



**Planning & Building Control Service
Development Management**

**Westgate Plaza
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Head of Service: Joe Jenkinson**

Mr G Pardoe
Equites Newlands (Hoyland) Ltd
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Our ref 2020/0647 and 2021ENQ00492
Your Ref:
Date: 5th October 2021
Enquiries Elaine Ward
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Dear Sir/Madam

Non material amendment to planning permission 2020/0647 for the addition of 3 No. bunds on the perimeter of the site as identified by Drawing Nos. Winvic DR-D-002 Additional Bund Proposals Plot 1 North and Winvic DR-D-003 Additional Bund proposals Link Road.

Hybrid planning application for a development up to 103,086sqm of employment uses (use classes B1/B2 and B8) and associated works including access roads, drainage and landscaping, a) Outline seeking approval over means of access and scale across 2 development plots (plots 2&3) of up to 71,515sqm floorspace; and b) full application for the development of plot 1 (31,571 sqm floorspace for use B8), associated earthworks and creation of access points including new roundabout to link with Hoyland south Masterplan Area (Local Plan references HS68, HS65, HS61, HS58, HS6, SL5)

Land to the west of Sheffield Road, Hoyland, Barnsley

I refer to the above referenced application for a non-material amendment to planning permission reference 2020/0647. Plans and documents submitted to support the proposed non-material amendment application are as follows:

Landscape Proposals Drawing 06 2044-20-06-S8 P6
Landscape Proposals Drawing 05 2044-20-05-S8-P9
Drawing No. 4400-005 P01 Masterplan showing location of new bunds
Drawing No. Winvic DR-D-002 Additional Bund Proposals Plot 1 North
Drawing No. Winvic DR-D-003 Additional Bund Proposals Link Road

The proposals comprise:

The creation of 3 additional bunds on the perimeter of the site identified as Bund No. 2, Bund No. 3 and Bund No. 4. Bund 1 was approved under planning permission 2020/0647 to protect residential amenity in the north of the site close to Green Lane Farm. The additional bunds are to be in the following locations:

Bund No. 2 – to be located adjacent to the north western boundary of Plot 1. The new bund will comprise of an area comprising of 3,100 sq. m, circa 18 metres at

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the widest point. The maximum height of the bund will be 3 metres with a 1 in 3 gradient.

Bund No. 3 – to be located north of the new roundabout on the link road and south of the existing allotment gardens. This bund will provide additional screening of the link road from the houses to the west of Sheffield Road. The bund will comprise of an area of 2,370 sq. m circa 18 metres wide and 110 metres in length. The maximum height of the bund will be 2.5 metres with a 1 in 3 gradient. Details of tree planting on bund 3 for the site where bund 3 is to be located have previously been approved under Discharge of Condition 11 of Planning Permission 2020/0647

Bund No. 4 - to be located north of Plot 1 and to the west of the link road spur where it adjoins Sheffield Road. This bund will comprise of an area of 850 sq. m, circa 22 metres wide and 41 metres in length. The maximum height of the bund will be 3 metres with a 1 in 3 gradient. Details of tree planting on the site of proposed bund 4 were previously approved under Planning Permission 2020/0647

The application states that the additional bunds are intended to enhance residential amenity for residents both by visual screening and the provision of additional acoustic screening to further mitigate the potential adverse impact of the new link road and operational noise. The application further states that the bunds will provide a means to utilise additional cut and fill material surplus to requirements in the construction process which is a more sustainable solution than off-site disposal.

The proposals have been reviewed by the Environmental Health Officer (Pollution Control) Regulatory Services who agrees that the additional bunds would further protect the nearby receptors.

Whilst trees species and landscape planting have already been approved for these locations under Discharge of condition application 2020/1380 and under planning permission 2020/0647, two landscape and planting plans have been submitted to demonstrate that the approved landscaping scheme can be achieved on the proposed bunds with no loss to the anticipated 10% biodiversity net gain required by the Hoyland West Masterplan.

It is considered that these amendments will not alter the nature or scale of the original permission and the changes would not result in any development which lies outside of the description of development and do not contravene any conditions attached to the original permission except in respect of condition 2 which shall be amended as set out below.

Taking into account all the above I can confirm that your **non-material amendment is acceptable.**

Consequently, condition 2 of planning permission 2020/047 shall read as follows;

The development hereby approved shall be carried out strictly in accordance with the below plans (Nos) and specifications as approved unless required by any other conditions in this permission and subject to the list of exceptions listed below that are the result of subsequent approvals:

4400-001 P28 Masterplan
4400-209-P02 Roof Plan (solar panels on office)
4400-100-P06 Location Plan
4400-101-P10 Site Plan
4400-102-P05 Application Redline Plan

