

Barnsley Metropolitan Borough  
Council

**Carlton Masterplan Framework**

Delivery Strategy

Issue Cabinet | 22 October 2021

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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# 1 Introduction

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The purpose of this document is to set out the proposed delivery strategy for the Carlton Masterplan Framework.

It sets out the roles and responsibilities of the various landowners and developers involved in the scheme alongside Barnsley Metropolitan Borough Council (BMBC) as both the Local Planning Authority and Highway Authority.

The following issues are considered:

1. Planning strategy.
2. Phasing strategy.
3. Infrastructure Requirements.
4. Infrastructure Delivery.

## 2 Planning Strategy

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The combined Local Plan allocations (MU2 & MU3) across the Carlton site provide for up to 1977 new homes. Within this allocation, the Masterplan Framework proposes circa 1,500 homes alongside an expansion to the Carlton Primary School.

The Masterplan Framework should provide an increased level of certainty for applicants and allow them to more readily develop proposals. Therefore, it is broadly assumed that full planning applications will be brought forward, notionally covering the areas in the phasing plan at Figure 2.

However, it is recognised that:

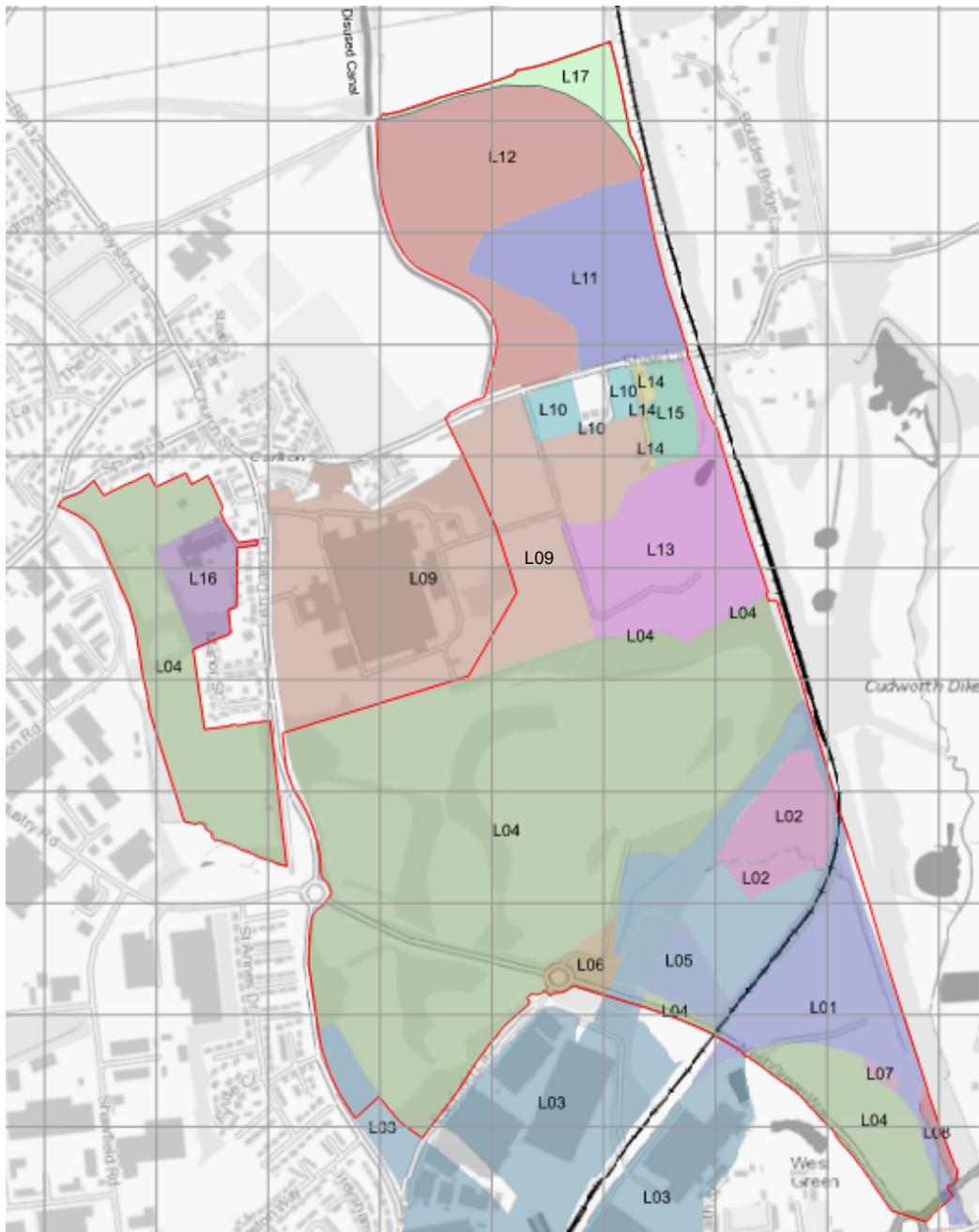
- Some parcels are larger in size, particularly north of Shaw Lane. This may suit an outline or hybrid application.
- With the exception of the MU2 site, there is a need to assemble land to deliver coordinated development. An outline or hybrid application may support developers in achieving sufficient planning certainty to complete land acquisition whilst limiting their initial outlay.
- In some cases, developers may pursue strategies that support them in increasing land value with a view to disposal or entering into a partnering arrangement, or testing the acceptability of certain proposals through the planning process whilst limiting their initial outlay.

Therefore, it can be expected that a combination of both full and outline applications will come forward, with differing degrees of underlying intent to deliver the scheme.

