

Planning Application Statutory Consultee response summary

Date	Consultee	Residential Hybrid - Application 1 Reference: 2021/1090	Employment Hybrid - Application 2 Reference: 2021/1089	Summary of applicant response
01/10/22	Urban Design Officer	<p>Query on number of dwellings – notes allocation is for 1700 and the proposal in combination with Countryside Properties ref 2020/0977 would exceed this.</p> <p>Parking, rear garden details for outline elements required to confirm proposed density if achievable.</p> <p>Comments regarding linkages to, integration with and landscape considerations in respect of the Countryside Properties site</p> <p>Reservations expressed over Strata Livorno housetype.</p> <p>Queries regarding Cascade Arboretum landscaping</p> <p>Detailed comments in regard to residential phase 1</p>	<p>Cross Sections – identifies sensitivity over heights of buildings and ground levels – need to consider relationship with existing and proposed dwellings – Additional Sections requested</p> <p>Trees requested on development plateaus level</p> <p>Further consideration required to visual impact of the employment proposals from the M1. Constant width of 30m landscaping suggested.</p> <p>Clarification and reduction in height suggested for the employment buildings with elevations facing the link road/ southern roundabout/ the stretch of road between the roundabout & bridge.</p> <p>High standard of design required for landscaping along the internal employment access road and car parking areas</p> <p>Colours of the employment buildings – suggested to avoid grey and using features such as a linear gradient colour blocks</p>	<p>23 updated sections have been prepared as part of the updated submission. These have been undertaken for locations agreed in advance with planning officers</p> <p>Residential application</p> <ul style="list-style-type: none"> - Number of dwellings has been amended to a total of upto 1560 for the development as a whole, of which 216 fall within phase 1 - Revised masterplan has addressed matters confirming that overall density of development can be achieved in accordance with the Design Code set in the Framework Masterplan - Revised levels strategy has enabled improved accessibility and relationship with Countryside Properties scheme - Revised Landscape Strategy Document provides clarification in respect of the Link Road, Strategic Landscaping and the Arboretum - Further discussion with urban design officer has clarified acceptability of proposed housetypes. - Amendments have been made to Phase 1 detailed layout in discussion with planning, design, housing and highways officers. <p>Employment</p> <ul style="list-style-type: none"> - Strategic landscaping has been revised to enable planting at plateau level along the northern edge of the employment development - Boundary to M1 has been reconsidered and additional landscaping proposals and visualisations prepared - Heights and design aspect, including proposed colours of the employment buildings have been reviewed. - On-plot landscaping strategy has been reviewed and clarified - Further details can be found in the employment landscape strategy <p>Details of the proposed amendments to the scheme are clarified in the revised submission documents and Environmental Statement.</p>

11/02/2021	Highways DC	<p>Scope of Assessment – Network Extents – additional assessments requested in subsequent clarifications</p> <p>Trip Generation and distribution – additional clarification requested</p> <p>Assessment Scenarios – clarifications sought</p> <p>Committed Development – additional cumulative sites have been provided by the Highway Authority</p> <p>Link Road Delivery – clarification sought on Link Road Delivery and a 2026 full link road scenario should be added to the assessment.</p> <p>Phase 1 layout – confirmation of scheme requested prior to providing detailed comments</p>	<p>Scope of Assessment – Network Extents – additional assessments requested in subsequent clarifications</p> <p>Trip Generation and distribution – additional clarification requested</p> <p>Assessment Scenarios – clarifications sought</p> <p>Committed Development – additional cumulative sites have been provided by the Highway Authority</p> <p>Link Road Delivery – clarification sought n Link Road Delivery and a 2026 full link road scenario should be added to the assessment.</p>	<p>Revised Transport Assessment and ES Transport Chapter have been prepared, which includes the further assessments and committed sites.</p> <p>Phasing and Delivery plan are provided in the Delivery Strategy documents prepared for the revised submission. This confirms delivery of the full link road during 2026.</p> <p>Assessment of the full link road scenario at 2026 has been prepared.</p> <p>Further highways comment received on the Phase 1 Residential layout have been taken into account in the revisions made and included in the revised submission.</p>
21/10/2021	Highways England	We recommend that planning permission should not be granted for a period of 6 months from the date of this formal recommendation to allow for an assessment of the SRN impact and any outstanding matters to be resolved.	We recommend that planning permission should not be granted for a period of 6 months from the date of this formal recommendation to allow for an assessment of the SRN impact and any outstanding matters to be resolved.	Discussions and further assessment in liaison with National Highways is ongoing.