4400-103 -P07 External Materials Plan
4400-104-P02 Site Sections
4400-200-P04 GA Unit Plan
4400-201-P05 GA Office Plans
4400-202-P01 VMU Plan Elevations Sections
4400-203-P01 Security Gatehouse Type A and B
4400-300-P09 Building elevations
VC-103210-EN-AQRP-001 Air Quality Assessment
VC-103210-EN-AQRP-0003_R00 Air Quality Assessment Addendum
Hoyland DBA-161219
9295 DAS Rev D
9295-L-103B Illustrative layout
9295-L-104C Parameters Plan
9295-L-105B GI Plan
9295-L-106A site Plan
DS01 P04 Bound
D-0300 P06 Drainage Strategy Sheet
D-0301 P07 Drainage Strategy Sheet
D-0302 P09 Drainage Strategy Sheet
D-1300-P05 Proposed Surface and Foul Drainage
D-1030-P02 Plot 1 Hermes Drainage Design
RCEF76268 Flood Risk Assessment -001
DS01-P03 Drainage Strategy Report
9295 Biodiversity Enhancement Management Plan REV A
9295 Biodiversity Enhancement Management Plan REV A Appendix A
9295 Biodiversity Impact Assessment Report REV A
9295 Bat and Barn Owl Report
9295 Ecological Appraisal Final
9295 GCN and Reptile Report Final
9295 WBS Report Final
AG3080-19-AJ70 Desk Study Report for Hoyland Common
AG3080-19-AJ77 Phase 1 Coal Mining Risk Assessment for Hoyland Common
AG3080-19-AK38 Coal Mining Risk Assessment for Balancing Pond
AG3080-19-AK21 Ground Investigation Report for Hoyland Common
AG3080-19-AK40 Ground Investigation Report for Balancing Pond
DR-CR-001 P02 Link Road General Arrangement 1 of 3
DR-CR-002 Link Road General Arrangement 2 of 3
DR-CR-003 Link Road General Arrangement 3 of 3
0890 P02 Swept Path analysis 1 of 4
0891 P02 Swept Path analysis 2 of 4
0892 P02 Swept Path analysis 3 of 4
0893 P02 Swept Path Analysis 4 of 4
DR CR SK0896 P04 Link Rd Bus Stops swept paths
0894-P01 Link Road General Arrangement Plot 4 access
001-P04 Link Road Design Statement
DR-C-1600 P02 Proposed levels
DR-C-0802-P04 Longitudinal Sections
DR-CR-0807-P05 Link Road legal areas
DR-CR-0808-P05 Design parameters
DR-CR-809-P05 Pavement types
DR-CR-810 P04 General Arrangement
DR-CR-811 P02 Alterations to existing signage
DR-CR-811-P02 Proposed Direction signage
DR-CR-880-P03 typical sections
2020-09-01-3560 Hoyland Commercial Land Transport Assessment Issue v1.1 Rev
C

2020-06-10-3560-Hoyland Commercial Land Framework Travel Plan Issue v1.1
Noise Impact Assessment VC-103210-EN-RP-0001
Noise sensitivity test VC-103210-EN-RP-003
Hoyland L10 data no mitigation
Hoyland Receptor R5 EDIT
Receptor R5 change
d260520_ Newlands Barnsley Breeam 2018 New Construction Rev B
Hermes Hoyland energy Statement for Planning - Rev C
NWK 200022 Hoyland West Newlands Sustainability Statement
Arboricultural method Statement by FPCR REV A
Arboricultural Assessment
Appendix C Tree Plans
Tree Pit staking and plant protection details HOY-BCA-ELS-X.X-DR-L-2044/20-02-S8 P1
3502-UCL-FR-MU-001 Desktop summary
Environmental Statement volumes 1, 2 and 3
Planning Statement
Statement of Community Involvement
Health impact Assessment
LSUK.20-0564 REV 10 Cricket Boundary Risk Assessment

List of Exceptions

The 3 additional bunds identified on plan 4400-005 P01 shall be carried out in accordance with Drawings HOY-BCA-ELS-XX-DR-L-2044/20/05-S8 P9, HOY-BCA-ELS-XX-DR-L-2044/20/06-S8 P6, WCL-HOY-GEN-XX-DR-D-0002 (additional bund plot 1), WCL-HOY-GEN-XX-DR-D-0003 (additional bund proposals – link road)”

Development carried out within the area edged red on Drawing 4400-004 P01 shall be carried out in accordance with Drawing Nos. HOYLA-RPS-SI-XX-DR-D345 Rev P01 Proposed Drainage GA Attenuation Basin and HOYLA-RPS-SI-XX-DR-D346Rev P01 Proposed Drainage Basin 1 Planning Boundaries, as approved under Planning Permission 2021/0637 or any variation to, or amendment of, that permission as approved under 2021/ENQ/00421.

The Development will be carried out in accordance with Noise Impact Assessment ref: VC-103201-EN-RP-0001 R.03 as approved under 2021/ENQ/00131.

The Tankersley Lane turning head and provision of layby will be carried out in accordance with Footways and Kerbing HOYLA-RPS-SI-XX-DR-CR-1101 REV C01; Site Plan HOY-PHP-1A-00-DR-A-4400-101-P12; External Materials Plan P20026-PHP-1A-00-DR-A-0103 -P16 C01; Tankersley Lane Turning Head swept Path Analysis HOYLA-RPS-SI-XX-DR-CR-004 C01 as approved under 2021/ENQ/00103

The Vehicle Maintenance Unit on Plot 1 will be carried out in accordance with drawings VMU Building Plan, Sections, Elevations ref: DR-A-0202-P09; External Materials Plan ref: DR-A-0103-P16; Buildings Elevations ref: DR-A-0300-P13; Site Plan ref: DR-A-4400-101-P14 as approved under 2021/ENQ00102.

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2020/0647 which still stands. The two documents should be read in conjunction.

Should you require anything further, please contact me again.

Yours sincerely

Elaine Ward

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement