



Barnsley West Revised Submission - Executive Summary

**On behalf of Barnsley West Strata Sterling Limited.
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LPA Ref: 2021/1089 and 2021/1090
Author: HB**



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1. Introduction

- 1.1. This executive summary has been prepared on behalf of the applicants, Barnsley West Strata Sterling Ltd, and acts to summarise the revised planning application materials that have been submitted against the two hybrid applications on land south of Barugh Green Road – referred to as Barnsley West.
- 1.2. This revised planning submission is accompanied by a revised Environmental Statement (ES).
- 1.3. The two planning applications (2021/1089 for the employment element and 2021/1090 for the residential element) were submitted in 2021. The scheme has undergone significant change since this submission, and hence this revised submission reflects the updated proposals.
- 1.4. The descriptions of development are as follows.

For 2021/1089 (employment element):

'Hybrid planning application:

a) Detailed planning permission for:

- earthworks to create development platforms;
- drainage features, including dry detention basins, embankments, bunds;
- strategic landscaping, ecological areas and
- access

b) Outline planning permission for:

- employment (Use Classes E, B2 and B8 with ancillary office) and;
- associated servicing and infrastructure works including car parking, vehicle, pedestrian and cycle circulation, plot landscaping, noise mitigation, drainage features and all associated infrastructure.'

For 2021/1090 (residential element):

'Hybrid planning application for residential development for upto 1560 dwellings, including:

a) Full planning permission for:

- earthworks to create development platforms;
- strategic drainage ponds/dry detention basins and associated drainage infrastructure;
- construction of a new link road;



- location of strategic landscaping and ecological areas;
- demolition of existing buildings;
- works to Hermit Lane and;
- erection of Phase 1(a) residential development comprising 216 dwellings.

b) Outline planning permission for:

- residential development comprising upto 1,344 dwellings;
- new primary school;
- small shops and community facilities and;
- associated infrastructure works.



2. Summary of revised submission package

- 2.1. The proposals have been amended since the original submission of the scheme as a result of discussions that have taken place, comments received from the Local Planning Authority (LPA) and interested parties, and a large-scale engineering review of the levels strategy.
- 2.2. A letter received from the LPA planning officer on 21st January 2021 detailed the main issues and concerns with the original submission, which included a summary of the consultation responses received to date.
- 2.3. The letter also confirmed that, in accordance with Regulation 25 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the letter should be accepted as a formal request for supplementary information as necessary to reach a relevant and reasoned conclusion on the likely effects of the development.
- 2.4. The contents of the Council's letter have been taken into account, alongside the engineering review, other consultation responses and discussions with officers of BMBC. Accordingly, revisions have been made to the proposals, leading to this revised planning submission.
- 2.5. The submission addresses both hybrid planning applications and an updated Environmental Statement is submitted, covering the scheme as a whole.
- 2.6. A summary of the consultee comments received on the applications and a summary of the applicant's response can be found at Appendix 1 of the Planning Statement. Public comments are themed and responded to in Appendix 2 of the Planning Statement.
- 2.7. An interim informal submission of revised details and LVIA details were submitted to the case officer on 27th July 2023. Their comments are summarized and responded to in Appendix 3 of the Planning Statement.
- 2.8. The changes to the submission documents from the original submission are recorded and clearly displayed in tables on each of the respective cover letters that sit alongside the two applications. This demonstrates which documents remain the same, those that have been removed, replaced or revised and any additional documentation. The third column of the table provides a brief explanation of why and in what way the document has been revised.
- 2.9. The applicant has been vigilant throughout the process, listening and responding to all of the LPAs comments, and hence the need for this revised submission.
- 2.10. The next section of this summary will outline the key changes that have been made to significantly improve the scheme.

3. Key changes made since the previous submission

Engineering

- 3.1. The levels strategy within the residential application has been revised, resulting in a much reduced requirement for cut and fill across much of the masterplan area and reduced groundworks requirements, hence an overall less intrusive approach. The development now follows much of the current land levels, which has many other positive knock-on effects for the scheme in terms of aspects that can now be retained, as detailed below.
- 3.2. The drainage strategy has also been revised, introducing smaller dry detention basins within the residential and employment parcels. These basins have been designed to be dry for the majority of the time, only holding water after intense downpours. The exception is basin 8, which is designed to be wet all year round.

Residential Yield and Design

- 3.3. There has been a reduction made to the overall number of residential dwellings to upto 1,560 homes. The adjacent Countryside Properties application (LPA ref. 2020/0977) proposes to provide 140 dwellings, and hence the overall allocation will provide a total of 1,700 dwellings as stipulated by the allocation requirements set out in the Local Plan Policy MU1.
- 3.4. Detailed amendments have been made to the Phase 1 Residential (full planning element) to address comments received from officers. This includes amendments to the density, mix and the level of affordable housing.

Affordable Housing

- 3.5. The Affordable Housing Strategy for the full residential element (phase 1) has now been confirmed. Details for affordable housing provision for further phases will follow in subsequent reserved matters applications.

