

## Statement of Common Ground

**Site:** Barnsley West/ Land South of Barugh Green Road

**Settlement:** Urban Barnsley

**Local Plan Reference:** MU1

**Name of Representor:** The Barnsley West Consortium

**Representor number:** 889996

### Introduction

This Statement of Common Ground (SoCG) sets out matters which The Barnsley West Consortium does not seek to pursue in examination of the Local Plan based on the Policy wording and proposed revisions to that policy that are deemed to be satisfactory or where a particular aspect of objection is withdrawn.

This SoCG serves to identify those areas of objection from The Barnsley West Consortium that remain to be considered in the examination. Points of common ground are set out below which are considered to be relevant to the examination of the remaining points of difference/ objection.

### Common Ground

It is agreed by The Barnsley West Consortium and Barnsley Council officers that:

1. The allocation of site MU1 for mixed-use development is sound in terms of its location in Urban Barnsley as providing a sustainable opportunity to provide for the objectively assessed needs of Barnsley.
2. The removal of this site from Green Belt is sound and exceptional circumstances have been demonstrated for its release in the context of the Green Belt Review, economic growth requirements and the objectively assessed need.
3. The site will be subject to a phased masterplan that identifies how the site may come forward in a comprehensive manner.
4. The allocation will provide an indicative yield of 1,700 dwellings.
5. The allocation will provide employment land.
6. The site will include a new primary school.
7. The site will include a new link road (the Claycliffe Link). This is necessary to facilitate comprehensive development of the site and is likely to provide an alternative route for traffic that currently uses Higham Common Road.
8. Development of the site will have regard to highway impact on the highway network, which will be addressed in detail during a planning application stage, but in principle, the development can be accommodated on the strategic and local highway network.
9. The site will include complementary uses in addition to housing and employment uses
10. Consideration will be given to matters of landscape, biodiversity and drainage in any development proposals.
11. Consideration will be given to heritage assets and archaeology, including the listed milepost on the A635 (Barugh Green Road).
12. Consideration will be given to ground conditions

## Points of disagreement

It is identified that there points of disagreement between The Barnsley West Consortium and Barnsley Council officers in terms of:

- A. The requirement that the masterplan should seek that “*other uses come forward before completion of the housing*”
- B. The Reference to the quantum of employment land is considered to be inflexible by The Barnsley West Consortium as it is set out in PR83. The principle of the scale of the 43 Ha identified is not in dispute, but it is considered by The Barnsley West Consortium that this should be considered in the same way as the housing numbers as ‘indicative’.
- C. The scale and nature of uses other than housing or employment and the reference to Policy T5 in the criteria for Site MU1.
- D. The Council acknowledges that the Claycliffe Link will have demonstrable benefits in the locality of site MU1. The Barnsley West Consortium considers that the road is strategic in nature. In contrast, the Council accepts that delivery of the Claycliffe Link will provide additional benefits beyond serving the proposed MU1 allocation but considers that these benefits will be confined to the local area rather than being strategic in nature.