17.10.2022 & 03.10.23	South Yorkshire Passenger Transport Executive / South Yorkshire Mayoral Combined Authority	<p>17/10/22</p> <p>Public Transport contributions sought:</p> <ul style="list-style-type: none"> Subsidised bus diversion contribution - £200,000 per annum Assessment of travel to school routes required – contribution of £57,000 per annum for bus pass subsidy (statutory travellers) Provision of bus stops and shelter infrastructure required <p>03/10/23</p> <ul style="list-style-type: none"> Bus subsidy £270,000 per annum for 5 years Bus stop infrastructure contribution - £87,500 to £165,000 Annual funding for statutory travellers £57,000 per annum in perpetuity, if required 		Potential for transport contributions to be made as part of the S106 agreement are addressed in the S106 draft Heads of Terms and the scheme viability appraisal.
18.10.2021+ 20.12.2021	Public Rights of Way	Several public rights of way cross this site. All of these must be either accommodated or else formally diverted and will also need to be managed throughout the course of the development. Furthermore, a number of new multi-user routes are proposed; the status, location and build specifications of which will need to be agreed. Given the nature of the proposed routes, it is likely	Several public rights of way cross this site. All of these must be either accommodated or else formally diverted and will also need to be managed throughout the course of the development. Furthermore, a number of new multi-user routes are proposed; the status, location and build specifications of which will need to be agreed. Given the nature of the proposed routes, it is likely	<p>The public rights of way strategy has been addressed in the revised submission, in particular in the Landscape Design Strategy.</p> <p>The amendments made to the engineering strategy and cut and fill proposals, in addition to the further clarification provided on phasing in the Delivery Strategy document have confirmed the extent and likely timings for temporary closures of public rights of way.</p>

		<p>that these will need to be agreed by PROW in conjunction with Highways DC.</p> <p>Clarifications sought on:</p> <ul style="list-style-type: none"> • Requirement for permanent diversions • Requirement for temporary diversions • Provision of new routes, including location, status and maintenance • Relationship between earthworks strategy and PROWs 	<p>that these will need to be agreed by PROW in conjunction with Highways DC.</p> <p>Clarifications sought on:</p> <ul style="list-style-type: none"> • Requirement for permanent diversions • Requirement for temporary diversions • Provision of new routes, including location, status and maintenance • Relationship between earthworks strategy and PROWs 	
18/10/2021	Trans Pennine Trail (TPT)	<p>There are many areas within the documentation provided where it isn't clear what footways and multi-user paths refers to - this was noted in our original consultation response. To enable consultees and developers to have a clear understanding of what will be delivered in terms of sustainable transport it is imperative that all users are correctly noted, i.e. walkers, cyclists or horse riders.</p> <p>For provision of new walking and cycling routes, LTN1/20 must be taken into consideration.</p> <p>Detailed comments refer to cycle routes not being confirmed in application documents.</p> <p>Safe walking and road crossings should be confirmed in application documentation, including ES.</p> <p>Framework Travel plans should reference cycling provision and opportunities for travel presented by the TPT.</p> <p>Health Impact Assessment should reflect positive impact of walking and cycling.</p> <p>Signage to TPT suggested.</p>	<p>There are many areas within the documentation provided where it isn't clear what footways and multi-user paths refers to - this was noted in our original consultation response. To enable consultees and developers to have a clear understanding of what will be delivered in terms of sustainable transport it is imperative that all users are correctly noted, i.e. walkers, cyclists or horse riders.</p> <p>For provision of new walking and cycling routes, LTN1/20 must be taken into consideration.</p> <p>Detailed comments refer to cycle routes not being confirmed in application documents.</p> <p>Safe walking and road crossings should be confirmed in application documentation, including ES.</p> <p>Framework Travel plans should reference cycling provision and opportunities for travel presented by the TPT.</p> <p>Health Impact Assessment should reflect positive impact of walking and cycling.</p> <p>Signage to TPT suggested.</p>	<p>The hierarchy of public rights of way, including footpaths and bridleways is included in the revised Landscape Design Strategy and the Design and Access Statement.</p> <p>The new access roundabouts and link road are designed to incorporate appropriate facilities for cyclists and pedestrians.</p> <p>The detailed design of the residential and employment phases will also address the needs of pedestrians and cyclists in accord with the Masterplan Framework and Design Code.</p> <p>A Revised Health Impact Assessment is submitted with the updated Environmental Statement.</p>
19/10/2021	The British Horse Society	<p>Barnsley is a district in which there is a surprising number of horse riders. We believe it is reasonable therefore to ask that, in the event that planning permission is granted it is required that where future cycleways are proposed, these are made as routes for all non-motorised users, including equestrians, which would make for a safer off-road provision at a time when the additional traffic from this new development would render the local roads busier. Any footpaths should be upgraded to bridleway providing access to a greater number of users including horse riders and cyclists.</p> <p>Consider using some of the CIL money arising to improve the off-road network for higher status users of</p>		<p>The requirements of horse riders are noted and the revised Landscape Strategy incorporates a footpath and access strategy which includes consideration of retained and new bridleways.</p>

		the PROW in the surrounding area which would benefit both the existing and new residents. A community horse arena could also be provided.		
