

Hannah Andrew
Development Management
Barnsley Council
PO Box 634
S70 9GG

15th September 2021

Dear Hannah,

LAND AT HALIFAX ROAD, PENISTONE – RESIDENTIAL DEVELOPMENT, OPEN SPACE, LANDSCAPING & ASSOCIATED INFRASTRUCTURE – REF. 2020/0274

We write on behalf of Barratt Homes to submit two planning applications for the approval of details reserved by condition in relation to the proposed development at the above site in association with the approved planning application Ref. 2020/0274.

The two applications relate to the discharge of Conditions 4 & 25. We set out below the documentation that is enclosed with the application in respect of each of the above conditions.

CONDITION 4

The documentation submitted to discharge this planning condition can be broken down into two elements. The first being the detailed drawings related to the off-site highway works in association with the access to the site from the A629 Halifax Road. The second being the submission of evidence to underpin Barratt Homes' proposal to reduce the current speed limit along the A629 Halifax Road to reduce vehicle speeds on the stretch of the A629 Halifax Road between Hoylandswaine Roundabout and Ingbirchworth Village.

With regards to the site access from the A629 Halifax Road, the following drawings are submitted: -

- Proposed General Arrangement
- Road Construction Details
- Existing Utilities Layout
- Road Surfacing and Kerbing Layout
- Traffic Signs and Road Markings details
- Land Dedication Plan
- Forward Visibility Plans

One important outcome of the more detailed modelling work that has been undertaken in the preparation of the detailed designs for the new access junction, is that the required forward visibility can be achieved without the need for re-profiling of the carriageway.

The submitted documentation is considered sufficient to enable Barratt Homes to enter into a Section 278 agreement with the Council in respect of the delivery of an access to the site from Halifax Road. The submitted documentation confirms that the proposed site access meets appropriate standards in the interest of ensuring highway safety in accordance with Policy T4 of the Barnsley Local Plan.

With regards to the need to submit details of proposed measures to reduce vehicle speeds on the A629 Halifax Road, the submitted application documents include the Council's own speed survey data from recent surveys that have been carried out.

The surveys were carried out in November 2020 over a period of seven days and therefore provide an up-to-date picture of speed patterns on the A629 Halifax Road. The results of the surveys show that the 85th percentile speeds of traffic (refer to 'Summary Incoming' tab) are: -

- Westbound – 49.2mph
- Eastbound – 49.2mph

The results of the Council's speed survey work show that, in the main, traffic speeds are well below the road's current National Speed Limit of 60mph. For a Police Force to support a reduction in speed limit on a stretch of road the usual requirement is that the proposed reduced speed limit will be self-enforcing i.e., that average or 85th percentile speeds are around the intended limit. There is therefore a case here for the speed limit on this stretch of the A629 Halifax Road to be reduced to 50mph.

Accordingly, based on the speed survey information submitted alongside this application, Barratt Homes requests that the Council seek approval from the Highway Authority to commence with the promotion of a Traffic Regulation Order (TRO) for the reduction in speed limit from 60mph to 50mph from Hoylandswaine Roundabout to tie into the 40mph speed limit that runs through the village of Ingbirchworth. We consider this to be the most appropriate solution to delivering reduced vehicle speeds along this stretch of the A629 Halifax Road to meet the requirements of Condition 4.

As we anticipate that the timescales associated with the determination of the two separate elements of this condition may differ (with the TRO taking longer to determine), can we please ask that the Council issue a 'partial discharge' for each individual element of this condition as this would enable Barratt Homes to commence with the delivery of the site access ahead of the approval of the TRO should the Council consider the submitted details to be acceptable. For the avoidance of any doubt, it is of course expected that the requested TRO would be determined prior to the Halifax Road access coming into use by prospective residents of the site. Accordingly, a partial discharge of the condition in the manner proposed would not lead to any highway safety issues.

CONDITION 25

The documentation submitted to discharge this planning condition provide detailed drawings of the highways works associated with the access to the site from Wellhouse Lane.

The following drawings are submitted: -

- Proposed Layout
- Road Construction Details

The submitted documentation is considered sufficient to enable Barratt Homes to enter into a Section 38 agreement with the Council in respect of the delivery of an access to the site from Wellhouse Lane which meets appropriate standards in the interest of ensuring highway safety in accordance with Policy T4 of the Barnsley Local Plan.

FURTHER SUBMITTED DOCUMENTATION

The following documentation is also provided to support the proposals: -

- Application Form(s)
- Site Location Plan
- Application Fees – To be paid by phone on receipt of application reference number.

We trust that the submitted information will allow the Council to validate the application immediately. Should you wish to discuss any of the above, please do not hesitate to contact me on paul.butler@pbplanning.co.uk.



PAUL BUTLER
Director