

Planning Development Management

PO Box 634

Barnsley

S70 9GG

18th September 2025

Dear Sir/Madam,

We are writing to submit a suite of revised documents in response to comments received from consultees regarding our site at Barugh Green, under planning reference 2025/0122.

As a result of the updated plans, the total number of dwellings has been reduced from 151 to 149. Accordingly, the description of the development should be amended to:

“Erection of 149 residential dwellings and associated works.”

The table below outlines the previously submitted plans and their corresponding revision numbers alongside the updated version and the revised revision numbers;

Reference	Previous revisions	New revision
20250122 House Type Brochure	First Issue	Second Issue
20250122 Colour Planning Layout	Rev -	Rev B
20250122 Streetscenes	December 2024	4213-230
20250122 Materials	Rev -	Rev A
20250122 Boundary Treatments	Rev -	Rev A
20250122 Landscape Masterplan	Rev F	Rev H
20250122 Planting Plan (1 of 4)	Rev C	Rev D
20250122 Planting Plan (2 of 4)	Rev C	Rev D
20250122 Planting Plan (3 of 4)	Rev C	Rev D
20250122 Planting Plan (4 of 4)	Rev C	Rev D
20250122 Outline Landscape and Visual Impact Appraisal	Original issue	Rev A
20250122 Flood Risk and Drainage Assessment	Rev B	Rev D
20250122 Noise Impact Assessment	NIA-11708-24-11947- v1	NIA-11708-24- 11947-v2
20250122 P2636 - D - 1001 RTGI Access Arrangement Drawing	Rev B	Rev C

	Rev 0	Rev 1
20250122 Transport Assessment	Rev 0	Rev 1
20250122 BNG Report	Rev 1	Rev 2
20250122 The Statutory Biodiversity Metric	January 2025	September 2025
20250122 Ecological Impact Assessment	Version: 1	Version: 2

Please find below the additional plans prepared in response to the consultee comments:

- 4213-201- Colour - Barugh Green- Plot Separation Distances Plan Plots 86-100 and 135-138
- 4582 102C Urban Square and Green Corridor Landscape Proposals
- 4582 103C Heart Space Landscape Proposals
- 250701_410.067073.00001_Barugh Green BBS Report_v1
- Barugh Green Garden Schedule
- P2636 - T - 1001 Rev D
- P2636_20250904_Barugh Green Road, Barnsley_Stage 1 RSA Response Report

The changes made are summarised below following consultee comments received as well as discussions with the urban design officer and highways officers:

- The loop road has been widened to 6 metres in order to accommodate on-street parking provision.
- Plots 77 and 87 have been omitted to enable the widening of the southern/central area of public open space. As a result, the total number of dwellings has been reduced from 151 to 149.
- A traffic-calming island has been introduced along the secondary avenue to improve highway safety.
- The alignment of the adoptable footpath adjacent to Plot 11 has been amended.
- A feature wall is proposed at the entrance to the development, with detailed design to be agreed with the local authority.
- The substation has been repositioned in accordance with a request from GTC (utilities).
- A pedestrian path has been introduced to the frontage of Plots 21–24, adjacent to the heartspace, to provide an appropriate buffer between the dwellings and the public open space.
- In response to comments regarding separation distances, a dedicated drawing has been prepared to provide further clarity.

Please note that plot numbering has been revised to reflect the amendments and the omission of two plots; the relevant plots are now identified as 87–110 and 135–138.

We also took part in a design review panel and the comments from that were as follows:

- Look at opportunities to improve the orientation of dwellings, so there are less facing in a straight north-south direction.
- Reduce the visual dominance of parking for dwellings in the layout. Especially try to soften the wide, hard surfaced 'corridors', (wide from dwelling-face to dwelling-face).
- Build more character into the east-west Public Open Space strip, located at the northern part of the site, so it becomes a more distinctive and memorable entrance feature for the development.
- Strengthen the design and layout of the north-south link/ spine, throughout its length, so that it becomes a real organising element of the development.
- Addition of a pedestrian friend speed restraint area.
- Make the Heart Space more strongly defined by buildings.
- For the house types and material choices have subtle changes in their variation.

- Increase up the scale of drawings, to help explore and work through issues in more detail.

The updated layout, along with the subsequent plans and reports, has addressed the consultee comments and gone as far as possible in responding to the feedback from the design review panel.

We trust the information provided is sufficient and look forward to hearing from you and the consultants in due course.

Yours sincerely,

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Regional Planner

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