04.10.2021	Highway Drainage	The FRA gives a strategy with respect to the drainage of the site, but I am concerned about the suitability of the proposed outfall on Barugh Green Road. This watercourse has had a number of flooding events adjacent to Claycliffe Road. Conditions proposed	The FRA gives a strategy with respect to the drainage of the site, but I am concerned about the suitability of the proposed outfall on Barugh Green Road. This watercourse has had a number of flooding events adjacent to Claycliffe Road. Conditions proposed	Comments noted. A revised drainage strategy has been prepared as part of the review of the overall engineering strategy for the site. Details are provided in the revised submission documents and ES.
11/02/21	Yorkshire Water Services Limited	Conditions proposed.	Conditions proposed.	Noted.
03.12.2021	Contaminated Land Officer	With regards to the contamination information within the report, there is nothing that causes any contamination concerns at this stage. The scale of the investigation is limited due to the scale of the site, and further site investigations will be required on both sites to further delineate the contamination risks where little or no data currently exists. Conditions proposed.	With regards to the contamination information within the report, there is nothing that causes any contamination concerns at this stage. The scale of the investigation is limited due to the scale of the site, and further site investigations will be required on both sites to further delineate the contamination risks where little or no data currently exists. Conditions proposed.	Noted. Additional Site investigations have been undertaken in respect of the residential Phase 1 detailed application and additional reports are included in the revised ES.
10/11/21	South Yorkshire Mining Advisory Service	The response notes Phase 1 desk study and application reports, including ES Chapter 10. Agrees proposed strategy for further investigations. Conditions proposed.	The response notes Phase I desk study and application reports, including ES Chapter 10. Agrees proposed strategy for further investigations. Conditions proposed.	Noted. Additional Site investigations have been undertaken in respect of the residential Phase 1 detailed application and additional reports are included in the revised ES.
18/10/21	Coal Authority + ADDITIONAL COMMENT	The Coal Authority Response: Fundamental Concern. JPG reports conclude that there is a risk posed to development on this site by past coal mining activity and that intrusive investigations, in order to inform the required remedial works, are necessary. The report authors also recommend that investigations are carried out to delineate the surface mining highwalls. It is requested that the applicant provides the findings of the intrusive investigations to locate the coal mining features present in the area of the full application, specifically Phase 1 residential development. This information should also identify the remedial works necessary and should include a plan which shows the relationship of the development layout to the mining features present (surface mining highwall and mine entries and their no-build zones). On the basis of the	The Coal Authority Response: The application is supported by a Coal Mining Risk Assessment and Coal Recovery Report, dated August 20219 and prepared by JPG. The report states that there is a potential risk to the development from past coal mining activity and recommends that intrusive site investigations are carried out to establish if worked coal seams are present. The Coal Authority would also expect the location of the surface mining highwalls to be delineated, and their location investigated if necessary. We would hope to see the layout designed to avoid buildings straddling the highwalls where this is possible. Further investigations are also recommended in respect of the coal-mining legacy present and the risks it may	Noted. Additional Site investigations have been undertaken in respect of the residential Phase 1 detailed application and additional reports are included in the revised ES.

