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Planning and Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley,
S70 9FE

LPA reference: 2021/1090

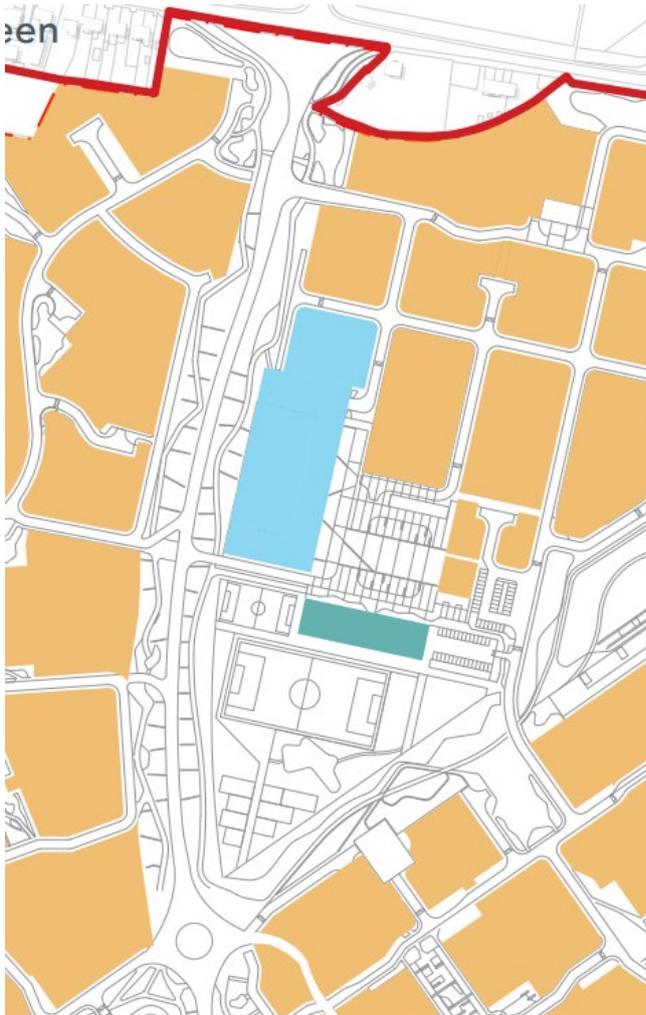
Dear ,

Re. Hybrid application for residential development for 1,560 dwellings comprising: 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 up to 1,344 dwellings; new primary school; small shops and community facilities; and associated infrastructure works, (Amended Description and Amended Plans).

This letter is intended to address the questions raised at the Steering Group Meeting held on Monday 4th December 2021 around the relocation of the local centre (including the primary school and community/commercial uses) on the allocated MU1 site subject to planning application reference 2021/1090.

There are several reasons why the school and small-scale community facilities have been moved from a northern position (as per the original submission) to a more central position on the masterplan, as shown on the recently submitted Proposed Indicative Site Plan (drawing reference: BWM-BBA-ZZ-XX-DR-A-1004 S2 P16). Its new location is central within the site, on the eastern side of the internal link road, amongst the residential element of the scheme.

In the initial Masterplan of the site, the school and small-scale community facilities were shown to be towards the northern end of the site. At this point, access roads were shown at various intervals along the link road into the different development parcels. This would have allowed access to build and occupy the school from an early stage of development, aligning with the Council's aspirations for the school to be open within 2 years of construction starting on the site. This is shown on the extract below:



Extract from Barnsley West Masterplan Framework (MU1) showing access road coming off the link road to the school.

However, following subsequent design meetings with Barnsley Council's Highways Team, it has become apparent that there are to be only two roundabouts along the spine road which would provide access to the development parcels. This then resulted in access to the school being provided off the first roundabout and through a large residential parcel. The infrastructure required to be put in place to serve the school would have resulted in the construction and opening of the school being significantly delayed. This would also mean that residents would have to drive through a construction site for a number of years when accessing the school and community facilities.



Extract from Illustrative Masterplan (drwg ref. BWM-BBA-ZZ-XX-DR-A-1005 S2 PO2) submitted with the original submission in 2021 showing access to the school only through the residential parcels.

Meetings were then held with the Delta Trust and our Project Managers who have reviewed the construction phasing, and this led to the decision to relocate the school to the land between the roundabouts off the spine road. The revised central location is a more accessible position, just off the link road and access roundabouts, so the area can now be more directly accessed without approaching the facilities through an active building site.

The revised location also means that the school site can be a more regular shape, which is much better for accommodating fixed play space dimensions. The site area for the revised school proposal is larger than the previous scheme, now exceeding the space standards set for primary schools, thereby allowing the academy trust additional flexibility to include additional school facilities.



The table below shows that the current school site complies with BB103, whereas the previous site under provided.

<i>Area</i>	<i>BB103 min. m²</i>	<i>Previous Site</i>	<i>Proposed Site</i>
2FE + 78 Place Nursery			Estimated
Hard Informal	750	5246	1200
Hard PE MUGAs	1075	502	1075
Habitat Horticulture/ Allotment	250	242	250
Soft Informal Nature Trail/ Play equipment	1800	2625	7085
Soft PE	8410	2640	4200
Float Plaza / Additional Nursery Play	2355		
Non-Net Carpark/building etc.	1814	3360	2700
Total	16,454min. – 20,625max.	14,614	16,510



The new location also brings the school closer to the community/commercial facilities to enhance the sense of community and is more centrally located within the wider development, better serving the new residential phases in the southern and eastern parts of the MUI allocation.

From a design and placemaking point of view, the relocation of the local centre creates a new square with defined character comprising of the primary school, community/commercial building(s) and two apartment blocks. The mature hedgerow can now be retained, which not only forms a feature boundary to the square, reinforcing the landscape-led design, but also harks back to the former agricultural use of the land. The community/commercial frontage is south facing, which allows for spill out into the square which will enhance the feel of the space, and the parking areas are screened by the retained hedgerow, providing a buffer to the link road.

The images below are extracts of the previous and revised masterplan, illustrating the differences identified above. The areas identified within the red dotted lines represent the public square area, building 1 represents the commercial/community units and building 2 is the proposed primary school.



Previous Masterplan, 2021



New Masterplan, 2023

The above detailed reasons clearly demonstrate the benefits of relocating the school and small-scale community facilities to a more central location. If there are any further questions or queries on this, please do not hesitate to get in touch.

Yours sincerely,

Nigel Cussen
Senior Planning Director