It is expected that outline / hybrid applications will be accompanied by annexes to the Masterplan Framework Design Code, building on that contained in the Masterplan Framework, which will provide further detail including materials palettes, wayfinding strategy etc. for development parcels and infrastructure including highways, landscape and public realm elements. This will ensure consistency across the site as subsequent reserved matters applications are brought forward by different parties for both infrastructure and plot development. The topics and content for these annexes should be agreed between the applicants and the LPA. This is in addition to the Masterplan Framework Compliance Statement that will be required to accompany full or reserved matters applications.

Developers are encouraged to engage with BMBC in their function as Local Planning Authority during preparation of planning applications, through the pre-application process.

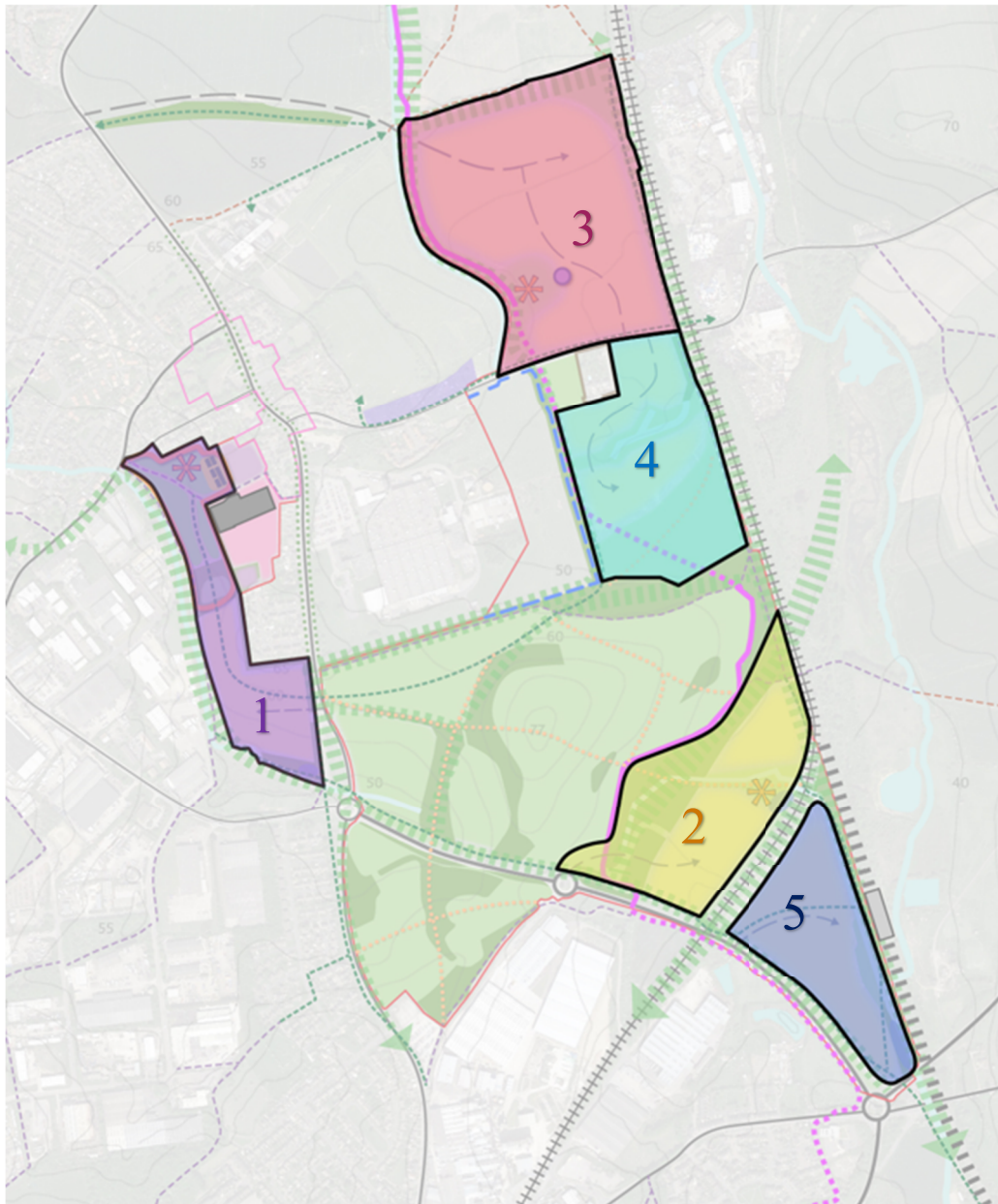
Figure 1: Carlton Land Ownership Parcels



### 3 Phasing Strategy

It is expected that development of the site will come forward in a series of phases. Illustrative phasing is depicted in Figure 2. It is noted that phases will not necessarily be delivered sequentially, however the delivery of certain phases will be dependent upon the availability of infrastructure networks (e.g. highways, drainage, utilities, etc.) to serve the respective parts of the site.

Figure 2: Illustrative Phasing Strategy



The phasing strategy for the site has been developed as detailed below.

### **Phase 1**

The parcel on MU2 is owned by BMBC. Infrastructure connections can be made to adjacent services and access is to be provided via Fish Dam Lane.

The extension to the primary school adjacent to this parcel on MU2 is to be delivered by the Academy Trust.

### **Phase 2**

This plot is owned by private landowners. Access is to be secured by the existing roundabout on West Green Way. Some services can be connected to from West Green Way and others such as electricity and water will need to be connected to existing services at Pontefract Road Roundabout. Connecting foul sewerage from this site could be difficult and there is the potential to require onsite treatment prior to discharging into the existing watercourse.

