 23:06:51

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Do you have any comments regarding the proposals? I object on ground of environmental destruction. There are plenty of urban areas that could be developed just look at the huge empty B &Q site at stair foot ?

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████████

Please indicate your postcode

██████

Form inserted 21/05/2021 22:06:40

Form updated 21/05/2021 22:06:40

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 22 May 2021 13:46:31

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Do you have any comments regarding the proposals?

Please indicate your gender

Please indicate your age

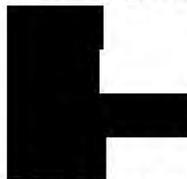
Are you responding as a

Please indicate your postcode

Form inserted

Form updated

Keep the land green, we do not need anymore houses right there.



22/05/2021 12:45:40

22/05/2021 12:45:40

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Subject: "Land south of Barugh Green Road, Barnsley (MU1)"  
Date: 22 May 2021 15:57:28

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Please see our comments re the proposed development at land south of Barugh Green Road Barnsley

Due to the size of the plot and being a severe asthma sufferer what is your proposal to combat the dust and noise whilst the levelling of the site and the ground works, as this will cause more air pollution?

At the start of the project we were informed you would create a buffer zone Due to the size of the plot and being a severe asthma sufferer, what is your between existing houses and the proposed build, this should be done.

Social /affordable houses should not be all grouped together; you should integrate not segregate people. You should be building houses for people to aspire to.

I have years of working in the community prior to my retirement, by building social/affordable houses together you will be creating social problems. As these houses are at the bottom of my garden I do not agree with the building of three story houses. Looking at the types of houses you propose to build the style of the outside does not complement the existing houses; in fact one of the styles would not look out of place in an eastern block country.

We have worked very hard for a lot of years to get our house and gardens to the state they now in. The building of a total of sixty social houses (I take the term Social from your online brochure) in a total of 229 in the first phase and bordering our property is beyond the pale and believe me we and our neighbours will oppose these houses. Why are these grouped together and not integrated in among other the houses

Sent on behalf of Higham residents.

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

There are plenty of brownfield sites which can be used for employment <sup>land</sup>

I totally & utterly object to this planning application - it is disgusting that green belt land is being destroyed for a road (causing an increase in air pollution & carbon footprint - when there is already heavy lorries ~~on~~ using the present infrastructure + causing noise increase night/day). There will be <sup>more</sup> traffic + noise from it running very near to the hospice, which should be a quiet & peaceful place to be. The air pollution will affect the nursery school & the primary school & affect children's & adults health, particularly Asthma sufferers. There are far too many houses planned for amenities to cope with. The GP services in the area - nearest Green Lane Victoria Road &

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

Barugh Green already are overstretched without all the extra patients expected from 1,760 new homes. Trees are being uprooted when central Government policy is to plant more - ludicrous ~~behaviour~~ behaviour



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

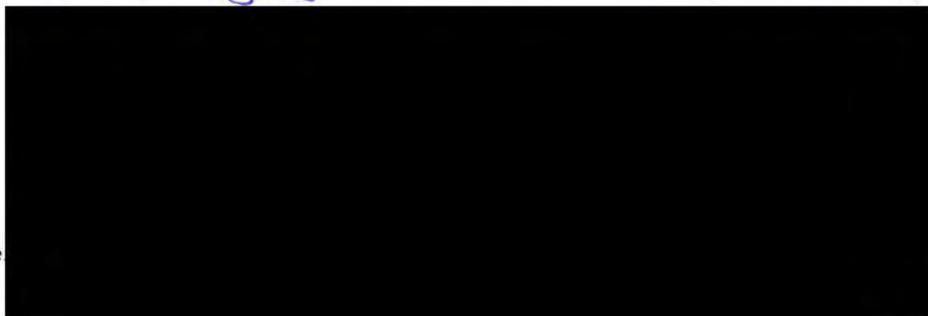
I Live on OAKFIELD WALK after moving from A Bungalow on Pogmoor Road. The reason for moving was the increased Noisy Traffic going To and From the Motorway. Where I am now is a small Road off Pogmoor Road and adjoining Wharf Dale Road. Traffic coming off there is increasing and my Worry is with this New Development it will get worse with Cars taking a short cut To the Motorway. A lot of old people live on Oakfield walk myself included and Children Too. Hopefully you will Consider this Carefully!

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Where is all the extra 3500 cars going to go roads are grid lock already around this area.

You are spoiling this area all around Barnsley area with all these houses you are planning

You should be a shamed of your self

Taking this green belt land like were these houses for any was what with mental health and doctor area I bet these affordable houses who I cant afford them its going to be a night-mare with traffic but you still collect your rates

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Its a bit of a waste of time asking for our comments now as you not listened to anything we've said on the matter over the years. You say you've "considered the relationship with existing homes... to ensure... existing amenity levels are protected". Like who? All we will get is being part of a huge estate with no privacy at the back of our house particularly as some of the new builds will be of the 3 floor construction. Also where are our offroad parking and wildlife corridors. I bet no councillors have houses backing on to MU1.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

We moved here from the south coast and believed it to be in a green belt area. There was no indication that this was going to change.

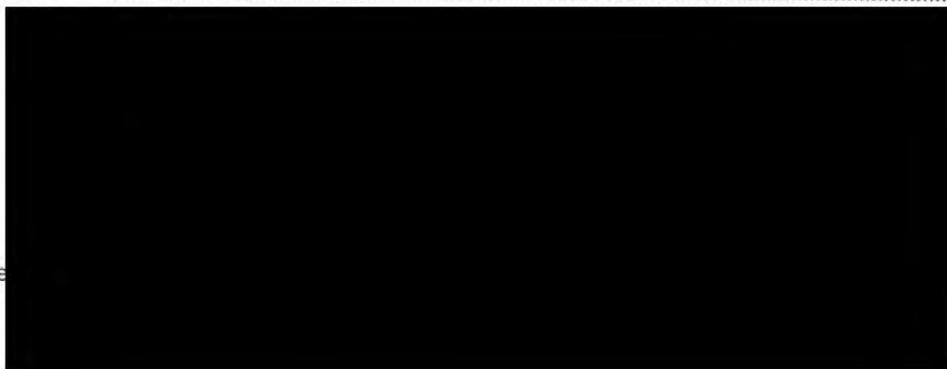
This will ruin the area. People bought their property on the understanding that they had open views. Who is going to compensate them and how??

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

A TOTAL OUTRAGE!! 1760 new homes 99.9% with at least one car. How does WILD LIFE know where to find a new home.

Relentlessly, digging up hedgerows, open green fields totally taken out of the equation. Why does STRATA HOMES get so many opportunities to build properties round Barnsley.

Road Congestion - even with the 'new road at Highden' & THE 2 ROUNDABOUTS will only create bottle-necks. + ALL the other amenity losses. Even Horizon school - too large now inundated with more pupils, teachers cars! A LOOMING DISASTER for all - ALL ADDED STRESSES TO LIFE, SADLY. ALSO RUINING HOYLANDS BIRDWELL.

Please indicate your gender:

[REDACTED]

CARLTON & ROSSON TANKERSLEY

Please indicate your age:

[REDACTED]

Are you responding as a:

[REDACTED]

Please indicate your postcode.

[REDACTED]

We ALREADY KNOW THIS WILL GO AHEAD whatever objections are made. The Barnsley Council PLANNERS just ride over residents views.

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Although I believe this is a 'done deal' between the developer and Barnsley Council, I am strongly against this development as it will destroy wildlife habitat and green belt land (which the Council has conveniently renamed). Traffic in this area is horrendously congested at peak periods - I dread to think what it will be like when 1700 houses + all the industrial units are built. Medical services from GP surgeries are already stretched - how will they cope with all the extra families? Also, the villages affected by the plan will all merge into one removing their individual character. It is so said that this lovely area will become a concrete jungle, even though small green spaces will be included.

Please indicate your gender: [REDACTED]

Please indicate your age: [REDACTED]

Are you responding as a: [REDACTED]

Please indicate your postcode: [REDACTED]

Please,  
 developer +  
 Barnsley Council -  
 RETHINK!

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

May I express my concerns about the development behind my home where I have lived for over 20 years. Apparently 3 storey houses will be built directly behind my bungalow. My living room faces the rear of my home and I am concerned that the 3 storey houses will be an invasion of my privacy and most likely block natural light to my home. This was the main reason I bought the house, for privacy and open

Please indicate your gender: [REDACTED]

Please indicate your age: [REDACTED]

Are you responding as a: [REDACTED]

Please indicate your postcode: [REDACTED]

views. Surely  
the  
develop-  
ment  
proceeding will  
devalue my  
home?

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

THE MU1 SITE SHOULD BE RE-WILDERED FOR PEOPLE, ANIMALS,  
BIRDS, INSECTS & FRESH AIR  
1,760 HOMES = 2 CARS PER HOUSE 3,520 <sup>CARS</sup> POLLUTION & CONGESTION  
4 PEOPLE PER HOUSE = 7,040 OVERPOPULATED  
MORE DOCTORS/ POLICING/ BIGGER HOSPITAL NOT EVEN  
MENTIONED  
NO OFF STREET PARKING EACH SHOULD HAVE A  
DOUBLE GARAGE<sup>A</sup>  
NO GAS ALL ELECTRIC

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

**From:** [REDACTED]  
**Subject:** Leeds Admin Team  
**Date:** Land South of Barugh Green Road, Barnsley (MU1)  
**Attachments:** 24 May 2021 16:50:14  
[Public consultation.pdf](#)

---

Please find attached my objections and concerns regarding the proposed development at the above site.

[REDACTED]

[REDACTED]

[REDACTED]

From: [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
To: [Leeds Admin Team](#)  
Subject: Proposal Feedback  
Date: 24 May 2021 19:19:15

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To go through with this development would be a total disaster for several reasons, 1 Green Belt Land been taken away with total disregard to peoples opinions 2 Substantial increase in pollution which wont help the village. (potential health problems) 3 Losing our rural views (we live in a bungalow and don't want 2 storey or 3 behind us)-will we receive compensation for this ? 4 we bought this property for its quiet location this is going to disappear overnight ! 5 Increase in traffic to create major problems on health & wellbeing, I am starting to worry already and is affecting my mental health which will only get worse with the whole thing as they progress, who actually will be responsible for such issues ? 6 As a country mental health is a big topic and hopefully this will be looked on very seriously when doing such development's which impacts peoples life's. I am very angry with the whole thing and hope it gets rejected or re-designed so new dwellings are not so close to existing again though it will be done with brown envelopes between local council and developers-absolutely disgusted with the council but what can you expect.

