

Land south of Barugh Green Road, Barnsley (MU1)

Planning Application 2021/1090 (Residential) & 2021/1089 (Hybrid)

As the three Darton West Councillors, we have been in many, detailed discussions with residents and have had many points regarding this proposed development raised with us. Consequently, we wish to put on record several objections to the planning proposals for the development of Site MU1.

1) Effect on Existing Residents

The proposed development will have a significant negative impact on the outlook, privacy, and value of the properties of existing residents, particularly those on the northwestern border of Site MU1. The development will also cause long term issues with dust, noise, and construction activities, affecting the health and well-being of residents. Earlier assurances from the developers that they would not build houses overlooking bungalows and that they would evaluate and mitigate the impact on each individual property appear not to have been fulfilled.

2) Consultation and Planning Process

Residents have expressed concerns that the consultation process has been flawed, with decision-makers ignoring many valid submissions and petitions from residents. There is a question around the interpretation of the NPPF by the council and the developers, and it is the view that the removal of the green belt status from the site has been inconsistent.

3) Duty of Care

All organizations dealing with the public and the environment have a moral or legal obligation to ensure the safety and well-being of others and the environment. Some residents are of the view that the proposals for MU1 do not consider these mandatory obligations, despite the comments and objections submitted by residents.

4) Ground and Site Conditions

The site has a history of open-casting, backfilling, and use of explosives on the site, there may be risks of unstable ground, and buried machinery, that have not been adequately addressed. Frequent flooding in the northeast corner of the site and the role of the site as a sponge for rainwater also seem not to have been considered. There are also concerns about former mine workings and entrances, together with an underground fire on or near the site in recent months.

5) Highways and Traffic

The existing roads are not designed for the increased traffic volume that the development will bring. The proposed link road will not be completed until 2036, and it will create a health hazard for the new school. A report from Highways England shows that the development will have a significant impact on Junction 37 of the M1.

6) Medical and Welfare Facilities

The Barnsley & District General Hospital is already at maximum capacity, and access to GP surgeries is difficult for many existing residents. The development of MU1 will result in 1500 dwellings, a school, commercial and industrial facilities, all adding severe pressure on current medical services.

7) Urban Sprawl and Environment

The removal of Green Belt status to provide a site for development in the Barnsley Masterplan was ill-conceived and possibly flawed. The site was restored as agricultural land and can be an environmental asset to the borough.

8) Commercial, Financial, and Political Risks to Development

Examples can be found where housing and infrastructure developments have met serious problems due to inadequate prior investigations and volatile financial markets. Given the potential need for further site investigations and the probable requirement for expensive design and site costs involved in complex foundations, there may be a distinct possibility of financial risk that could lead to difficulties completing the site as proposed.

Councillor Alice Cave
Councillor Sharon Howard
Councillor Trevor Cave

17/04/2024