### **Phase 3**

Due to congestion on the existing highway network, access needs to be secured off Royston Lane via the northern access road. This access road fits in with BMBC's wider strategic transport aspirations. The business case, alignment and environmental mitigation measures will need to be developed in detail. Services to be connected to existing infrastructure on Shaw Lane and/or Royston Lane.

### **Phase 4**

Based on the level of congestion on the existing highway network it is assumed that this plot will be delivered after Phase 3, once the northern access road has been provided to increase highway network capacity. Services to be connected to existing infrastructure on Shaw Lane.

### **Phase 5**

There is currently a landfill on this plot and therefore it is likely to come forward last. Access is via the existing access off West Green Way. As indicated in the Masterplan Framework land needs to be safeguarded for a railway station.

Some services can be connected to from West Green Way and others such as electricity and water will need to be connected to existing services at Pontefract Road Roundabout. Connecting foul sewerage from this site could be difficult and there is the potential to require onsite treatment prior to discharging into the existing watercourse.

## 4 Levies & Charges

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### 4.1 Overview

A brief overview of applicable levies and charges that could be used to fund infrastructure is provided below.

### 4.2 Section 106

Section 106 (“S.106”) allows for funding of smaller impacts caused by development. Examples of Section 106 conditions include access roads to housing estates, small areas of open space and play parks.

### 4.3 Community Infrastructure Levy

Barnsley has not adopted the Community Infrastructure Levy (CIL) and so no payments will be required from any of the phases.

### 4.4 Planning White Paper Infrastructure Levy

The ‘Planning for the Future’ White Paper<sup>1</sup> consultation proposes reforms of the planning system to streamline and modernise the planning process.

As part of this there are proposals for CIL and planning obligations to be reformed as a nationally set, value based flat rate charge called ‘the infrastructure levy’. To take effect, this will require a new Planning Bill to be enacted. At the time of writing, there is uncertainty regarding content and timing of the Planning Bill as well any transitional arrangements but if any phases come forward after the Bill has been enacted and the transitional arrangements have ended, they would be liable to pay the new levy but as an alternative to Section 106 payments.

The levy would:

- Be charged on the final value of a development based on the applicable rate at the point planning permission is granted;
- Be levied at point of occupation;
- Include a value-based minimum threshold below which the levy is not charged. Therefore, if the value of development is below the threshold then no levy would be charged, but where the value is above the threshold, the levy would only be charged on the proportion of the value that exceeded the threshold;
- Apply to all uses.

The levy also allows local authorities to borrow against Infrastructure Levy revenues so that they could forward fund infrastructure.

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<sup>1</sup> Planning for the Future – White Paper (MHCLG, August 2020)



The Infrastructure Levy will deliver affordable housing provision and local authorities would be able to use funds raised through the levy to secure affordable housing. This could be secured through in-kind delivery on-site and under this approach a provider of affordable housing could purchase the dwelling at a discount from market rate. The difference between the price at which the unit was sold to the provider and the market price would be offset from the final cash liability to the Levy.

It is currently unknown how on-site facilities such as schools and road infrastructure will be secured through the proposed new Infrastructure Levy.

Where infrastructure is identified as being needed to support the Masterplan Framework it is proposed that any future Infrastructure Levy contributions generated from the Carlton site will be ringfenced for use for this site, and/or will make use of surplus Infrastructure Levy funds generated from elsewhere in the Borough.

## 5 Infrastructure Requirements

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### 5.1 Overview & Terminology

To deliver the Carlton site, a range of infrastructure provision is required across multiple infrastructure sectors; namely:

- Transport;
- Green infrastructure;
- Public open space;
- Blue infrastructure;
- Utilities;
- Foul sewerage;
- Primary school extension; and
- Small local shop.

In the following sections the following terminology applies:

- The term “developer” is used to denote the legal entity responsible for carrying out development on the site under an approved planning consent.
- The term “utilities” encompasses electricity, potable water and a choice of telecommunications provider.

## 5.2 General Plot Infrastructure

Some infrastructure elements will be delivered by developers as an intrinsic part of their scheme, as set out in Table 1.

Table 1 General Plot Infrastructure

Infrastructure Sector	General Plot Infrastructure Element	Party Responsible for Delivery
Transport	Site roads that fall within development parcels.	Relevant developer except as set out in Table 2.
	Access junctions from existing roads that enter development parcels.	To be delivered as per requirements in Section 0.
	Improvements to Shaw Lane including Active Travel Route	
	Active travel routes that fall within development parcels, including: <ul style="list-style-type: none"> <li>Active Travel Route through MU2</li> <li>Active Travel Route along West Green Way</li> <li>Active Travel Routes through and around parcels in Phase 5</li> <li>Diversion of the NCN and TPT through parcels in Phase 4.</li> <li>Diversion of TPT and NCN at the southern end of parcels in Phase 3.</li> </ul>	
	Bus stop infrastructure that falls within development parcels.	
Green Infrastructure	Green Infrastructure	Relevant developer except as set out in Table 2.  To be delivered as per requirements in Section 0.
Public Open Space	Public open space.	Relevant developer except as set out in Table 2.  To be delivered as per requirements in Section 0.
Blue Infrastructure	Blue infrastructure including Sustainable Drainage Systems	Relevant developer except as set out in Table 2.

Infrastructure Sector	General Plot Infrastructure Element	Party Responsible for Delivery
		To be delivered as per requirements in Section 0.
Utilities	Utility networks required to serve development plots.  Note that provision of gas has not been considered in line with the aspiration to achieve net zero carbon development.	Relevant developer, taking account of requirements set out in Section 0.
Foul sewerage	Foul sewerage network required to serve development plots.	Relevant developer, taking account of requirements set out in Section 0.
Primary school	Expansion of existing primary school	Academy Trust. Refer Section 5.3.
Small local shop	Small local shop in line with Local Plan Policy TC5	Developer of parcel ref. L11.