Do you have any comments regarding the proposals?

Please indicate your gender 

Please indicate your age 

Are you responding as a 

Please indicate your postcode 

Form inserted 24/05/2021 18:19:10

Form updated 24/05/2021 18:19:10

From: [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
To: [Leeds Admin Team](#)  
Subject: Proposal Feedback  
Date: 25 May 2021 01:08:49

Do you have any comments regarding the proposals?

1. Increased traffic - If there is excessive increases in vehicle +traffic, there is impact on the environment that is detrimental to the residents living here so far. An increase in drivers of 1000s, will impact on the health and well-being of all residents. 2. Over populated area - despite this area of green space there is already a high number of houses and residents in the footprint which reduces animals and wildlife. 3. Increased families of school children - with increase in traffic at key times. 4. Loss of green land - will reduce oxygen in the area and increase pollutants. 5. Lge industrial units should only be happening on the outer areas of the town centre - not smack in the middle of an already increasingly built up area. 6. Huge units will be built for employment is a huge + negatively affect on the desirability of the area. Pogmoor is an expensive area to live and residents here are very concerned in the loss of house prices. Those of us closest to the M1 will have industrial units built behind us and will potentially lose money! Surely this can't be right or fair! In addition the landscape is then altered forever and residents will lose future money. 7. Residents understand homes are not bought for views but this has been an area of unchanged beauty for 14 years that I have lived here - I am now facing potential industrial units in my back garden which is a shuddering thought. Our gardens are incredibly tiny and the view is the only saving grace. 8. I personally believe that residents affected especially on my street which is Drury Farm Court should be compensated for loss of future, loss of green space, loss of clean air - traffic will increase ten fold at this rate and so will footfall and impact on the local hospital. 9. This change will no doubt add to the parking issue and cause untold concern for local residents. We believe compensation is in order!

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████████

██████████

██████

Form inserted 25/05/2021 00:08:04

Form updated 25/05/2021 00:08:04

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

Unstable land - How long do we have to wait and put up with noise, dust and pollution of this mu1 development? Suggestions: -  
Compliment existing Houses and Bungalows on the perimeter of the site, not 3 storey dwellings overlooking existing houses and manicured gardens. Leave existing boundary trees and hedges which have been growing over 40 yrs and provide shelter from the gale force westerlies that fly over site mu1. Less houses and more green space, don't build so close together, save us some scenery and breathing space and pollution from 3000+ extra vehicles. Thankyou.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

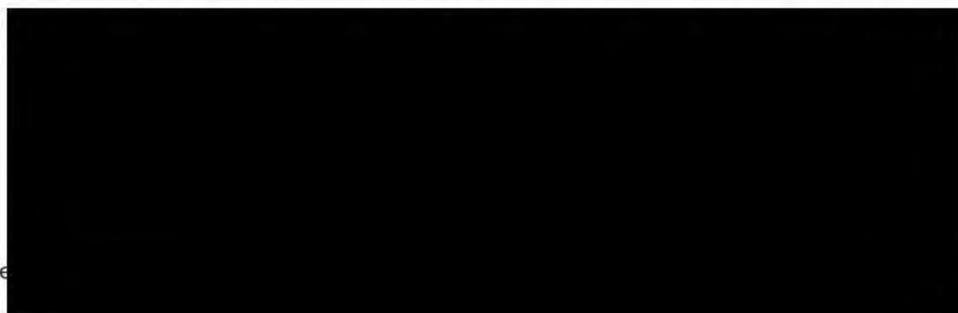
THIS SURVEY JUST ANOTHER WASTE OF OUR MONEY  
THIS WILL BE CUT & DRIED HAS WAS PENNY PIE PARK  
AND LOOK AT OVERSPEND ON THAT CONSULTATION IS A  
JOKE, ONLY VETTED QUESTIONS BY A SELECT FEW ARE  
ANSWERED OR EVEN LOOKED AT. THIS COUNCIL DOES  
NOT LISTEN OR CARE ABOUT LOCAL OPINIONS AND  
CONCERNS, I SUPPOSE THIS WILL BE FILED UNDER  
BIN AS WILL ALL OBJECTIONS.  
NOT ALL RESIDENTS HAVE A COMPUTER TO FOLLOW PROJECT

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

The proposed site of the Employment Phase risks the danger of turning a silk purse into a sow's ear. All Industrial Units and car parks should be hidden from local residents' short and long views. Furthermore there should be zero light pollution both during and after completion.

IN SHORT:

- 1) HIDE THE INDUSTRIAL UNITS FROM VIEW!
- 2) ENSURE ZERO LIGHT POLLUTION!

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

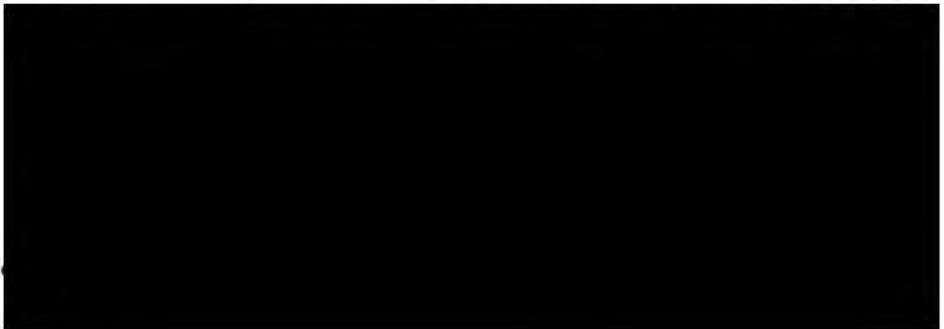
- 1) HAVE YOU SAT IN TRAFFIC QUEUES ON BARUGH GREEN ROAD TOWARDS CLAYCLIFFE TOWNABOUT PURING MUSH HOLE, THIS IS WITHOUT 1760 NEW HOMES SOME WITH 3 CARS.
- 2) HAVE YOU EVER SAT IN TRAFFIC TOWARDS DODWORTH IN MUSH HOLE? AGAIN WITHOUT 1760 NEW HOMES.
- 3) PHASE 1 229 NEW HOMES WHERE WILL THE KIDS GO TO SCHOOL? LOCAL SCHOOLS ALREADY FULL WITH NO PLANS YET TO BUILD THE NEW SCHOOL.
- 4) EMPLOYMENT LAND, WANTS TO USE EXISTING SMALL ROAD TO M1?

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments

Please make the Employment Phase development as low rise as possible where it is closest to the existing residential properties. Also, employee parking to the edges of any development.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

OVER THE LAST SIX YEARS OF CONSULTATIONS REGARDING MU1 THE RESIDENTS OF ALL THE 5 VILLAGES HAVE REPEATEDLY BEEN AGAINST THIS DEVELOPMENT. DISPIE THIS OUR VIEWS HAVE CONTINVELLY BEEN IGNORED. THERE ARE MANY REASON'S WHY THIS SHOULD NOT GO AHEAD SUCH AS AIR POLLUTION, LOSS OF GREEN BELT, LOSS OF VALUABLE FARMING LAND, LOSS OF WILDLIFE, FLOODING OF VILLAGES FURTHER DOWN SUCH AS LOW BARUGH, LOSS OF VILLAGE IDENTITY WHICH IS OF GREAT CONCERN TO MOST RESIDENCES. IT IS CLEAR THAT THESE CONSULTATIONS ARE A TICK BOX EXERCISE TO CONFIRM WITH LEGAL REQUIREMENTS AND OUR VIEWS WILL AGAIN MEAN NOTHING

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcod

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

- Due to the size of the plot, and being a severe asthma sufferer, what is your proposal to combat the dust and noise whilst the leveling of the land and the groundwork as this will cause more air pollution.
- At the start of the project we were informed you would create a buffer zone between the existing houses and the proposed build, this should be done.
- Social/Affordable houses should not be all grouped together. You should be integrating, not segregating houses/people. You should be building houses for people to aspire to. I have years of working in the community prior to my retirement, by building social/affordable house together you will be creating social problems.
- As these houses are at the bottom of my garden, I do not agree with the building of 3 story houses.
- Looking at the types of houses you propose to build.

Please indicate your gender:

[REDACTED]

Please indicate your age:

[REDACTED]

Are you responding as a:

[REDACTED]

Please indicate your postcode..

[REDACTED]

the style outside does not  
 hold or  
 complement the  
 existing houses; in fact  
 one of the styles would not look  
 out of place in an Eastern Black  
 country.

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

THIS DEVELOPMENT WILL CREATE MORE POLLUTION AND DESTROY THE LOCAL GREEN SPACE. WE ARE ALL SUPPOSED TO BE INVOLVED IN PLANTING TREES AND CREATING CLEAN AIR. ALL THIS DOES IS TO FLY IN THE FACE OF THE ETHOS. OUR VILLAGES WILL HAVE BEEN JOINED TO CREATE A HOUSING SPRAWL. LOCAL AREA WILL NOT BENEFIT AS IT WILL BE A COMMUTER BELT. VERY DISSAPPOINTED THAT YET AGAIN RESIDENTS HAVE BEEN IGNORED.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

21.5.21

Comments

As consideration is being given to the Bungalows on the left hand side of the field for Bungalows to be built behind them as they live in the backs of these properties, I should also be considered for Bungalows to be built behind number [REDACTED] and myself [REDACTED] as I also live in the back of my property and house's will infringe on my privacy. Please look into this. Thankyou.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

## **Pegasus: Barnsley West Public Consultation**

### **Land South of Barugh Green Road, Barnsley**

#### *General*

As residents whose property adjoins site MU1, we are appalled by the scale and nature of what is proposed. The loss of an important area of countryside which plays an important role in making the neighbouring settlements pleasant places in which to live is bad enough in its own right. But, even worse than that, is the location of a massive employment area on the highest part of the land which will extend for nearly a kilometre along a ridgeline on the south-western part of the area. This, coupled with the likely scale of modern units, especially as would seem inevitable, the inclusion of warehouse and distribution depots, the mass of the structures will dominate the skyline in a highly intrusive manner. Moreover, no amount of mitigation is likely to satisfactorily alleviate the adverse effect that the overbearing and oppressive presence of monolithic structures will have upon the occupiers of both the existing housing that flanks the land, and the proposed new housing. Damage limitation should be the prime driver of the scheme.