		<p>information currently submitted we object to this planning application.</p> <p>The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability.</p> <p>The LPA should consider the possibility of Mine Gas as part of the applications.</p>	<p>pose to the development and inform any remedial works and/or mitigation measures that may be necessary.</p> <p>No objection is confirmed, and conditions are proposed to address the further investigations necessary.</p>	
30/09/21	Enterprising Barnsley	Not consulted	<p>Enterprising Barnsley actively support this application that will help to create much needed new industrial units in the borough, that will help to both attract future inward investors and retain growing indigenous local companies. The size of the units proposed help to full fill a clear gap in the development pipeline market, that will help to support a number of enquiries that we are having to turn away due to the limited available stock levels in the proposed development size band. This development is essential in helping BMBC and SCR to create future employment opportunities (jobs) as per the existing strategic economic and corporate plans, as well as contributing to a jobs lead recovery from COVID.</p>	<p>Comments of Enterprising Barnsley are noted. Additional information has been prepared in respect of the nature of the employment proposal and the character of jobs and regeneration likely to arise from the proposal. This is included in the revised submission documents for the employment application.</p>
18/10/21	South Yorkshire Police	<p>Design and Access Statements should refer to guides on Secured by Design.</p> <p>Concerned about lighting on un-adopted streets - lighting condition proposed.</p> <p>Request that the benefits for using certified security products be pointed out to the applicant, and that Barnsley Planning Department encourages assessment for this application.</p> <p>Inviting all residential phases to make Secured by Design Applications.</p>	<p>Design and Access Statements should refer to guides on Secured by Design.</p> <p>Concerned about lighting on un-adopted streets - lighting condition proposed.</p> <p>Request that the benefits for using certified security products be pointed out to the applicant, and that Barnsley Planning Department encourages assessment for this application.</p> <p>Secured by Design application be submitted prior to the commencement of the development.</p>	<p>Security matters have been considered further in the updated Design and access Statement.</p>
18/10/2021	Education Services	<p>Primary Education Contribution A new primary school was required/ identified through the Local Plan and masterplan process for this development and the responsibility for delivery (provision of land and the actual building of the school) will be that of the developer.</p> <p>Secondary Education Contribution A contribution will also be required for secondary provision. A development of 1700 dwellings would create a pupil yield of 255 pupils. The contribution would therefore be 255 pupils at £16,000 per pupil totalling £4,080,000.</p> <p>It was previously agreed in discussions with the</p>	Not consulted	<p>Provision of the new primary school has been subject of on-going work by Strata and the Council's Education officers.</p> <p>The provision of the proposed new school is included in the Delivery Strategy prepared for the revised submission.</p> <p>Other contributions to Education are considered further in the S106 Draft Heads of Terms and the Viability Appraisal.</p>

		developer that 50% will be paid on commencement and 50% when 50% of the dwellings were completed.		
10/04/2021	Conservation Officer	No concerns raised and comments reserved for South Yorkshire Archaeology Service	No concerns raised and comments reserved for South Yorkshire Archaeology Service	Comments Noted An updated Cultural Heritage Chapter is provided in the revised ES.
10/05/21	Superfast South Yorkshire	Developers should provide Gigabit-capable full fibre (FTTP - Fibre to the premise)	Developers should provide Gigabit-capable full fibre (FTTP - Fibre to the premise)	Noted. Broadband facilities would be included in the utilities proposals at detailed design for future RM applications.
12/10/2021 14/12/2021	Biodiversity Officer + ADDITIONAL RESPONSE + further email 14.01.2022	Querying absence of BNG which needs to include: a) an evaluation of the ecological baseline against the UK Habitats Classification and put into the relevant Defra Biodiversity Metric (depending on when they started their surveying) to show what the proposed on-site losses are predicted to be and b) identify any off-site compensation land, along with scoping of what biodiversity off-setting habitats are likely to be where. BMBC are suggesting £25k / BNG unit (based on Leeds) and preference is to deliver BNG on site)	Querying absence of BNG which needs to include: a) an evaluation of the ecological baseline against the UK Habitats Classification and put into the relevant Defra Biodiversity Metric (depending on when they started their surveying) to show what the proposed on-site losses are predicted to be and b) identify any off-site compensation land, along with scoping of what biodiversity off-setting habitats are likely to be where. BMBC are suggesting £25k / BNG unit (based on Leeds) and preference is to deliver BNG on site)	Additional Biodiversity surveys have been undertaken. These are reported in the revised ES Ecology Chapter, which also includes a full BNG Metric and assessment.
18/11/2021	Yorkshire Wildlife Trust	At present there is insufficient information to determine the application. Please consider this an interim response, and we would be happy to comment further and in more detail once the required information, including the completed Biodiversity Net Gain Metric has been submitted	At present there is insufficient information to determine the application. Please consider this an interim response, and we would be happy to comment further and in more detail once the required information, including the completed Biodiversity Net Gain Metric has been submitted	Additional Biodiversity surveys have been undertaken. These are reported in the revised ES Ecology Chapter, which also includes a full BNG Metric and assessment.