### 5.3 Common Infrastructure

Certain infrastructure elements will have a wider benefit across the Carlton site and in these cases can be termed “common infrastructure”. A schedule of common infrastructure for Carlton is set out in Table 2.

Table 2 Common Infrastructure

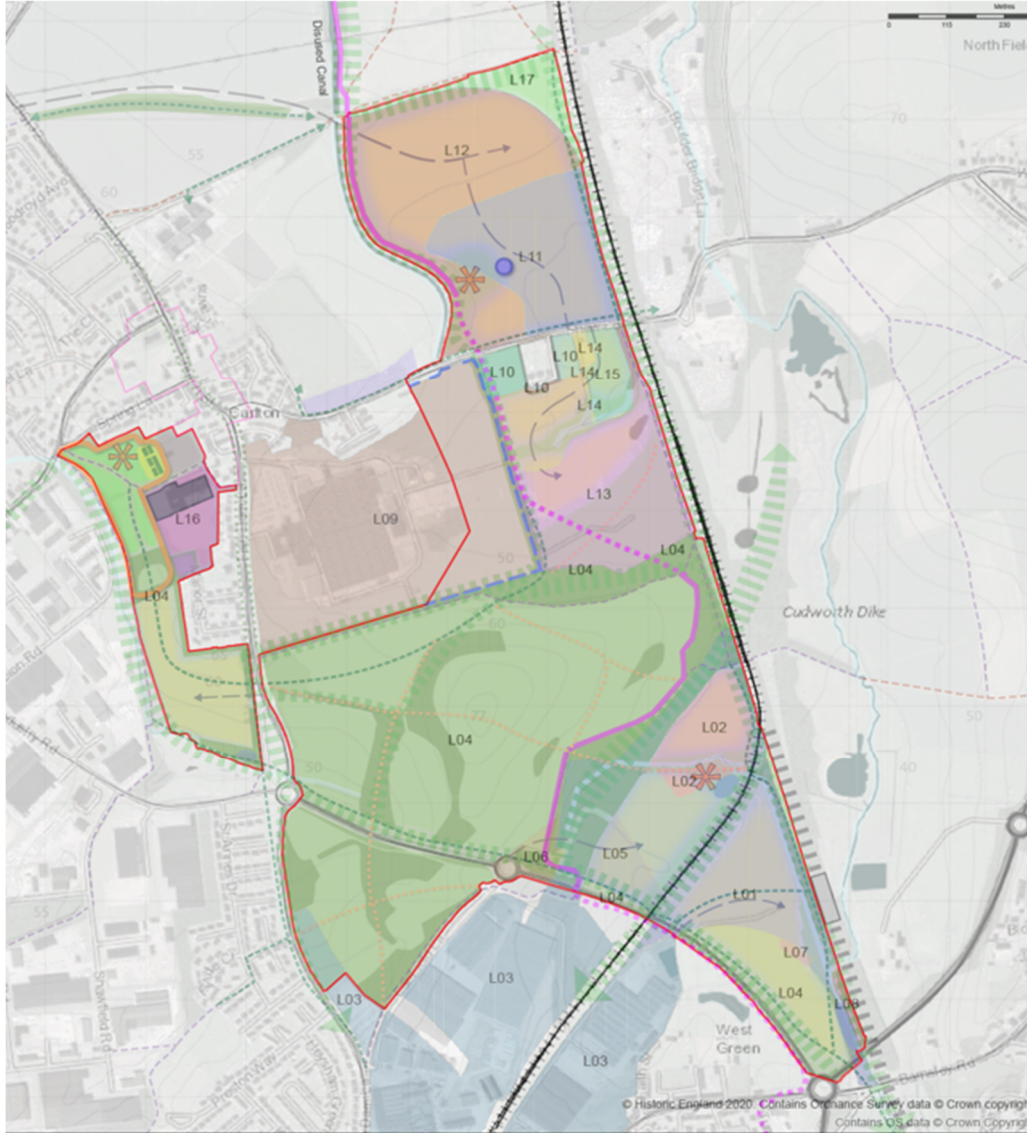
Infrastructure Sector	Ref	Common Infrastructure Element	Party Responsible for Delivery	Funding Arrangement
Transport	T001	Improvements to Shaw Lane to include an active travel provision.	BMBC / Developers	S.106 contributions from developers of Phases 3 and 4 where land parcels border Shaw Lane or S.278 agreements.
	T002	Deliver the northern access road.	BMBC	S.106 contributions from developers of Phases 3 and 4.
	T003	Any other off-site highways works required to make the development acceptable in planning and highways terms	BMBC / Developers	S.106 contributions / S.278 agreements.

Infrastructure Sector	Ref	Common Infrastructure Element	Party Responsible for Delivery	Funding Arrangement
	T004	Improvements to the Active Travel Routes and Recreational Routes through Wharncliffe Woodmoor.	BMBC	S.106. contributions.
	T005	Extension of the TPT and NCN south of the site at West Green Way.	BMBC	S.106 contributions.
	T006	School transport provision	Developers via SYPTE / bus providers	S.106 contributions.
	T007	Improvements to off-site active travel routes.	BMBC	S.106. contributions.
Public Open Space	POS001	Public open space in MU2	BMBC	S.106. Refer Section 6.
	POS002	Improvements to Wharncliffe Woodmoor	BMBC	S.106. Refer Section 6.
	POS003	Improvements to Carlton Park formal recreation area	BMBC	S.106. Refer Section 6.
Primary school	SCH001	Primary school expansion	Academy Trust	S.106. Refer Section 6.