#### *Content of Applications 1 and 2*

The consultation leaflet is essentially a rehash of the already approved Masterplan Framework for the area. As the plan included is one-dimensional, it sheds little light upon the 3 dimensional impact of the development. Given the undulating and sloping nature of most of the land involved, it is highly likely that substantial earthworks will be required in **order to accommodate the 'employment' development**. Without such information, the scope for meaningful comment at this stage is very limited. It may be appropriate to reserve details of the proposed buildings for subsequent approval, but the reshaping of the land is a matter that ought to be addressed and resolved at the outset.

The consultation leaflet notes that the applications will include the creation of site levels and sustainable drainage ponds. To this end it is essential that full details of the proposed earthworks, together with arrangements for the disposal of surface water, are provided as part of the 2 outline applications. Moreover, in respect of the latter, it needs to be made clear exactly **what the formation of the various 'drainage ponds'** indicated will entail, how they are intended to function and what arrangements will be put in place to ensure that they are maintained properly in the long term. In addition, both applications should include a full set of cross sections showing just how the lie of the land is to be altered.

### ***Open Green Space and Wildlife Corridors***

The Masterplan Framework consultation documents placed a good deal of emphasis on a ***“landscape led development”***. However, while green colouring has been applied liberally on the proposed land use plan, the intended role and function of these areas is far from clear despite the label that has been attached to them. This should be made clear at the outset. In addition, compensatory measures to offset the loss of the flora, fauna and habitat that currently exists within the site need to form part of the proposals.

**There is already a “green” wildlife corridor on the eastern part of the site** running alongside and parallel to the rear gardens of the properties on the south side of Colster Close and the west side of Wharfedale Road where a small copse of semi mature trees has become established. Importantly, this includes planting carried out by the then housing developer in the late 1970s as part of the landscaping required by a condition attached to the planning permission for the housing there. Worryingly, this appears to have been overlooked or ignored as it is not shown on the layout plan. This omission needs to be rectified.

### ***Existing Housing***

A significant proportion of the dwellings that border onto the site are bungalows. Judging by the details of what is envisaged in the information in the website, no allowance appears to have been made for this in that the layout provides for 3 storey houses opposite the bungalows that border onto the north west part of the site. Not only does this produce a very awkward juxtaposition in townscape terms, but it is likely to make the outlook from the bungalows oppressive and overbearing and will have a seriously detrimental effect upon the living conditions of their occupiers. This is a serious issue to which further consideration should be given prior to the submission of any planning application.

Much more care needs to be taken with the nature of the proposed housing so that it respects the character of the existing dwellings. There is no evidence that this approach has been taken.

### ***Phasing***

The consultation document is silent insofar as the phasing of the development and the likely timescale for its implementation is concerned. While some indication of this was mooted at the time of the Local Plan

preparation, this ought to be made clear now. Given the highly disruptive nature of the extensive works, this is an essential prerequisite.

[REDACTED]

[REDACTED]

25 May 2021

From: [REDACTED]  
To: [Leeds Admin Team](#)  
Cc: [KiG Group](#)  
Subject: Land south of Barugh Green Road, Barnsley (MU1)  
Date: 25 May 2021 14:27:43  
Attachments: [KIG B West Consultation May 2021.pdf](#)

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Dear MU1 Pegasus Consultation,

Find attached comments from Keep it Green 2014 to your proposals.

Please be kind enough to acknowledge receipt of our submission.

Regards  
Keep it Green 2014

From: [REDACTED]  
 To: [Leeds Admin Team](#)  
 Subject: Land south of Barugh green road, barnsley MU1  
 Date: 25 May 2021 21:35:32

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## To whom it may concern

### Feedback on MU1

To say that I am disgusted with BMBC and Barnsley Consortium is an understatement. I have lived bordering this land for 40 years, walked and played in the fields and enjoyed the views from the age of 3. To see it be destroyed and developed is nothing short of criminal and all for profit. There is no benefit for the local community only a reduction in health, increase in noise and traffic pollution and destruction of green space.

It is very nice to see you have "considered" green spaces for the new residents to enjoy and look out over whilst obliterating any view or peace that we have from our home.

Several reports indicate the need for green spaces, you are destroying 100's of hectares, the need for better air quality, you will reduce it significantly for the residents neighboring the site as well as building houses within 100M of the M1 and a large industrial unit.

Your plans show 3 storey properties to add insult to injury these will be placed directly in front of current properties to reduce the view further. I have bordered the fields for 40 years and now faced with the prospect of 20+ windows over looking my once private garden.

The infrastructure will not cope, I work at capitol park business centre and getting to the M1 ( 100M ) can take 10 minutes, how on earth can the roads cope with the additional traffic. The construction / destruction of penny pie park will make no difference whatsoever. Barugh Green is grid locked between 3pm and 6pm, and BMBC are adding a housing estate on the other side to add to the traffic generated by MU1, which will all further reduce air quality, increase pollution and affect the health of those unfortunate enough to have to live in this once green area. Reports suggest the loss of arable and farmland as critical in the UK, you will be adding to this problem.

The proposed development behind Wharfedale Road is not linked into the main development and will have no option but to use what is a residential road for another potential 300 vehicles, access is insufficient without significantly altering the road entrance at the top of farmhouse lane with no doubt further destruction of the hedge rows and land. The entrance proposed on original plans downhill from the entrance of Oakfield walk is a safety hazard as on a blind crest of a hill and was originally taken out of the plans due to safety concerns. Why include this land at all in the plan if separate to the larger development as it doesn't benefit from any of the amenities detailed in the plan and can only be accessed by driving through residential streets.

The ground surrounding Wharfedale road is unsuitable for building as indicated on a recent coal board mining survey and would require massive reinforcement to make it viable and prevent all your new purchases claiming compensation or requiring underpinning of properties in the future. why not leave the area behind Wharfedale road to be a "green space" as surely the benefits of development are reduced.

I have no doubt that most of the comments will not be read and that the planning will be passed with a shake of the hand and the passage of a large brown envelope, however whilst sleeping in your beds at night thinking of how you have improved the area and created a new community, you should consider instead that you have detrimentally and in some cases irreversibly destroyed acres of greenbelt, caused illness and stress to hundreds of local residents and that instead of creating a community you have destroyed several, Pogmoor, Baurgh green, higham and gawber, just to create a characterless, maze of poorly built houses, streets cluttered with parked cars and traffic chaos that can never be reversed.

As part of any planning application that neighbours my property I will be applying for compensation for house price reduction, as well as loss of income from my solar panels due to reduction in light. I will be claiming against the council for any damage to my property caused by the ground works and also the constant cleaning of my windows, conservatory and cars due to

the undoubted continual amount of debris in the air.

I have lived and been to school in this area for 40 years and loved it, but not for much longer thanks to BMBC and Barnsley West consortium.

[REDACTED]

[REDACTED]

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## **Response to BWC Site MU1 consultation questionnaire**

In responding to what is loosely called a “*Public Consultation*” on Site MU1 by the BWC, we have structured our comments under the headings of the website document.

### **Background**

As local residents, we make no apologies for reminding the reader of the real background to this proposal and how the site became allocated for employment and residential uses in the Council’s adopted Local Plan.

The background to the development, and in the minds of the local community the controversial sequence of events which led to this 122 hectare site being removed from the much cherished Green Belt apparently “fuelled” by “*Keep in Touch*” meetings between the Council and Strata, a Masterplan report by Spawforths in August 2013 long before the Green Belt review report, together with the Council’s Local Plan consultation procedures and the Local Plan Examination in Public (EIP), is already well documented and has been the subject of bitter resentment by the local community throughout the Local Plan consultation and Examination in Public process.

There is little point in repeating that argument here since the damage has already been done by the Council’s decision, and lack of integrity towards the local community’s views, in adopting the Local Plan in January 2019.

Early in the Local Plan consultation procedures the phrase “Urban Barnsley” appeared in the Council’s vocabulary. The definition appeared to be being used to justify taking land out of the Green Belt at Site MU1.

Neither did the definition recognise the distinctive individual local villages of Pogmoor, Gawber, Redbrook, Barugh Green and Higham.

To the experienced eye, for the BWC website to say that “*The proposals for the site have been influenced by a number of factors including existing planning policy allocations.....*” may be considered by the local community to be a little economical with the truth.

In reality, it may also be considered by the local community to be the reverse, whereby the proposals for the site have influenced the Local Plan allocations.

We have previously expressed our concern that the land has always been described by BWC as “*Land South of Barugh Green Road*”.

In order to provide more transparency for the local community, it should perhaps be made clear that the legacy of this goes back many years when only a much smaller part of the site to the south of Barugh Green Road was originally proposed for development.

The position became even more confusing when the original site number of UB4 (co-incidentally described as "*Land South of Barugh Green Road*") was subsumed into the wider area of what became Site 215 under the SHLAA report, which along with other site reference numbers then became part of Site MU1 (also now described as "*Land South of Barugh Green Road*") in the Local Plan Publication Draft 2016.

Clearly the much larger site covers the whole of the now former Green Belt area between, Pogmoor, Gawber, Redbrook, Barugh Green and Higham.

The description of "*Land South of Barugh Green Road*" however, meant nothing to the majority of residents of Pogmoor at that time and probably resulted in them not knowing or understanding what this meant for their properties in Wharfedale Road, Harden Close, Drury Farm Close, Colster Close etc.

Suffice to say, this recognition for many in the local community, is only now being fully understood and the subject of much concern.

### **The Proposed Applications**

The first comment is that there is an obvious error and omission of place names on the submitted site plan.

The second comment is related the fact that that the documentation says that it is the intention that some issues in both applications will be dealt with as "*reserved matters*".

This is unacceptable having regard to the size of the proposed development, particularly the employment phase.

Some of the critical matters relating to the development should be identified and addressed at the outset before any work begins, such that comments can be made thereon and not left to be dealt with as "*reserved matters*" at the outline planning application stage.

The unwelcome and dubious tactics of submitting piece meal planning applications (already acceded to by the Council) is not helpful.

The incremental effect of these applications is leading to a totally unacceptable development, fuelled by subsidy from the public purse and the profit motive of developers.

The initial submission and approval of two earlier planning applications for the link road roundabouts is part of this concern.

From 122 Hectares of precious former Green Belt land, the proposals for Site MU1 can now be likened to houses and industrial units (sheds) "*.....threading their way out to embrace former villages in their treacherous tentacles until when the life was squeezed out of them, they became mere suburbs*".

The Local Plan 2014 and 2016 consultations, together with the Examination in Public, did draw a lot of attention and objections from the local community.