18/10/2021	Pollution Control	This development has the potential to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval with conditions is recommended. To avoid conditions, the Officer has suggested the submission of additional documentation - some of which is provided in submitted outline CEMP: <ul style="list-style-type: none"> • Dust Management Plan • Construction Environment Management Plan (CEMP) • Noise Mitigation Scheme • Construction Method Statement 	This development has the potential to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval with conditions is recommended. To avoid conditions, the Officer has suggested the submission of additional documentation - some of which is provided in submitted outline CEMP: <ul style="list-style-type: none"> • Dust Management Plan • Construction Environment Management Plan (CEMP) 	The revised Noise Chapter of the ES includes assessment of the additional 2026 scenario for completion of the link road. Draft CTMPs are also submitted with the revised submission, although it is noted that final measures will not be identified until contractors are appointed for implementation and it is proposed that completion of the relevant documents should be subject of suitable planning conditions for both the full and outline elements of the applications.

		Request that a further noise assessment is carried out which includes the full link road and the effects of this on current and proposed residents at 2026.	<ul style="list-style-type: none"> • Noise Mitigation Scheme • Construction Method Statement Request that a further noise assessment is carried out which includes the full link road and the effects of this on current and proposed residents at 2026.	
02.12.2021	Affordable Housing Officer	Affordable Housing statement required reflecting requirement of affordable housing SPD	Not consulted	An Affordable Housing Strategy has been prepared and is included in the revised submission.
08.11.21	Environmental Health (Air pollution & noise)	Request clarification of the derived AADT traffic flow within the operational phase air quality assessment, including information showing how the AADT flows have been derived from the traffic assessment, including evidence of calculations and conversions. - please refer to full consultation response	Request clarification of the derived AADT traffic flow within the operational phase air quality assessment, including information showing how the AADT flows have been derived from the traffic assessment, including evidence of calculations and conversions. - please refer to full consultation response	The revised Air Quality Chapter of the ES includes assessment of the additional 2026 scenario for completion of the link road.
14.02.2022	LVIA	Comments provided on Methodology, Landscape Assessment, Visual Assessment, mitigation, residual effects. Detailed comments highlighted in the revised LVIA.	Comments provided on Methodology, Landscape Assessment, Visual Assessment, mitigation, residual effects. Detailed comments highlighted in the revised LVIA.	A revised LVIA has been prepared, following further discussion with officers and the Council's landscape consultant in respect of methodology and proposed revisions to the scheme. The assessment addresses the detailed comments made and the amended LVIA is included in the revised ES.
14.12.2021	Wildscapes	Request BNG metric assessment and demonstration of 10% net gain. Baseline habitats confirmed as appropriately assessed and concur with the Hedgerow Regulations. Outline Biodiversity and ecological management plan needs to be completed for wider scheme and detailed for Phase 1. Request confirmation of extent of woodland and stream retention, and loss and in particular in relation to Hermit Lane, extent of new planting and hedgerows to be clarified. Also seeks clarification on implications for Ancient Woodland. Clarification sought on semi-improved grassland. Effect on wildlife corridors to be confirmed. Proposals in respect of Bird and Bat boxes to be clarified Sites suitability for wintering birds should be explicitly assessed. Concur that great-crested newt, reptiles and badger are 'likely absent' from the Site.	Request BNG metric assessment and demonstration of 10% net gain. Baseline habitats confirmed as appropriately assessed and concur with the Hedgerow Regulations. Outline Biodiversity and ecological management plan needs to be completed. Request confirmation of extent of woodland and stream retention and loss and extent of new planting and hedgerows to be clarified. Effect on wildlife corridors to be confirmed. Proposals in respect of Bird and Bat boxes to be clarified	Additional Biodiversity surveys have been undertaken. These are reported in the revised ES Ecology Chapter, which also includes a full BNG Metric and assessment. Surveys have confirmed the extent of Ancient Woodland and appropriate buffers are provided within the overall masterplan and are referred to in the revised Landscape Strategy. A revised BEMP is provided alongside this resubmission, which considers the habitat creation and enhancement measures required in the BNG assessment with regard to specific protected species provisions. It also outlines the objectives and broad parameters regarding bat and bird boxes. More detailed information will follow. It is suggested that this could be tied in with the Mitigation License condition for bats.