## 5.4 Specific Infrastructure Delivery Requirements

Specific infrastructure delivery requirements are set out below. These are not necessarily exhaustive and further requirements may be conditioned through the planning process.

Figure 3: Land parcels overlaid on the Masterplan Framework



### 5.4.1 Phase 1 – L04 Area

Specific requirements to be placed on land parcel ref. L04 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access into parcel L04.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- To provide the Landscape Active Travel Link through the parcel L04, from the community garden and down to Fish Dam Lane.  
Reason: to promote active travel as part of the development scheme.
- To provide the wildlife corridor and buffer to the industrial uses as shown in the Masterplan Framework and Design Code.  
Reason: to provide visual and acoustic screening and improve ecology and biodiversity.
- It is recognised that the POS provision is a proportionally large part of the parcel area. Therefore, alongside any new housing, the developer of L04 shall deliver the LEAP and access to it as shown on the Masterplan Framework along with landscaping to cover a minimum of 15% of the total parcel area. Further landscaping shall be delivered as and when S.106 comes available through development on other areas of the Carlton site.  
Reason: to provide amenity space for site occupants and the local community.
- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach, City Fibre and Virgin Media who have apparatus in the vicinity of the site.  
Reason: to ensure opportunity for high-speed fibre broadband connections, provide market choice and promote competition.
- To make available land for the expansion of Carlton Primary School.  
Reason: to allow the educational needs of the new development and local community to be met.

#### 5.4.2 Phase 2 - L02 Area

Specific requirements to be placed on land parcel ref. L02 in relation to infrastructure delivery are as follows:

- Prior to the occupation of any dwelling within parcel L02, the active travel route through the parcel as indicated in the Masterplan Framework shall be provided.  
Reason: to provide active travel routes for site occupants and the local community.
- To provide a wildlife corridor on the parcel as indicated in the Masterplan Framework.  
Reason: to provide uninterrupted corridors for biodiversity.
- Prior to occupation of 25% of dwellings within parcel L02, the public open space including the equipped play area shown on the Masterplan Framework within this parcel shall be completed.  
Reason: to provide amenity space for site occupants and the local community.
- The surface water drainage system provided in parcel L02, including outfall to the existing watercourse, shall also cater for the surface water run-off from

parcels L03, L05 and L06 based on a maximum permissible surface water runoff rate of 5 l/s / Ha.

Reason: to ensure that surface water can be drained from parcels L02, L03, L05 and L06 in line with the surface water drainage strategy presented in the Masterplan Framework.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both have apparatus in the vicinity of the site. In addition the developer shall coordinate with the developers of parcels L03, L05 and L06.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L02, the developer shall make provision for foul sewerage to parcels L03 and L05 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels L02, L03 and L05 can be provided with foul sewerage.

### 5.4.3 Phase 2 - L03 Area

Specific requirements to be placed on land parcel ref. L03 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access between parcels L02 and L05 via parcel L03.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- Prior to the occupation of any dwelling within parcel L03, the active travel route through the parcel as indicated in the Masterplan Framework shall be provided.

Reason: to provide active travel routes for site occupants and the local community.

- To retain the areas of significant ecological value and provide a wildlife corridor on the parcel as indicated in the Masterplan Framework.

Reason: to provide uninterrupted corridors for biodiversity.

- In planning, designing and installing the surface water drainage system in parcel L03 the developer shall also cater for the surface water run-off from parcels L05 and L06 based on a maximum permissible surface water runoff rate of 5 l/s / Ha. The developer shall also coordinate with the developer of parcel L02 to convey surface water from L03 to the existing watercourse via L02.

Reason: to ensure that surface water can be drained from parcels L03, L05 and L06 in line with the surface water drainage strategy presented in the Masterplan Framework.



- In planning, designing and installing the utility supply to parcel L03, the developer shall make provision for utility supply to parcels L02 and L05 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels in this phase can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both have apparatus in the vicinity of the site, and to make available infrastructure to permit provision of these services to parcels L02 and L05. In addition to coordinate with the developer of parcel L06.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L03, the developer shall make provision for foul sewerage to residential dwellings in parcel L05, assuming an upper bound density as set out in the Masterplan Framework. In addition the developer shall coordinate with the developer of parcel L02.

Reason: to ensure that the parcels L02, L03 and L05 can be provided with foul sewerage.

#### 5.4.4 Phase 2 - L05 Area

Specific requirements to be placed on land parcel ref. L05 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access between parcel L03 to the west and north of parcel L05.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- Coordinate with parcel L03 to provide a surface water drainage based on a maximum permissible surface water runoff rate of 5 l/s / Ha.

Reason: to ensure that surface water can be drained from parcel L05 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L05, the developer shall make provision for utility supply to parcels L02 and L03 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels in this phase can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both have apparatus in the vicinity of the site, and shall make available

infrastructure to permit provision of these services to parcels L02 and L03. In addition to coordinating with the developer of parcel L06.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- The surface water drainage system in parcel L05 shall be based on a maximum permissible surface water runoff rate of 5 l/s / Ha. The developer shall also coordinate with the developer of parcel L03.

Reason: to ensure that the parcels L02, L03 and L05 can be provided with surface water.

- In planning, designing and installing the foul sewerage provision to parcel L05, the developer shall coordinate with the developer of parcel L03.

Reason: to ensure that parcel L05 can be provided with foul sewerage.

## 5.4.5 Phase 2 - L06 Area

Specific requirements to be placed on land parcel ref. L06 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access to parcel L02, L03 and L05 off West Green Way via parcel L06.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- The active travel route through the parcel as indicated in the Masterplan Framework shall be provided.

Reason: to provide active travel routes for the local community.