These, together with the consultation on the Site MU1 Masterplan Framework, were subsequently deemed a waste of time by the self same communities and objectors because of what had gone on before.

Will this consultation be any different?

What is the extent and scope of the distribution of the Barnsley West Consortium's letter box "flyer" in the area affected by the proposed applications?

Are there gaps in its distribution?

As with all things relating to Site MU1, the letter box "flyer" is woefully short of detailed information and transparency, with only a nine line comment section for FREEPOST returns which is totally inadequate for those without access to the BWC website.

The BWC website does contain more information, but again it is only in outline and as with the letter box "flyer", it does not give the reader sufficient details to give full and meaningful constructive and/or critical comments on the proposals.

The documentation is therefore considered deficient for the purpose of this consultation.

The deadline for comments of 26/05/21 is far too short a timescale for the local community to become informed of the full implications of these two applications and the wider effect on the area.

The consultation timescale should be extended accordingly for this, and the reasons mentioned in the following paragraphs.

The brief detail in the letter box "flyer" and website does not contain any new information to that presented at the MPF consultation, other than the fact that two planning applications are to be submitted and a site layout plan is shown for the Phase 1 Residential Development.

Is the purpose of this latest consultation merely one of being seen to meet one of the Councils check boxes that the local community has been consulted?

The quality of that consultation apparently, is not a material consideration nor comprehensive or representative, since generally some members of the local community may not have the skills, IT capacity or knowledge to understand the BWC website and therefore by default see it as an arduous task resulting in a reluctance to involve themselves, even though they may have strong feelings about what is happening here.

This applies not only to this consultation, but all of the supporting technical papers when it comes to the actual detailed planning application stage, or under "*reserved matters*".

The consultation at best can only be described as an intention to submit two planning applications, or at worst a complete waste of time because of the lack of detail.

How will the returned consultation comments be analysed?

Will the results be made available on a "level playing field" basis and will they be available for public scrutiny?

What has been the role of the Council in this latest consultation exercise?

Knowing that the BWC has been working closely with the Council since 2013, was the Council consulted before the distribution of the letter box "flyer"?

It is known that BWC has submitted an EIA scoping request to the Council.

No doubt the resultant consultants' supporting reports will be designed, as usual, to give the required "*with mitigation*" answers to the issues identified in this part of the Website document, in which by the way, there appears to be no reference to light pollution.

There is no legitimacy in such reports if they are merely desk top exercises or using algorithms, the principle of which times many have been brought into question because of inbuilt bias and loss of public trust.

This point was clearly demonstrated by the submitted Transport Statements for both of the link road roundabout planning applications which said "*The proposed roundabout will not generate any new trips itself*", and that a sensitivity test had indicated that "*.....traffic associated with the wider MU1 development would be satisfactorily accommodated by the proposed layout*".

The sad part was that the Council accepted this, when clearly the very purpose of the roundabouts is seeking to deal with the additional traffic which will be generated by Site MU1.

There needs to be greater transparency and openness on such matters.

Despite all of the virtues and examples being highlighted by objectors on the benefit of retaining Site MU1 in the Green Belt and the resultant health and well being for the local community, together with the protection of the existing mature hedgerows, grassland and managed agricultural land, protection of wildlife habitat etc, these were all dismissed by the Council and the appointed Planning Inspector.

The introduction of the Biodiversity and Geodiversity Policy B101 will do nothing to reverse this travesty.

The damage has already been done by the proposal to build a new link road carrying many additional thousands of vehicle movements per day, the building of 1,700 houses with new estate roads and large scale industrial sheds all of which will destroy the existing mature

hedgerows, grassland and managed agricultural land, wildlife habitat and will result in additional air, noise and light pollution.

The proposed wildlife corridor as a replacement for the existing 122 hectares of habitat is seen as little value since it will be in the middle of what will become an urban area, which as the website describes, will be *“large areas of open green space, available to both existing and new members of the local community”*.

In the meantime because of the large scale of the development proposals, the required site levelling, earthworks and timescale, all of the existing wildlife will have dispersed or been destroyed, including this year’s nesting lapwings.

Over the four seasons the wild life spotted in the Site MU1 area from Pogmoor, Gawber Higham, Redbrook and Barugh Green includes Sparrow Hawks, Kestrels, Buzzards, Red Kites, Tawny Owls, Lapwings, Nesting Sky Larks, Foxes, Weasels, Field Voles, Bats, Pheasants, Partridges, Goldfinches, Greenfinches, Chaffinches, Flocks of Long Tailed Tits, Mistle Thrushes, Butterflies etc. etc.

This does not augur well for any wildlife that may remain and the subsequent disturbance which it will suffer in an unprotected environment.

Sadly neither the BWC, nor the Council, appear to be expressing any remorse for this.

As mentioned above, the site plan clearly shows the destruction and removal of the existing mature hedgerows.

The Council’s Design of Housing Development SPD at Policy D1, at paragraphs 15.1 and 15.2 are quite clear on the expectations on the retention of mature hedgerows.

The proposals also include the provision of a new school, sited it would appear, next to the proposed link road with all of its additional residential traffic, HGVs and induced traffic flows and all of the problems and pollution that this will bring.

The Parliamentary Audit Committee has at an earlier date already warned that new schools, hospitals and care homes must not be built next to air pollution hotspots in order to help reduce the tens of thousands of deaths currently being caused by nitrogen dioxide (NO<sub>2</sub>) and particulate pollution every year in the UK.

This concern has been re-iterated in a recent coroner’s report, which included reference to the effect of traffic on air pollution near schools and the risk to school children.

The closure and loss of Hermit Lane for residential development is regrettable. Whilst it is noted that the plan does show open green space in this area, it all appears to be in areas which are existing green spaces and in all probability unable to be built on because of ground conditions. There is no net additional benefit of green spaces therefore as implied.

What are the implications of the ongoing fibre optic cable laying in Hermit Lane which according to the site plan will be built over?

The Capitol Park development (which was also formerly Green Belt land) is a classic example where for 10+ years the majority of the site lay barren with the private sector failing to pick up the challenge until the public sector stepped in with incentives.

The same could be said about the support arising from the proposed SCRIF public sector funding of the proposed Claycliffe Link Road in terms of the overall viability of the Site MU1 scheme, with or without this public sector input.

There is no viability information (financial or otherwise) provided on which to comment upon, including the implications of varying levels of affordable housing on the viability of the whole scheme.

There is no information about the environmental impact (including air pollution), of the additional traffic that 1,700 houses and HGV movements from large scale "sheds" will have on the existing and proposed road network, including additional traffic emanating from the residential phase shown in the East of the site.

The site layout plan only shows a southern and northern entrance to the main area of Site MU1 using the proposed Claycliffe Link Road. In addition to the additional traffic emanating from the site, there will be additional induced traffic using the Link Road to other areas in the north and south of Barnsley, including HGVs from Claycliffe Business Park and beyond.

Induced traffic means that the predicted congestion benefits of a new road are often quickly eroded. Traffic levels on bypassed roads can also rise faster than expected due to induced traffic, all of which means the hoped-for benefits of a new road can evaporate very quickly.

Following comments made by the Council at the Local Plan Examination in Public, it is likely that the "sheds" shown on the site plan layout will be marketed as suitable for warehouse, distribution and logistic type uses.

As a consequence, HGV's and other induced vehicle movements will have a tortuous route to access J37 of the M1, or indeed J38 of the M1.

There will also be additional traffic, noise and pollution experienced by the existing residents in the houses at the top of Higham Common Road adjacent to the Higham roundabout. Despite strong concerns by objectors, none of this was brought out in the planning application (s) referred to above.

Indeed to add insult to injury (as has already mentioned on page 4 above), the submitted Transport Statements for both roundabouts said *"The proposed roundabout will not generate any new trips itself"*, and that a sensitivity test had indicated that *".....traffic associated with the wider MU1 development would be satisfactorily accommodated by the proposed layout"*.

Such statements beggar belief when these proposals are purported to be a key part of (quote) *“more than 3,500 new jobs and 1,700 new homes”* development with all of the additional traffic movements which this will bring.

It was also noted that in three of the supporting documents (*“2020/0027 - Planning Statement, 2020/2028 and 2020/0040 -Design and Access Statement”*) prepared by Pegasus, that there was a glaring error at Page 17 Paragraph 5.16 where Barnsley MBC is referred to as Rotherham Council.

What confidence does this instil in Pegasus for the current consultation exercise?

Much is currently being said nationally about concerns of air pollution created by increased traffic volumes and its effect on peoples' health, particularly near schools, yet the site layout plan shows a new school next to the proposed Link Road as referred to above.

There is no information about additional noise, light and air pollution or existing drainage issues, other than *“sustainable drainage ponds”* now being shown on the site plan.

There is no information on future maintenance costs and the responsibility thereof, including such things as SUDS and public open green spaces.

There is no information on the effect on the Council's carbon footprint other than the statement in the MPF which said *“Reducing carbon footprint and improving air quality through mass tree planting and reducing the need to drive a car”*, but without saying how, since it is clear that the housing on this site will be marketed for local and Sheffield/Leeds commuter use. How does this meet the local housing needs and required mix of dwellings for Barnsley?

This statement is contradictory, since the current 122 hectares of green fields already contribute to the existing sequestration of carbon from the atmosphere. This ability will be lost.

It is already known that the area suffers from less than healthy air and noise quality levels emanating from the M1 Motorway, and the J37/Dodworth Road area.

With a westerly prevailing wind the Site MU1 proposals will only exacerbate the situation for the existing settlements to the east of the site, including Barnsley General Hospital, Barnsley Hospice and Gawber Primary School. No amount of consultants' reports with the words *“with mitigation measures in place”* will alter this fact.

There is no mention of the large scale earthworks which will be required to provide the levels and necessary contours for this development or the timescale for this work and the effect on the existing local community during this time.

There are no “levels” drawings which show the cross sections of the proposed work from which the true scale of the excavation/remodelling of the site should be readily apparent. This needs clarification, so that existing residents and anyone else concerned can see the true effect on the landscape and existing properties surrounding the site.

It is not clear what provision will be made to safeguard the routes of the existing rights of way that traverse the site whilst the work is taking place on the land.

There needs to be a clear and definitive statement showing the true effect on the environment and infrastructure in all areas within and surrounding Site MU1. In addition, questions have previously been asked about the condition of the structure and age of the Higham M1 bridge and its ability to cope with the additional traffic and weight which quite clearly the development of Site MU1 will bring.