School re-location

- 3.6. The school to be provided on site has been relocated to a more central location to aid a much more sensible delivery. The school is also proposed to provide more than the requested number of primary school places as per the education comment.

Employment Proposals

- 3.7. The employment scheme has been modified to address landscape and visual comments received. These modifications include reductions in building heights and massing, increased separation distances and the addition of landscaped bunds. Internal planting has been enhanced to decrease the overall landscape and visual impacts of the development.
- 3.8. Additional details have been prepared in relation to the employment element, clarifying the character of the scheme and the regeneration benefits which are proposed to accrue from the development. E class uses have also been removed from the main employment

development plateau, which will now comprise only B2/B8 units. The split has been confirmed to be 25% B2 units and 75% B8 units. Changes to the employment scheme are covered in further detail in the Supplementary Employment Report prepared by Spawforths.

Hermit Lane, footpaths & Public Rights of Way (PROW)

- 3.9. As a result of the revised levels strategy, Hermit Lane is now largely retained on its current alignment, providing a new traffic-free bridleway route.
- 3.10. There is also less impact on the existing footpath network and lesser requirements for footpath closures. Active travel routes have also now been clarified, which will connect the new residents to public open spaces, community facilities, and surrounding neighbourhoods.
- 3.11. Details have also been provided with regard to the requirements for temporary and permanent closures to be made to PROW which cross the site.

Phasing of delivery

- 3.12. The Delivery Strategy has been revised and clarified, confirming when the phases of the development are due to come forward.

Landscaping and Ecology

- 3.13. Due to the revised levels strategy meaning that the residential element is now largely following existing ground levels, this has enabled the retention of many more hedgerows and trees. This provides clear benefits for existing habitats and ecology.
- 3.14. The landscape strategy has been revised to accord with increased landscape retention and to maximise biodiversity net gains and habitat creation.
- 3.15. Updated Ecological surveys have been undertaken and BNG calculations have been provided along with this resubmission.
- 3.16. Surveys have also established the status and extent of Ancient Woodland. A 15m buffer to the ancient woodland has been confirmed and is reflected in the submitted landscape masterplan proposals. No development sits within this buffer zone, in order to avoid any adverse impact to the protected ancient woodland.

Open Space

- 3.17. The Open Space Strategy has been modified, which conforms with the Open Space SPD. The site provides accessible public open space covering 23% of the site area, which is above the 15% requirement. A wide variety of public open space typologies are proposed on the site including equipped play areas (LAPs, LEAPs and NEAPs), a formal square in the Local Centre, informal recreational areas, flexible amenity lawns, community gardens, orchards and allotments.

Transport, Air Quality and Noise

- 3.18. In response to the comments of the Highway Authority, the Transport chapter of the ES has been revised. The traffic generation calculations have taken account of a range of committed development as suggested by officers, to provide the required cumulative assessment.
- 3.19. Wider traffic surveys have been undertaken, to provide junction assessments and modelling across the range of junctions requested.
- 3.20. Additional transport assessment scenarios have been undertaken to consider the full implementation of the link road in 2026 to assess the impact of the development on the local highway network serving the site and surrounding areas. The 2026 traffic data has been adopted to provide air quality and noise assessments for the 2026 full road scenario. These assessments are provided in updated air quality and noise chapters within the ES.

Climate Change

- 3.21. The Climate Change ES Chapter has been updated to align it with current policy and to incorporate consideration of the Sustainable Construction and Climate Change Adaptation SPD.

Section 106 and Developer Contributions

- 3.22. A statement is included within the Planning Statement setting out the approach to be adopted in regard to developer contributions. This has had regard to the Council's previous position statement in respect of contributions and other statutory consultee comments.
- 3.23. As demonstrated in the Affordable Housing Statement and the Open Space strategy, the proposal will be policy compliant in these aspects. The proposal will also provide the link road and new primary school in accordance with the Framework Masterplan and Policy MU1 of the Local Plan.
- 3.24. It is noted that the consultation comments in respect of other contributions are caveated, stating that the specific requirements would be related to the nature of the scheme or number of dwellings. In addition, certain matters relating to the viability of the scheme are commercially sensitive. It is therefore suggested that these matters should be subject of further discussion with officers before presenting a confirmed Heads of Terms for the S106
- 3.25. The above changes have all been reflected in the revised planning submission package and the revised ES.



4. Conclusion

- 4.1. This executive summary has provided a succinct overview of the revised proposals and summarized the key changes made to the scheme.
- 4.2. It is clearly conveyed that the proposed scheme has been greatly improved since the previously submitted scheme, as a result of the applicant and project team working together to revise the levels strategy and address the LPAs comments, presenting a coherent and much improved proposal.
- 4.3. Further details for all of the changes referenced in this summary can be found in the planning statement and associated revised planning package and the revised ES.
- 4.4. Based on the above, it is considered that the proposals will be viewed favourably by the LPA, and they are respectfully requested to progress the applications efficiently through the decision-making process.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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