- Coordinate with parcel L03 to provide a surface water drainage system based on a maximum permissible surface water runoff rate of 5 l/s / Ha.

Reason: to ensure that surface water can be drained from parcel L06 in line with the surface water drainage strategy presented in the Masterplan Framework.

- Make provision for connecting to existing utilities on West Green Way and at Pontefract Road Roundabout via West Green Way to supply to parcels L02, L03 and L05, for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels in this phase can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both have apparatus in the vicinity of the site, and shall make available infrastructure to permit provision of these services to parcels L02, L03 and L05.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

### 5.4.6 Phase 3 - L11 Area

Specific requirements to be placed on land parcel ref. L11 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access to Shaw Lane via parcel L11.  
Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.
- Make available land to allow improvements to Shaw Lane.  
Reason: to provide an active travel corridor for the site occupants and the local community and allow for road safety improvements on Shaw Lane.
- To provide the active travel route through the parcel as indicated in the Masterplan Framework.  
Reason: to provide active travel routes for the local community.
- To provide a wildlife corridor on and around the parcel as indicated in the Masterplan Framework.  
Reason: to provide uninterrupted corridors for biodiversity.
- Prior to occupation of 25% of dwellings within parcel L11 complete the public open space shown on the Masterplan Framework within this parcel, in coordination with the developer of parcel L12.  
Reason: to provide amenity space for site occupants and the local community.
- The surface water drainage system provided in parcel L11, including outfall to the existing combined sewer, shall also cater for the surface water run-off from parcel L12 based on a maximum permissible surface water runoff rate of 5 l/s / Ha.  
Reason: to ensure that surface water can be drained from parcels L11 and L12 in line with the surface water drainage strategy presented in the Masterplan Framework.
- In planning, designing and installing the utility supply to parcel L11, the developer shall make provision for utility supply to parcel L12 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.  
Reason: to ensure that development parcels in this phase can be supplied with utilities.
- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site, and shall make available infrastructure to permit provision of these services to parcel L12.  
Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.
- In planning, designing and installing the foul sewerage provision to parcel L11, the developer shall make provision for foul sewerage to parcel L12 for

residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels L11 and L12 can be provided with foul sewerage.

- To provide a small local shop as required by the Local Plan and as indicated in the Masterplan Framework.

Reason: to provide a small local shop for the benefit of the local community and as required by the Local Plan.

### 5.4.7 Phase 3 - L12 Area

Specific requirements to be placed on land parcel ref. L12 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access to parcel L11 and Shaw Lane via parcel L12 including a connection to the proposed northern access road from Royston Lane.  
Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.
- Make available land to allow improvements to Shaw Lane.  
Reason: to provide an active travel corridor for the site occupants and the local community and allow for road safety improvements on Shaw Lane.
- To provide the improved and rerouted NCN and TPT through the parcel L12.  
Reason: to rationalise the alignment to permit development to come forward, promote active travel as part of the development scheme and provide active travel links to other users in the area.
- To provide a wildlife corridor on and around the parcel as indicated in the Masterplan Framework.  
Reason: to provide uninterrupted corridors for biodiversity.
- Prior to occupation of 25% of dwellings within parcel L12 complete the public open space including the equipped play area shown on the Masterplan Framework within this parcel, in coordination with the developer of parcel L11.  
Reason: to provide amenity space for site occupants and the local community.
- Coordinate with parcel L11 to provide a surface water drainage system based on a maximum permissible surface water runoff rate of 5 l/s / Ha.  
Reason: to ensure that surface water can be drained from parcel L12 in line with the surface water drainage strategy presented in the Masterplan Framework.
- In planning, designing and installing the utility supply to parcel L12, the developer shall coordinate with the developer of parcel L11.  
Reason: to ensure that L12 can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site. In addition the developer shall coordinate with the developer of parcel L11.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L12, the developer shall coordinate with the developer of parcel L11.

Reason: to ensure that the parcel L12 can be provided with foul sewerage.

### 5.4.8 Phase 3 – L17 Area

Specific requirements to be placed on land parcel ref. L17 in relation to infrastructure delivery are as follows:

- This parcel has been identified as an area of potentially significant ecological value. Therefore, development shall not be brought forward unless the developer demonstrates to BMBC through ecological survey and assessment that development is justifiable. Any areas of significant ecological value should be retained and enhanced to provide Biodiversity Net Gain (BNG).

Reason: to protect ecology and biodiversity and provide a wildlife corridor.

### 5.4.9 Phase 4 - L10 Area

Specific requirements to be placed on land parcel ref. L10 in relation to infrastructure delivery are as follows:

- Make available land to allow improvements to Shaw Lane.

Reason: to provide an active travel corridor for the site occupants and the local community and allow for road safety improvements on Shaw Lane.

- A section of this parcel has been identified as an area of potentially significant ecological value. Therefore, development shall not be brought forward unless the developer demonstrates to BMBC through ecological survey and assessment that development is justifiable. Any areas of significant ecological value should be retained and enhanced to provide BNG.