Whilst much of the land was opencast working 60+ years ago, it is not the eyesore which the BWC website might imply. It has been reinstated into productive arable and pasture farmland since then to provide the feel of a rural environment and the green lungs for the local community.

This is being sacrificed and lost forever by these proposals.

### **Application 1: Residential Phase 1 Development**

The proposed layout of the Phase 1 residential layout is noted at this stage.

The house types shown on the BWC website are also noted with concern at this stage, as is the short drives and lack of parking spaces which is synonymous with all new housing developments leading to excessive overload parking on roads and pavements.

There is a clear need that any design of houses should meet Policy D1 in the Design of Housing SPD rather than a mediocre mass of volume-built housing having little or no merit as a model of good design, or relevance to the existing long standing residential developments.

A closer look at the proposed site layout and house types does not fill us with enthusiasm that this policy is being adhered to or respected, particularly three storey houses and the apparent location thereof adjacent to/in front of the existing residential properties, some of which are single storey.

There is a large proportion of existing bungalows that border on to this Phase 1 area, but there are no bungalows however, proposed in Phase 1 which is again viewed with concern.

Some, for instance the existing bungalows in St John's Avenue in Barugh Green, were designed so that their main aspect faced onto what was formally Green Belt Land.

This is a characteristic also evident in some of the neighbouring properties in Wharfedale Road and Colster Close in Pogmoor which will be affected by later phases.

How is the physical relationship between the new and existing housing, including bungalows to be addressed?

There is only very brief reference to this in the documentation.

The Design of Housing Development SPD does set down quite clearly the requirements and provisions for the design for new housing developments at GD 1, including that there should be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

It is clear that there will be a significant adverse effect on the living conditions and residential amenity of existing arising from Phase 1 (and future phases of both residential and employment) from the proximity and type of housing proposed. In addition, it appears that there will be many years of heavy plant involved in site contour levelling, and construction activity bringing dust, noise and disturbance for existing residents.

There is no mention of any mitigation measures or financial compensation for existing residents whose lives and property values will be blighted forever by this work and the permanent loss of Green Belt for this development.

The site plan proposals include green spaces within the residential development for new properties, but it does not respect or provide the provision of green spaces on the full perimeter of the overall site (including future residential developments) which abut existing residential developments.

Green buffer zones should be provided to safeguard and protect the living conditions and amenities of the occupiers of the existing dwellings on the edges of the site of the Phase 1 development, and all future residential developments. None are shown on the site plan for Phase 1 or future residential developments.

The existing natural “green” wildlife corridor that already exists on the eastern part of the site running alongside and parallel to the rear gardens of the properties on the south side of Colster Close and the boundaries of the existing properties in the upper part of Wharfedale Road to Farmhouse Lane is not shown on the layout plan. This should be addressed, enhanced and protected as a buffer zone between the existing properties and future proposed properties, in the same way that Harden Close and Drury Farm Court is shown on the site plan.

The proposals appear to conveniently omit such information since no concessions appear to have been made to protect the existing privacy and residential visual amenity and outlook as a result of the sacrifice of Green Belt land.

Whilst existing residents may be deemed to have no right to a view, the concept of outlook and the right of light is a different matter. This point is acknowledged in the Council’s Design of Housing Development SPD at Policy D1, paragraph 3.2. and Policy D1 in the Council’s Residential Amenity and the Siting of Buildings SPD.

Since many new developments contain 3 floors of living accommodation, as appears to be the case looking at some of the “mundane” house types shown on the BWC website, it is essential to ensure that the new housing does not have an overbearing effect on the outlook and the right of light of the existing dwellings, both for Phase 1 and future residential developments.

Where new housing borders onto single storey dwellings, as mentioned above, it too should be single storey in this and future residential developments.

In addition, the Council's Design of Housing Development SPD at Policy D1, paragraph 4 is quote clear on external spacing standards where new housing abuts the edge of "*existing settlements*". For example, the back-to-back dimension towards existing housing should be greater than the 21 metre minimum separation distance with the distance increasing further where the new dwellings are more than 2 storeys. This standard should be applied rigorously wherever the proposed housing borders onto any existing residential development on the fringes of the Phase 1 development and for all future residential developments.

### **Application 2: Employment Phase**

It is clear from the earlier illustrative Masterplan, and the site plan shown on the website, that the large scale employment buildings, better known as "sheds", will occupy approximately one third of Site MU1 and will be concentrated in the south-west part of the site. Presumably this is designed to give easier access (albeit tortuous with the many roundabouts to negotiate) to the M1 (J37 or J38).

This is described in the Website document as "*Employment development is located to the south of the site where it is best placed to access the M1 motorway and can buffer the new homes from any impact of the motorway. Areas of landscaping will be provided to soften the development*".

The phrase "*...can buffer the new homes from any impact of the motorway*" is intriguing since it appears to acknowledge that the site does already suffer from M1 noise and pollution problems, but it fails to mention the effect of building such large scale sheds next to new housing and the additional traffic movements, and other issues, including noise emanating from the large scale sheds.

We have made further comments in this regard below.

Since this is the highest part of the overall site, the employment buildings because of their size and mass will dominate the proposed development as a whole.

The current examples and scale of new employment units, especially if they are to be used for warehouse/logistic purposes, are such that they will be out of keeping with the domestic scale of the existing housing which abuts the site and that of the proposed housing to the north of the employment area.

These large structures totalling 1.2 million square feet will appear as a very prominent feature on the skyline. This is a clear conflict with the 'vision' of creating a landscape led development. No amount of planting, including that indicated on the site plan layout, will mitigate this. The layout illustrates quote clearly the sheer lack of common sense and the insensitivity involved in locating a major employment site in the midst of what is, and will still be, a predominantly residential area.

The location of the employment units shown on the plan layout appears to be at odds with the “Site Opportunities” plan accompanying the earlier illustrative Masterplan. For example, the employment units would block one of the identified “Key” views, namely the “hill to the south of the site”.

Not only will the employment development be visually intrusive, but it is going to have a detrimental effect on the occupiers of the nearby housing, both the existing and proposed. Its nature and scale, both in terms of its extent, and the likely mass and height of the individual buildings, together with the associated activity, which will involve additional traffic generation and manoeuvring by HGVs in particular (possibly 24hr movements), are all factors which will make the adjoining houses with the loss of view and outlook, much less attractive places in which to live.

The separation distances indicated are wholly insufficient. Other than planting, there is no indication of what other measures would be put in place to address this issue at this stage.

Policy D1 in the Council’s Residential Amenity and the Siting of Buildings SPD sets down a clear policy in this regard.

### **Illustrative Masterplan**

The Illustrative Masterplan shown on the BWC website is not replicated in the letter box “flyer”.

This is a serious omission and should be corrected by a further distribution of an updated the letter box “flyer” such that the full site plan proposals are shown.

This website version shows the full horror of the proposed destruction of this former Green Belt land, particularly the impact for those existing residents living in the houses in Higham Common Road and what remains of Hermit Lane next to the proposed roundabout, where traffic noise and large scale employment units will overlook and over shadow their properties. A similar situation will exist for all other existing properties on the perimeter of the site, be it Pogmoor, Gawber, Redbrook, Barugh Green or Higham.

As with our comments on the draft Masterplan Framework, the scale and density of development shown in the Illustrative Masterplan is viewed with concern.

Our comments above in the “*Background*” and “*The Proposed Applications*” sections and are also relevant to this part of the consultation document and are not repeated here.

### **Benefits**

The website’s diagrams aspirations shown in this part of the consultation are noted, including the 15 year timescale which does not augur well for the local community and

other adjacent areas affected by the proposals that will be faced with such a long period of disturbance as mentioned in the body of our main response above.

However, whilst the draft Masterplan Framework's had bold statements of the perceived "*Economic Benefits*" of the proposed development, including "*3,510 FTE jobs supported by the employment floor space*", no employment numbers are shown in these diagrams.

Since it is likely that the "employment floor space" is to be marketed for warehouse, distribution and logistic type uses, it is equally unlikely that the majority of such jobs will be located onsite to support the 1700 new housing proposals.

The perceived financial benefits to the Council of additional Business Rates and Council Tax are also noted.

A cynic would say that this is a reward to the Council for granting planning permissions.

There is no mention of any S106 contributions or the future basis thereof.

We have made comment on the other perceived benefits in the body of our main response above.

[REDACTED]  
[REDACTED]

Local Residents

[REDACTED]

25/05/21

**From:** [REDACTED]  
**To:** [Leeds Admin Team](#)  
**Subject:** Land south of Barugh Green Road, Barnsley (MU1)  
**Date:** 25 May 2021 22:12:59  
**Attachments:** [GSCS PDF BWC Site MU1 consultation questionnaire.pdf](#)

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Please find attached a PDF copy of our response to the BWC "Land south of Barugh Green Road, Barnsley (MU1)" consultation.

We have not included the personal details requested, since these are considered irrelevant for the strict purposes of this consultation.

Please acknowledge receipt of our submission.

[REDACTED]

## Land south of Barugh Green Road, Barnsley (MU1)



### Review of the proposed applications by section

#### Background Information

1. What is the distribution of the consultation documents? It is understood that at least one resident of Hermit Lane has been excluded.
2. What is the proposed timescale for the various phases?

Sustainable drainage ponds as part of a SuDS system require monitoring and maintenance to ensure their performance is as designed and supervision for safety, especially so closely associated with dwellings.

3. How will this be financed and operated?
4. How will the cost be proportioned over the site, eg the first phase plot has no direct access to such facilities?

The plan is incorrectly marked. Barugh Green is not shown and Higham is misplaced.

5. Why site a primary school directly downwind of what will be a busy road when the area is already close to an AQMA high air pollution zone?

The fact that mitigation measures are already mentioned at this stage suggests the site is unsuitable.

6. What impacts are expected to be encountered? See also below.

#### Phase 1 Residential Development

*NPPF Clause 127. "Planning policies and decisions should ensure that developments:*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);"*

The absence of bungalows in the mix is questioned. In one location in particular, where the site backs on to St John's Avenue, populated by bungalows, 3-storey houses are proposed. The land rises in the direction of these houses so the height difference between them and the existing bungalows will be even more pronounced.

Even worse, the new properties are south of St John's Avenue, which will put the bungalows in deep shadow in winter months.

7. How does this sit with the above NPPF guidance and the claim that "[t]he relationship with existing homes has been considered"?

