



Appendix 3 – BMBC BDWH Roundabout Fair Share email 13 July 2017

THE BDNH 'Roundabout' and
"fair share"

Drake, Mathew

From: Jenkinson, Joe <JoeJenkinson@barnsley.gov.uk>
Sent: 13 July 2017 08:41
To: Jones, Mark
Cc: Burton, Andrew; Hyde, James; Wilson, Barbara; Coe, David; Drake, Mathew; Mark Johnson; Luke Herring
Subject: *EXTERNAL: RE: Planning Application 2016/1490 - Land to the North of Lee Lane, Royston

EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Morning Mark,

In response to your various questions, I can confirm the following:

1. Your proposal requires a roundabout to address road safety concerns. Both colleagues in the Council's Road Safety Team and South Yorkshire Police have evidence showing that the speed limit is regularly exceeded on the way into Royston from Lee Lane. This in part explains why the relevant policy in the emerging Local Plan (H11) makes specific reference to the construction of a roundabout on Lee Lane and why we insisted on one when outline planning permission was granted a few years ago.
2. The roundabout is necessary to make the development acceptable in planning terms as the current proposal conflicts with the policy in the local plan and the creation of a new access increases the risk of an accident due to evidence of speeding vehicles on a stretch of road where you propose a new junction. It is therefore directly related to the development and given its relatively modest cost when compared with the likely cumulative infrastructure requirements associated with the delivery of the whole allocation, it is considered fairly and reasonably related in scale and kind.
3. The Police and Highway Authority are not prepared to tolerate a situation where development is allowed to proceed without a roundabout with no certainty on when, where and how a roundabout will be delivered to address the identified road safety concerns. It is also important to note that policy H11 in the Local Plan requires a masterplan covering the entire allocation. This proposal has come forward in a piecemeal fashion without seeking to address any of the cumulative impacts that are likely to arise from the complete development of H11. We know from the results of transport modelling that significant off-site improvements will be required to the existing highway network, which could involve compulsory purchase of 3rd party land. It is therefore inevitable that there will be other infrastructure costs over and above the provision of a roundabout. We are currently in the process of examining the cumulative impacts and devising costed solutions with a view to ensuring that each developer/landowner contributes their fair share. This will avoid a scenario where only part of the site comes forward and the rest is rendered unviable due to infrastructure costs only being capable of being sought from those seeking to bring forward sites later in the plan period. As the roundabout is required at the outset we have decided that the developer of the first site should provide the roundabout but that they don't need to contribute towards anything else given that other developers will benefit from the roundabout being provided at the outset. This is considered a pragmatic approach to allow development to come forward rather than delaying matters until we have clearly established the cumulative infrastructure requirements.
4. Refer to point 1.
5. As the cumulative infrastructure requirements are likely to be significant we do not want to see costs wasted on temporary solutions. This will only serve to undermine the comprehensive development of the

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allocation. From a practical perspective, we are also keen to avoid unnecessary disruption to both existing residents and those of the new development who would have to suffer from the delays associated with two separate schemes and the associated traffic management measures.

I trust this sets out our position and enables you to discuss the matter with the landowner. Should you require anything else or if you would like us to discuss the matter with the landowner then please let me know.

Thanks

Joe Jenkinson
Head of Planning & Building Control
Economic Regeneration Service
Barnsley Metropolitan Borough Council

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From: Jones, Mark [<mailto:mark.jones@barratthomes.co.uk>]
Sent: 12 July 2017 12:26
To: Jenkinson, Joe
Cc: Burton, Andrew; Hyde, James; Wilson, Barbara; Coe, David; Drake, Mathew; Mark Johnson; Luke Herring
Subject: Planning Application 2016/1490 - Land to the North of Lee Lane, Royston
Importance: High

Joe

Please find attached a copy of a letter that is in the post.

A quick response would be much appreciated, as we are hoping to meet the landowner tomorrow or Friday.

Many thanks

Mark Jones

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12 July 2017

Mr Joe Jenkinson
Head of Planning and Building Control
Economic Regeneration Service
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 604
Barnsley, S70 9FE

Dear Joe

PLANNING APPLICATION 2016/1490 – LAND TO THE NORTH OF LEE LANE, ROYSTON

Further to recent discussions regarding our planning application at Royston, we understand that the Council require a roundabout to be delivered as part of our proposal, otherwise the application will be refused.

In order to assist discussions with the landowner, please could you provide us with an explanation for the Council's position? We will need the following covered within the response:

1. Why our proposal alone requires the delivery of a roundabout?
2. How for our proposal alone, the request for a roundabout meets the 3 tests for planning obligations?
3. Why any future development on land to the opposite site can't part fund/deliver a roundabout?
4. Why our proposal requires a roundabout to reduce traffic speeds, when the capacity of our site does not warrant a roundabout?
5. Why there are no mitigation measures acceptable to deal with any concern over traffic speeds entering Royston, until the opposite site comes forward, at which point a roundabout may be justified?

It would be helpful if you could provide a response ASAP before we meet with the landowner later this week.

Yours sincerely

Mark Jones
Planning Manager

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