Reason: to protect ecology and biodiversity and provide a wildlife corridor.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

### 5.4.10 Phase 4 - L14 Area

Specific requirements to be placed on land parcel ref. L14 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access to parcel L10 from parcel L15.  
Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.
- Make available land to allow improvements to Shaw Lane.  
Reason: to provide an active travel corridor for the site occupants and the local community and allow for road safety improvements on Shaw Lane.
- Coordinate with parcel L15 to provide a surface water drainage system based on a maximum permissible surface water runoff rate of 5 l/s / Ha.  
Reason: to ensure that surface water can be drained from parcel L14 in line with the surface water drainage strategy presented in the Masterplan Framework.
- In planning, designing and installing the utility supply to parcel L14, the developer shall coordinate with the developer of parcel L15.  
Reason: to ensure that L14 can be supplied with utilities.
- In planning, designing and installing the foul sewerage provision to parcel L14, the developer shall coordinate with the developer of parcel L15.  
Reason: to ensure that the parcel L14 can be provided with foul sewerage.
- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site. In addition the developer shall coordinate with the developer of parcel L15.  
Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

#### 5.4.11 Phase 4 - L15 Area

Specific requirements to be placed on land parcel ref. L15 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access to parcels L09, L10, L13 and L14.  
Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.
- Make available land to allow improvements to Shaw Lane.  
Reason: to provide an active travel corridor for the site occupants and the local community and allow for road safety improvements on Shaw Lane.
- Prior to occupation of 25% of dwellings the public open space shown on the Masterplan Framework within this parcel shall be completed.  
Reason: to provide amenity space for site occupants and the local community.
- The surface water drainage system provided in parcel L15, including outfall to the existing combined sewer, shall also cater for the surface water run-off

from parcels L09, L13 and L14 based on a maximum permissible surface water runoff rate of 5 l/s / Ha.

Reason: to ensure that surface water can be drained from parcels L09, L13, L14 and L15 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L15, the developer shall make provision for utility supply to parcels L09, L13 and L14, for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels south of Shaw Lane can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site, and shall make available infrastructure to permit provision of these services to parcel L09, L13 and L14.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L14, the developer shall make provision for foul sewerage to parcels L09, L13 and L14 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels south of Shaw Lane can be provided with foul sewerage.

#### 5.4.12 Phase 4 – L09 Area

Specific requirements to be placed on land parcel ref. L09 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access between parcel L13 and L15.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- To provide the improved and rerouted NCN and TPT through the parcel L09.

Reason: to rationalise the alignment to permit development to come forward, promote active travel as part of the development scheme and provide active travel links to other users in the area.

- To retain areas of significant ecological value and provide a wildlife corridor on the parcel as indicated in the Masterplan Framework.

Reason: to provide uninterrupted corridors for biodiversity.

- The surface water drainage system provided in parcel L09 shall also cater for the surface water run-off from parcel L13 based on a maximum permissible surface water runoff rate of 5 l/s / Ha. The developer shall coordinate with the developer of parcel L15.



Reason: to ensure that surface water can be drained from parcels L09 and L13 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L09, the developer shall make provision for utility supply to parcel L15 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that parcel L13 can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site, and shall make available infrastructure to permit provision of these services to parcel L13.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L09, the developer shall make provision for foul sewerage to parcel L13 for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that parcel L13 can be provided with foul sewerage.

#### 5.4.13 Phase 4 - L13 Area

Specific requirements to be placed on land parcel ref. L13 in relation to infrastructure delivery are as follows:

- Make available land to allow improvements to Shaw Lane.  
Reason: to provide an active travel corridor for the site occupants and the local community and allow for road safety improvements on Shaw Lane.
- To provide the improved and rerouted NCN and TPT through parcel L13.  
Reason: to rationalise the alignment to permit development to come forward, promote active travel as part of the development scheme and provide active travel links to other users in the area.
- To retain areas of significant ecological value and provide wildlife corridors on the parcel as indicated in the Masterplan Framework.  
Reason: to provide uninterrupted corridors for biodiversity.
- To complete the public open space shown on the Masterplan Framework within this parcel with the timing of this to be agreed as part of the planning application process.  
Reason: to provide amenity space for site occupants and the local community.
- Coordinate with parcel L09 to provide a surface water drainage system based on a maximum permissible surface water runoff rate of 5 l/s / Ha.



Reason: to ensure that surface water can be drained from parcel L13 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L13, the developer shall coordinate with the developer of parcel L09.

Reason: to ensure that L09 can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and Zayo who both have apparatus in the vicinity of the site. In addition the developer shall coordinate with the developer of parcel L09.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L13, the developer shall coordinate with the developer of parcel L09.

Reason: to ensure that the parcel L13 can be provided with foul sewerage.

#### 5.4.14 Phase 5 - L01 Area

Specific requirements to be placed on land parcel ref. L01 in relation to infrastructure delivery are as follows:

- To provide highway access off West Green Way to be adopted by the Highway Authority to permit access through to parcel L01 and L07.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- To provide the Landscape Active Travel Link through the parcel L01.

Reason: to promote active travel as part of the development scheme.

- To safeguard land for a railway station and associated infrastructure, ensuring that the design and layout of the residential development accounts for the railway station and minimises noise, air quality and visual impacts while enabling direct access from West Green Way.

Reason: to enable access to rail travel to site occupants and the local community.

- Prior to occupation of 25% of dwellings within this parcel, the public open space shown on the Masterplan Framework within this parcel shall be completed.

Reason: to provide amenity space for site occupants and the local community.

- The surface water drainage system including the discharge into the existing watercourse provided in parcel L01 shall also cater for the surface water run-off from parcels L04 and L07, within this phase of works, based on a maximum permissible surface water runoff rate of 5l/s/Ha.

Reason: to ensure that surface water can be drained from parcels L01, L04 and L07 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L01, the developer shall make provision for utility supply to parcels L04 and L07, for residential dwellings assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels in this phase can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both have apparatus in the vicinity of the site, and shall make available infrastructure to permit provision of these services to parcel L04 & L07.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L01, the developer shall coordinate with developers of parcels L04 and L07 to make provision for foul sewerage for residential dwellings, assuming an upper bound density as set out in the Masterplan Framework.

Reason: to ensure that development parcels in Phase 5 can be provided with foul sewerage.