The information relating to Q7. would have been virtually impossible to identify from the documents on the website. Only by obtaining a readable version of the Phase 1 housing plan was it possible to see the intentions in sufficient detail to make these comments. Consultees who didn't realise this facility was available will have been short changed.

Looking at the plans, you propose outdoor parking spaces for two cars and no garage for most of the houses.

8. Will the outdoor storage proposed accommodate what otherwise would have been held in the garage?
9. Will these parking arrangements properly reflect the commuter-based clientele?

You propose "landscaping" and "public open space".

10. How will this be managed such that house purchasers are not faced with unacceptable charges for maintenance?

According to Sheffield and Leeds City Regions, the "*local market demand*" is for commuter housing for those working in those centres.

11. How does this address BMBC's "*housing needs*"?
12. How does the mix proposed deal with the aging population and the increasing number of single person households?

At one point in the not too distant past, BMBC promised to construct a "*Tuscan Hill Village*". Using Italian place names for houses in a valley subject to flooding is not quite working.

### Illustrative Masterplan

There are mature trees in the corner of Wharfedale Road and Colster Close.

13. How will they be preserved?
14. Why is there no green buffer zone behind Wharfedale Road/Colster Close?

The development of the estate to the west of Wharfedale Road could reasonably be expected to lead to increased demand on Gawber J&I School.

15. Will the school be expanded to cater for the likely extra demand?
16. Will the estate include facilities for improved access for parents driving to/from, and parking near Gawber J&I School?
17. What will be the arrangements for parents delivering children by car to the proposed new school, not least so that conflict with occupants of the proposed adjacent commercial properties will be avoided?

Even parents living on the proposed estates will have to travel significant distances on estate roads to get to the school and in/out of the estates.

18. Why so many dead ends? The design does not follow the Masterplan Framework in this respect.
19. How will the properties on Drury Farm Close and Harden Close be affected by the height of the proposed sheds to the west?

### Benefits

You promise “[a]n energy efficient development to contribute towards targets for achieving zero net carbon”. Elsewhere in the proposals you mention “mitigation measures”.

20. Do you plan, in these mitigation measures, to deal with the effects of the development on BMBC’s Zero40/45 objectives?
21. If so, what is proposed?

For the commercial part, you propose “1.2millionft<sup>2</sup> of employment floor space”, which is equivalent to ~112,000m<sup>2</sup>. The Hermes building at M1 Junction 36 has a floor area of 31,571m<sup>2</sup> and that business is projected to generate 327tonnes/year of “carbon”. On that basis, MU1 could be expected to generate ~1,155tonnes/year. It must also be remembered that this is just the commercial activity and housing, based on an energy-efficient average of ~3tonnes/year/property, will generate rather more, in the order of a further 3x1,760 = 5,280tonnes/year of “carbon”, giving a gross total of about 6,435tonnes/year.

This isn’t very much in the context of Barnsley Borough’s current total “carbon footprint” but as part of their “Carbon Reduction” policy, BMBC recently voted to spend £5.6million to remove just 632tonnes/year. This suggests that to mitigate this extra demand could cost in the order of £57.5million.

22. How is this going to be financed?

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 26 May 2021 11:08:04

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Do you have any comments regarding the proposals?

Not that I can put into words what I really want to say. Barnsley Council, Councillors, Barnsley Labour Party, Planners are not people to be trusted never mind the developers. This again is just a paper exercise to validate the deplorable decisions that have been made regarding this development. I have lived in my home for 43 years working to try and build a legacy for our children and grandchildren. Now what, not only are you taking away some of the local green belt but by adding insult to injury placing all the social housing for this phase at the rear of my home big payback eh! If I had wanted to live in a Ghetto I would not have bought a home in the village my ancestors were born and brought up and died in. But no one cares about that. This development is not about creating a better Barnsley it is just to demonstrate how the local council can bully its residents without any thought about their welfare. Why am I commenting when I know my comments will not even be considered or read I ask myself the same question. Thanks for the devaluation of my local community never mind the people who have lived as payed their rates, and contributed to the town and it's surrounding area's just counts for nothing.

Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

Form inserted 26/05/2021 10:07:59

Form updated 26/05/2021 10:07:59

**From:** [REDACTED]  
**To:** [Leeds.Admin.Team](mailto:Leeds.Admin.Team@pegasusgroup.co.uk)  
**Subject:** Re: Land south of Baugh green road barnsley (mu1)  
**Date:** 26 May 2021 13:59:01  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hi

I am unable to give the detailed submission I had intended as the web site is corrupted and the detail contained in the leaflet falls well short of that online which I was able to briefly read previously.

With that in mind I would comment that the proposals for the 1531 new homes on the next phase sites appear to have only one access road on Farmhouse Lane which will create traffic problems on the junction with Pogmoor Road and also put more traffic on Wharfedale Road as this will be a route for those wanting to travel to Barugh Green, Higham, Cawthorne and other areas in that region without having to go the long way round via the motorway. Wharfedale road is not suitable for the traffic using it now.

Is it intended to provide information as to the type of buildings and usage re the Employment Phase and also the number and type of houses proposed to be built on each of the residential sites? I note with some alarm that you use the word "approved" rather than "subject to consultation" when describing the later actions.

I would also express concern that residents not having access to a computer are disadvantaged in replying to this consultation as the information contained in the leaflet is severely lacking compared to the online version which itself needs a lot to be desired.

I hope that a lot more information will be provided to enable concerned and affected residents to have their say about this significant development which will have a substantial detrimental impact on the environment they currently enjoy.

Regards

[REDACTED]

 Virus-free. [www.avg.com](http://www.avg.com)

On Wed, May 26, 2021 at 11:03 AM Leeds Admin Team <[Leeds.Admin.Team@pegasusgroup.co.uk](mailto:Leeds.Admin.Team@pegasusgroup.co.uk)> wrote:

Good Morning [REDACTED]

Apologies that you are experiencing issues with submitting your comments on the website.

If you would prefer to email your comments to this address, that is not a problem, this inbox is monitored throughout the day and your comments will be processed accordingly.

### Pegasus Group

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Please consider the environment before printing this email message.

**\*\*\*IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19\*\*\***



**From:** [REDACTED]  
**Sent:** 26 May 2021 10:55  
**To:** Leeds Admin Team <[Leeds.Admin.Team@pegasusgroup.co.uk](mailto:Leeds.Admin.Team@pegasusgroup.co.uk)>  
**Subject:** Land south of Baugh green road barnsley (mu1)

I have attempted to send you my comments re the above consultation but your web site has triggered a privacy

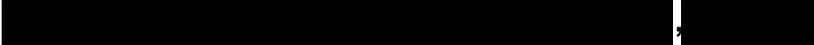
warning which has prevented me from doing so.

I understand this problem has also been experienced by other people.

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## **Barnsley West Public Consultation**

### **Land South of Barugh Green Road Barnsley**

#### **Introduction**

The reason and format of this consultation is open to question, particularly as the contents of it have to some extent ignored and indeed reversed commitments given at earlier consultations. It is designed to be intimidatory. It includes questions as to gender and age. Why are these questions included in this type of consultation?

Why was Barnsley Council not made aware of this consultation? Why were local councillors not informed about it and why was the Chief Planning Officer of Barnsley Metropolitan Borough Council (BMBC) not consulted?

So it is clear that despite all the so called co-operation throughout the secret meetings and the joint masterplans that BMBC are now being ignored by developers who are intent on rowing back on previous commitments given to residents.

The proposals to develop site MU1 were drawn up in secret meetings only revealed by Freedom of Information Act Requests because of the unpopularity of the development. One indication of how unpopular these proposals are is evident by the number of local councillors who voted for the scheme losing their seats at recent elections.

The proposals were and are opposed by local residents but were adopted into a Local Plan by BMBC. Site MU1 led to the removal of a large swathe of Green Belt land in Urban Barnsley and that land was earmarked for Industrial and residential development on the same site. An absolute travesty brought on by the need for BMBC to replace lost income and the vanity project of a link road that doesn't link anything. The idea of such a link road was abandoned years ago in its various guises as a "Northern Corridor or Orbital route". The reason developers want to retain the word link is to sell commercial development on to a road which can be described as linking to the M1 Motorway as was revealed in the Examination in Public of the Local Plan.

#### **Barnsley Local Plan**

By far the most controversial part of the Local Plan, site MU1 was negotiated secretly by BMBC and developers. It is quite incredible that BMBC went to such lengths to keep details of this development from residents.

There are a number of reasons why this development is unpopular:-

1. It removes swathes of land from Green Belt
2. It will have a detrimental effect on the local environment

3. It envisages industrial development alongside existing and planned housing
4. It was planned in secrecy
5. It contravenes the National Planning Policy guidelines on Green Belt land
6. It increases the risk of flooding
7. It removes valuable agricultural land
8. It will lead to houses being developed for the residents of Leeds and Sheffield to commute
9. It promotes an unnecessary link road

### **Barnsley Masterplan Framework**

Representations to the Barnsley Masterplan Framework Consultation set out a number of criticisms of the Masterplan and the development. However, these were once again ignored by BMBC who made the decisions in relation to this development long before these meaningless consultations.

Issues raised in the representations included:-

- a. The massive scale of the industrial buildings in a residential area. These buildings will cause so many problems of air, noise, light and environmental pollution that they will blight any of the proposed housing. What this plan envisages is people living in brand new houses on an industrial estate.

Commercial and Industrial development will cause noise, smell, dust, vibration, light pollution and will worsen air quality. Indeed, air pollution already exists in the area of MU1. Monitoring of air quality already takes place in a corridor of land alongside the M1 and it is questionable whether further development should be allowed which will lead to conflicts between the needs of business and the rights of residents to quiet enjoyment of their property.

- b. The Governments recent Planning White Paper made great play on the idea of “Building Beautiful”. This is entirely the opposite of the Government s vision. This is building shoddy.
- c. No amount of landscaping will disguise the fact that MU1 is to be an industrial estate.
- d. The quality of the housing. Clearly the inability and unwillingness of the developers to build anything other than narrow cheek by jowl housing will see the developers renege on commitments to build single story bungalow accommodation.
- e. The three storey houses will overlook and blight existing bungalows.
- f. Loss of biodiversity.

- g. Loss of agricultural land.
- h. Whether the green space maintenance is to be met by leasehold charges or annual premiums from owners.
- i. Questions as to how the land will be drained given the topography particularly in relation to the level of the M1 motorway. Drainage options are limited. There is also concern regarding whether this level of development can be sustained by the drainage infrastructure. Waste and foul water will have to drain away from the M1 motorway which is at a much lower level than the surrounding land. It will therefore have to drain either through Redbrook which is already subject to flooding or it will have to go north and drain towards woodland.

If the drainage is through Redbrook then the water will find its way into the River Dearne and may cause problems for other districts which are subject to flooding from the river, which will also have to cope with drainage from new housing estates downstream, at Lower Barugh, Mapplewell and Wilthorpe

- j. Loss of public rights of way.
- k. Massive increases in traffic in Pogmoor and Higham and surrounding areas.
- l. Building a primary school in what will be an industrial estate next to the so called link road. Recent Coroners Inquests have found that traffic pollution has contributed to the deaths of children and placing a school in this area is controversial.
- m. Topography and profiling. The levels of the land will require substantial earthworks and mitigation of the historic mining. Previous developer documents particularly raised the issue of necessary gas measures. Do people really want to buy houses in areas of potential flooding and methane leakage?

## **Coal Mining History**

The site MU1 was subject to open cast mining operations from shortly after the Second World War until the 1960's. The sites were named Craven I, Craven II, Farmhouse Lane and Farmhouse Lane extension. The site was also extensively undermined by mining operations from the Farmhouse Lane 1 and Farmhouse Lane 2 collieries.

The shafts from Farmhouse Lane 2 colliery are a still a significant issue for housing on Farmhouse Lane which will be affected by proposed development of site MU1. Farmhouse Lane is suggested as an entrance to one of the housing developments. There is also at least one capped shaft adjacent to Wharfedale Road/Colster Close and there are methane drains in the open fields behind Wharfedale Road.

The opencast sites of Craven I and II were mined to significant depths and involved substantial earth movements. At least five coal seams were accessed and according to the records kept by the Coal Authority reached depths of at least 150 feet.

Open cast mining operations ran for many years and according to the evidence submitted to the Local Plan consultation, involved the exploding of over four tons of dynamite each week which has had a considerable effect on the stability of the ground.

The opencast mining operations resulted in the re profiling of the contours of the land in the area after some of the mining was completed. Evidence documents warn of the dangers of flooding if the land here is disturbed. In particular there is reference to the installation of a deep mine drain to the southern edge of the Craven II site which was designed to prevent water flooding towards Redbrook and the Wilthorpe colliery workings.

Clearly, for this consultation to suggest that these historic operations “present a constraint for the location of development” is a massive understatement. Substantial ground works will have to be undertaken on what is almost certainly going to be unstable ground and measures will have to be put in place to mitigate against the releases of gas and underground water.

BMBC were recently told of unstable ground conditions at what is known as the Penny Pie Park Gyrotory development but these warnings were ignored which added several million pounds to the cost of the works.

### **Opportunities for the site**

The consultation refers to green spaces, networks of public rights of way, footpaths, key areas of woodland, watercourses and hedgerows which will be “maintained or improved to create a high quality and sustainable green environment”. Paid for by whom?

Recent local developments have placed the cost of all this wonderful green space squarely on the new owners in the form of annual service charges. The Government has recently announced opposition to leasehold agreements to pay for service charges. The consultation document is absolutely silent on this. How much will it cost each new household to pay for all this work?

Sustainable drainage systems are basically ponds and it is not so much that they are environmentally friendly, more of the fact that it is the only real option given the site constraints. Again this begs the question as to who maintains these and who pays for them?

With regard to the roundabouts the planning meeting at which the decision was taken to grant planning permission for one of these is subject to a formal complaint to the Council regarding the conduct of that meeting.

### **Application1: Residential Phase Including Link Road**

The building of 1760 new homes on site MU1 is overdevelopment. The consequences of cramming that many houses onto this industrial estate will be very significant.

Two local authorities have recently been required by the High Court to re assess their housing targets which were set at too high a level when their Local Plans were drawn up. It is quite likely that the Housing target set by BMBC is considerably out of date and this level of housing may not be needed.

The consultation refers to a link road....*“to join two approved roundabouts”*. So now we have the definitive purpose of the so called link road. It is not, after all, the Northern Ring Road, nor is it the Northern Orbital Route or even the Northern Economic Corridor. It is to join two roundabouts.

So after seven years of asking and thousands of pages of documents giving evidence to the Examination in Public we finally get the answer. Surely this is someone’s idea of a joke because this is unbelievable. A road which has been the subject of so much discussion and debate is simply to link two roundabouts.

This clearly needs to be explained in detail to find out why so much time and effort has been wasted on this joke of a project.

The question of community facilities cannot be left to reserved matters particularly in view of the controversy this caused at the Examination in Public of the Local Plan. BMBC and the developers were completely at odds over what was meant by the phrase community facilities.

Within the documents submitted by developers there were references to hotels, fast food outlets, a crèche and other major pieces of infrastructure more commonly associated with major road service areas.

It is essential that these facilities are properly outlined before any planning permission comes forward.

### **Application 2: Employment Phase.**

Again, the purpose of this consultation is called into question with the statement that *“Full details of how the employment land will look and what will be included, will be approved at a later stage through applications called “reserved Matters”*. Again this is simply not good enough and reduces this consultation to a farce.

What is the point of a so called consultation which has so little information contained within it? This is an insult to the people of Barnsley.

### **The Land Use Plan**

These planned locations have been known since the first plans were leaked seven years ago and again, this begs the question as to what is the purpose of this consultation. What is being asked when no information is given as to what is proposed?

One thing is clear – substantial screening is required to separate the industrial development from the housing given the proposed size of the warehouse buildings.

The link road will do nothing to improve congestion on existing road networks. That congestion was deliberately caused by the construction of the Dodworth bypass. The congestion could have been avoided if more thought had been given to the construction of the bypass.

The document continues:-

- *“Location for residential development with local areas of public open space in the northern and central areas connecting with existing residential areas will also be provided;”*

This phrase does not make sense. *“The Land Use Plan shows the location for residential development....will be provided.”* Is it provided or not? How can the plan show the development if it is still to be provided?

- *“Employment development is located to the south of the site where it is best placed to access the M1 motorway and can buffer the new homes from any impact of the motorway. Areas of landscaping will be provided to soften the development;”*

This is the whole purpose of the development of site MU1 and Hoyland, to access the M1 motorway for industrial development and provide commuter housing for Leeds and Sheffield.

- *“Primary school for up to 420 children and community facilities are proposed within the residential area to create a community hub for the site and connecting into existing neighbouring areas;”*

A Primary school is being built in the middle of industrial development alongside a new road, this is clearly bad planning.

- *“Proposed link road within the site which will **connect the two approved roundabouts**. The link road will be designed with safe pedestrian crossing points. The link road will also improve traffic congestion on existing road networks within the area by re-directing traffic through this site;”*

What nonsense. See earlier comments on congestion and the vanity project link road.

- *“Hermit Lane will be integrated into the development with pedestrian/cycle routes to retain a valuable connection to existing neighbouring areas;”*
- *“Existing network of public rights of way and footpaths will be upgraded and improved to provide safe pedestrian and cycle routes through the scheme and connecting the neighbouring area;”*

How can these cycle routes be safe when cyclists will be faced with a new road and a massive increase in the levels of HGV movements around the area.

- *“Existing key areas of woodland and watercourses have been identified and will form part of the sustainable open green spaces with safe and easy access across the site. The site will be enhanced to create accessible spaces connecting to nature for health and well-being”*

Once again there is no indication of how these will be financed. Yet another question mark over the validity of this so called consultation.

*“The planning applications will be supported by a number of technical reports including an Environmental Statement, which will identify any impacts of the development during and after the construction stage, as well as the benefits of the development. The applications will then propose suitable mitigation measures to address the identified impacts and ensure the site delivers a sustainable development with significant community benefits.”*

Clearly it would have been far more meaningful to have a consultation when all these document were available because once again we are faced with the catch all comment that *“mitigation measures”* will address impacts. What are those impacts and why are they not included in this consultation?

The supporting reports will address:

- How the design of the site has been developed; Answer- in secret.
- Feedback from the Public Consultation and how this has been considered within the proposals; The public are opposed to the development.
- Transport and Access for the site;
- Drainage and Flood Risk;
- Ground Conditions, including the site preparation works;
- Ecology and wildlife appraisals;
- Trees and Landscaping;
- Noise Assessments;
- Air Quality Assessments;
- Archaeology;
- Health and Well-being; and
- Climate Change Impacts.

It is to be hoped that these documents are of more value than this consultation which is a complete waste of time. However, it is inevitable that all these proposed documents will be worded in ways to support the development and bamboozle a Council which has thus far shown nothing but contempt towards its residents into accepting this totally inappropriate development.

The document refers to the consideration of the relationship with existing homes but this is nonsense. In considering existing homes commitments were made in the past to not building two or three storey buildings overlooking existing bungalows but this has now been ignored! This aspect must be revisited.

The statement of what the site will deliver has to be looked at in the context of the absolute lack of information provided in this so called consultation. Barnsley has never met its house building targets and is not likely to do so in the future.

To claim the delivery of a Primary school as major benefit of this development shows a clear lack of ambition and vision.

The reference to affordable housing also has to be questioned as this issue was never resolved during the debates over the Local Plan. It would have been far better for this consultation to have provided some meaningful information on affordable housing rather than bland generalities.

Economic benefits for the town have to be judged against the current economic performance. The flagship development of the town centre is not yet completed but is likely to lose money and this after BMBC had to fund the development as no commercial developer would accept the risk.

The link road has now become something of a joke especially as we are now told it is to link two roundabouts!

The schemes for health and well being are welcome but who is going to pay for these and on what basis?

## **Conclusion**

This consultation is meaningless given the lack of information provided and the repetition of information which has been available for several years. A concern is the failure of the developers to honour commitments made at earlier consultations in respect of housing types for the residential development.

The proposed planning applications should be delayed until that issue is resolved and much more information is available with regard to exactly what is proposed in this development.

26/05/21

**From:** [REDACTED]  
**To:** [Leeds Admin Team](#)  
**Subject:** Response to BWC consultation - Land South of Barugh Green Road, Barnsley (MU1)  
**Date:** 26 May 2021 15:21:38  
**Attachments:** [EI response to Barnsley West Consultation \(MU1\).pdf](#)

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Please find attached a PDF copy of the submission by [REDACTED] to the above mentioned consultation.

[REDACTED] is currently experiencing difficulties with his broadband connection and in order to meet today's deadline he has asked me to forward the submission to you on his behalf.

Please acknowledge the receipt of the submission direct to [REDACTED] E-Mail addresses shown below (together with a copy to myself) :-

[REDACTED]

Comments

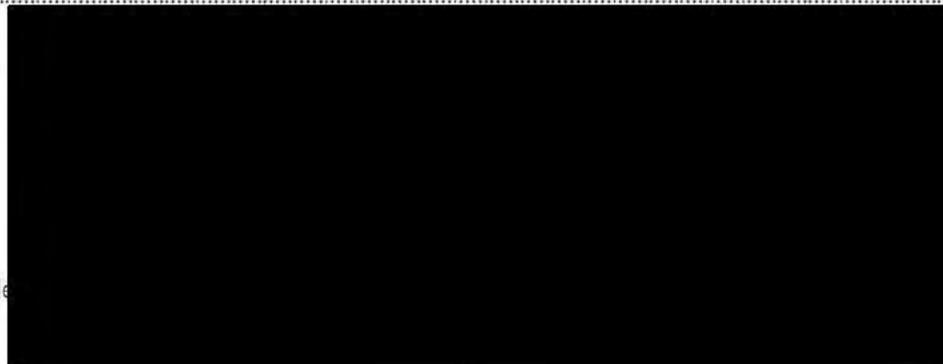
Strongly opposed to further development of green areas. Especially so close to  
motorway. Not only will you be building on green space land that  
is a habitat for our local wild wildlife, provider of oxygen + scenery. The  
houses will be polluted with noise from one of the busiest motorways in the  
country! Stop killing off the environment!! Think more about later generations  
+ going to marches/demonstrations.  
Global warming isn't just about recycling, it's much more about preserving  
the environment as much as possible. Try focusing on redeveloping existing housing  
estates that have ~~the~~<sup>run</sup> a ground!! And modernising inner city areas!!

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:



Comments

We are totally opposed to the scheme in all its forms. There is nothing in the scheme to enhance the quality of our lives. ① The whole of our precious green belt will go, along with all its wild life. A few strips of green are no recompense. There is already enough air pollution from proximity to the M1 and other main roads without increasing traffic. Local roads are a mess already. We object strongly to be surrounded by rows & rows of identical "ticky tacky" box houses and huge grey sheds. Barugh Green will disappear and become just another part of Barnsley sprawl.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode:

Comments

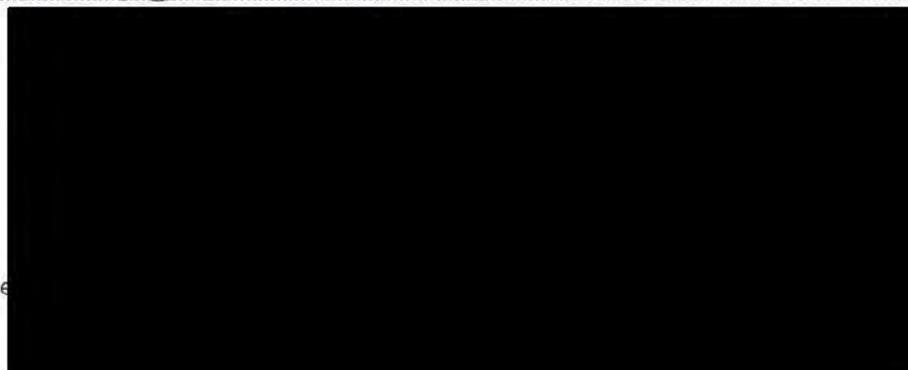
It's no good giving your own opinion, the Council has decided to go ahead so  
and if stuff however many people object. Has the climate change been  
considered regarding the extra cars & traffic from the 17,60 homes &  
industrial units, isn't there enough of those already. There are ground  
nesting birds here, such as skylarks which come every year so  
they will be disturbed by the diggers etc, and will they come back!  
Who gave the Council permission to change the green belt  
status which we have enjoyed, because once the development  
goes ahead, it will never be reversed!

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode



Comments

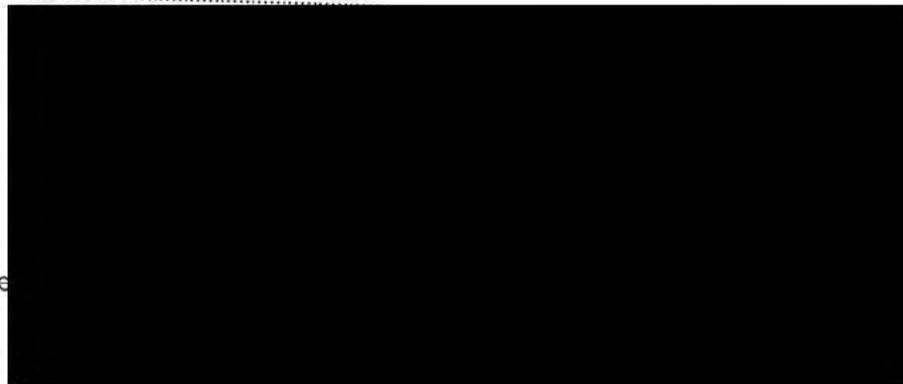
Hermit Lane has recently had a major communications fibre optic service installed that connects Higham to Barnsley and its serving masts. It is essential therefore that Hermit Lane be kept open for vehicular access throughout the development for essential maintenance of this system to be accessed.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode



Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

Comments VERY DISAPPOINTED WITH THE DECISION TO DESTROY THE BEAUTIFUL GREEN BELT NOW KNOWN AS MU1  
MAIN CONCERNS. PLEASE DO NOT BUILD SOCIAL HOUSING IMMEDIATELY BEHIND THE PROPERTIES THAT HAVE BEEN THERE  
MANY YEARS, ALSO 3RD STOREY HOUSING THAT WILL TAKE AWAY OUR PRIVACY. WHEN THE PHASE WHICH INVOLVES  
OUR PROPERTY A TRAFFIC PROBLEM WILL ARISE IF THE ONLY ACCESS IS BY USING FARM HOUSE LANE. PENNING  
ROAD IS NOW A VERY BUSY ROAD AND THE DEVELOPMENT WILL MAKE MATTERS WORSE UNLESS THE PENNING PIE  
STRAIGHTY IS A BIG SUCCESS. THE BUILDING OF TRUNK ROAD THROUGH THE SITE CAN ONLY CAUSE MORE NOISE  
AND AIR POLLUTION ESPECIALLY NEAR A PROPOSED PRIMARY SCHOOL. THE PROPOSED INDUSTRIAL SITE CLOSE TO  
RESIDENTIAL IS DISGUSTING, I AM SURE THE INDUSTRIAL SITE NOW BEING CONSTRUCTED <sup>ON THE OTHER SIDE OF THE MOTORWAY</sup> IS QUITE ADEQUATE.  
I ALSO THINK THE CLOSURE OF HERMIT LANE IS A BIG MISTAKE, THIS SMALL ROAD IS USED BY MANY DRIVERS  
INCLUDING MYSELF TO ESCAPE THE CHAOS AT BROADWAY TRAFFIC LIGHTS.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 28 May 2021 15:24:05

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Do you have any comments regarding the proposals? The development will increase demand and waiting times on an already strained Doctors surgery and Hospital. It will result in a loss of natural wildlife and trees as well as the environmental impact on air and sound pollution caused by increase traffic on road which are already over used and unsafe. I appreciate there is an argument that there is a housing demand in the area however this should be met by developing brownfield land not greenfield.

Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

█ inserted 28/05/2021 14:23:58

Form updated 28/05/2021 14:23:58

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 28 May 2021 15:35:37

---

Do you have any comments regarding the proposals?

How will Hospital and Doctors Surgery cope with the increased demand. roads are already too busy and will cause air pollution.

Please indicate your gender

█

Please indicate your age

█

Are you responding as a

█

Please indicate your postcode

█

Form inserted

28/05/2021 14:35:19

Form updated

28/05/2021 14:35:19

**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 28 May 2021 15:37:48

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Do you have any comments regarding the proposals? Local roads are already over used and traffic is common - increasing this will result in air pollution. How will Doctors Surgery and Hospitals cope with the increased demand - they area already strained and under pressure with high waiting times.

Please indicate your gender

██████████

Please indicate your age

██████

Are you responding as a

██████████

Please indicate your postcode

██████

Form inserted 28/05/2021 14:37:39

Form updated 28/05/2021 14:37:39

## Public Consultation - Land south of Barugh Green Road, Barnsley (MU1)

## Comments

What are these drainage ponds? Did not appear on original plan - could be dangerous for children (and snails).

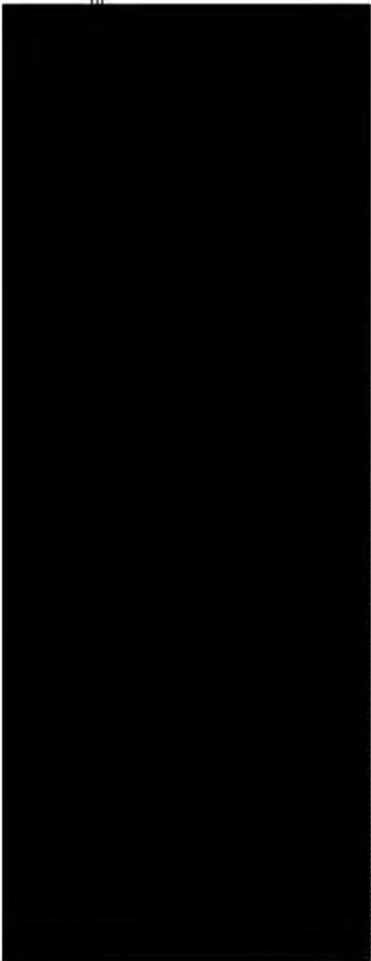
I totally oppose this development - destroying the last area of green belt in west Barnsley and likely to cause significant traffic problems, which are already horrendous.

Please indicate your gender:

Please indicate your age:

Are you responding as a:

Please indicate your postcode



**From:** [website@barnsleywest.co.uk](mailto:website@barnsleywest.co.uk)  
**To:** [Leeds Admin Team](#)  
**Subject:** Proposal Feedback  
**Date:** 11 June 2021 11:15:02

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Do you have any comments regarding the proposals? yes, the plans have totally changed from the first proposal. I think its a disgrace building 3 storey houses next to bungalows. we also have some trees and wildlife behind my house which looks like you are going to demolish why ?

Please indicate your gender

██████

Please indicate your age

██████

Are you responding as a

██████████████

Please indicate your postcode

██████

Form inserted 11/06/2021 10:13:25

Form updated 11/06/2021 10:13:25