#### 5.4.15 Phase 5 – L04 Area

Specific requirements to be placed on land parcel ref. L04 in relation to infrastructure delivery are as follows:

- To provide highway infrastructure for adoption by the Highway Authority to permit access to parcel L07.

Reason: to provide means of access and egress to the development scheme in line with the Masterplan Framework.

- To provide the Landscape Active Travel Link through the parcel L04.

Reason: to promote active travel as part of the development scheme.

- Coordinate with parcel L01 to provide a surface water drainage system based on a maximum permissible surface water runoff rate of 5 l/s / Ha.

Reason: to ensure that surface water can be drained from parcel L04 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L04, the developer shall coordinate with the developer of parcel L01.

Reason: to ensure that L04 can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both

have apparatus in the vicinity of the site. In addition the developer shall coordinate with the developer of parcel L01.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L04, the developer shall coordinate with the developer of parcel L01.

Reason: to ensure that the parcel L04 can be provided with foul sewerage.

#### 5.4.16 Phase 5 – L07 Area

Specific requirements to be placed on land parcel ref. L07 in relation to infrastructure delivery are as follows:

- Coordinate with parcel L01 to provide a surface water drainage based on a maximum permissible surface water runoff rate of 5 l/s / Ha.

Reason: to ensure that surface water can be drained from parcel L07 in line with the surface water drainage strategy presented in the Masterplan Framework.

- In planning, designing and installing the utility supply to parcel L07, the developer shall coordinate with the developer of parcel L01.

Reason: to ensure that L07 can be supplied with utilities.

- The developer is encouraged to provide occupiers with a choice of telecommunications operator including Openreach and City Fibre who both have apparatus in the vicinity of the site. In addition the developer shall coordinate with the developer of parcel L01.

Reason: to ensure opportunity for high speed fibre broadband connections, provide market choice and promote competition.

- In planning, designing and installing the foul sewerage provision to parcel L07, the developer shall coordinate with the developer of parcel L01.

Reason: to ensure that the parcel L04 can be provided with foul sewerage.

### 5.5 Practical Considerations

It is noted that where infrastructure crosses land ownership boundaries, the coordination of this in line and level will need to be ensured through the planning process.

It is recommended that BMBC make reasonable endeavours to coordinate the design of the highway infrastructure with the relevant landowners or developers to provide access to those land parcels.

The site would benefit from an overarching wayfinding strategy produced by BMBC and which can be implemented by developers.

To permit extension of the TPT / NCN on West Green Way BMBC will need to work with landowners to the south of Phase 2 beyond the Masterplan Framework boundary to secure a limited extent of land.

It is noted that there remain risks in terms of how foul and surface water will be discharged from the site, along with how utilities will be provided in a coordinated manner. A coordinated approach to utility and sewerage provision for each Phase would be of benefit to developers. This includes the foul water drainage strategy for the masterplan which highlights the risks of connection for Phases 2 and 5 and the potential for onsite treatment prior to discharging into the existing watercourse.

## 6 Section 106 Contributions

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In the absence of a CIL charging structure and noting that the proposals on the Infrastructure Levy remain at White Paper stage, it is proposed that S.106 contributions will be pooled by BMBC and utilised to fund the common infrastructure elements.

The basis for calculating S.106 contributions is set out below. This applies at the time of writing and it is noted that this may be subject to change in light of changes to legislation or the infrastructure needs that are established in further detail as planning applications come forward.

### 6.1 Basis for Calculating S.106 Contributions

#### 6.1.1 Transport Infrastructure

##### **T001 (Shaw Lane), T002 (Northern Access) and T003 (Off Site Highway Improvements)**

BMBC will bring forward T002 utilising S.106 contributions from Phases 3 and 4. The contributions shall be paid prior to commencement of development and the road completed prior to occupation of the first dwelling. This includes the requirement to cover the cost of land acquisition and business case development, where necessary.

T001 and T003 shall be delivered either by BMBC via S.106 contributions or by respective developers, preferably via S.278 agreements.

##### **Active Travel Routes (T004, T005 & T007)**

It is proposed that the contributions set out in Section 5.3 will form part of the Financial Contributions towards Public Transport and Active Travel as set out in the Supplementary Planning Document: Sustainable Travel.<sup>2</sup>

#### 6.1.2 Public Open Space

##### **Informal Play Space and Informal Landscaped Areas**

Where parcels underprovide on Public Open Space, a S.106 contribution will be made to BMBC, as set out in the Supplementary Planning Document: Open Space Provision on New Housing Developments<sup>3</sup>. Some of the contributions will be applied to delivery of POS001 (Public Open Space in MU2) and POS002 (improvements to Wharncliffe Woodmoor).

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<sup>2</sup> Supplementary Planning Document: Sustainable Travel (BMBC, November 2019).

<sup>3</sup> Supplementary Planning Document: Open Space Provision on New Housing Developments (BMBC, May 2019).

## **Equipped Children's Play Areas**

Equipped children's play areas are to be funded by developers and provided within the relevant development parcels as defined in Section 5.

## **Formal Public Recreation Areas**

Financial contributions will be required towards provision of formal public recreation areas including improving the existing provision at Carlton Park, as set out in the Supplementary Planning Document: Open Space Provision on New Housing Developments<sup>4</sup>.

### **6.1.3 School Provision**

#### **Primary School Places**

Financial contributions will be required towards the expansion of Carlton Primary Academy.

#### **Secondary School Places**

Financial contributions will be required towards secondary school places, as set out in the Supplementary Planning Document: Financial Contributions to Schools<sup>5</sup>.

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<sup>4</sup> Supplementary Planning Document: Open Space Provision on New Housing Developments (BMBC, May 2019).

<sup>5</sup> Supplementary Planning Document: Financial Contributions to Schools (BMBC, May 2019).