

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and proposed revisions to that policy that are deemed to be satisfactory or where a particular aspect of objection is withdrawn.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 Masterplan Framework 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 milestone on the A635 (Barugh Green Road).
12. Consideration will be given to ground conditions
13. The term 'Masterplan Framework' will be used
14. The word 'phased' will be deleted as phasing is dealt with as part of the Masterplan Framework, and this is made clear in agreed text setting out what a Masterplan Framework will cover and when it will be required. The Council proposes to add the agreed text to the Policies and Proposals chapter of the Local Plan.
15. An extra bullet point will be added to the site specific policy to read "provide accessible public open space"

Points of disagreement

The remaining matter of disagreement between The Barnsley West Consortium and Barnsley Council officers in terms of:

- 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.

Agreement of Statement of Common Ground

Signed on behalf of Barnsley Council:

Name: Joe Jenkinson

Role: Head of Planning, Policy and Building Control

Date: 21.11.17

Signature:

Signed on behalf of Spawforths for The Barnsley West Consortium

Name: Paul Bedwell

Role: Director

Date: 21.11.17

Signature:

Changes between previous version and final version

Since the original Statement of Common Ground was published, Spawforths on behalf of the Barnsley West Consortium and Barnsley Metropolitan Borough Council have agreed the additional points 13, 14 and 15 above. Agreement has also been reached to propose the wording below for MU1 site specific policy.

~~Delete first bullet point "undertake ground stability and contamination investigations prior to development and complete necessary remedial works"~~

Site MU1 Land south of Barugh Green Road

The site is proposed for mixed use predominantly for housing and employment. The indicative number of dwellings proposed on this site is 1700. These are included in the housing numbers for Urban Barnsley in the housing chapter.

43 ha of employment land is proposed on the site and is included in the employment land figures in the Urban Barnsley section of the Economy chapter.

~~A primary school and other community infrastructure will be included.~~

The development will be subject to the production and approval of a ~~masterplan~~ **Masterplan Framework** covering the entire site which seeks to ensure that the employment land is developed within the plan period and that other uses come forward before completion of the housing **to ensure that development is brought forward in a comprehensive manner.**

The development will be expected to:

- **provide** a primary school on the site
- ~~ground stability and contamination investigations are undertaken prior to development and necessary remedial works completed~~
- **provide** on and off site highway infrastructure works, including a link road (Claycliffe Link) and improvements at Junction 37 as necessary
- **provide** small scale convenience retail and community facilities ~~are provided~~ in compliance with Local Plan policy TC5 Small Local Shops
- retain, buffer and manage the watercourse, grassland and woodland north-east of Hermit Lane; retain, buffer and manage the species-rich hedgerows and boundary features. Where this is not possible transplant hedgerows including root balls and associated soils. A method statement for this should be provided and agreed prior to works commencing.
- create/ retain wildlife corridors through/ across the site
- **provide accessible public open space**
- **ensure that** any sustainable drainage system incorporating above-ground habitats is designed from the outset to serve the whole site.

- give consideration to the drain/ culvert that runs through the site
- include measures for the protection and retention of the listed milepost on Barugh Green Road 500m west of the junction with Claycliffe Road and its immediate setting.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains
- An assessment of the significance of the remains
- Consideration of how the remains would be affected by the proposed development

Add to supporting text the following:

Where reference is made to community facilities, these are defined as uses falling outside the A use classes that serve the residents and employees of the development. They could include a medical centre/doctor's surgery, childcare facilities, such as a crèche/nursery and a community centre/meeting place.

General wording for Masterplan Frameworks has also been agreed as follows, and is proposed to be included in the Policies and Proposals section of the Local Plan

Where Masterplan Frameworks are being sought, they shall contain the following:

Planning policy summary, site location & description, land ownership, a summary of the existing evidence, site evaluation (opportunities & constraints), land use framework, sustainable movement framework, vehicular movement framework, green and blue infrastructure framework, place-making framework (including design guides for character and neighbourhood areas where applicable), sustainability & energy, health and wellbeing, design evolution, conceptual masterplan, infrastructure and delivery phasing.

Masterplan Frameworks shall be subject to public consultation and be approved by the Council prior to the determination of any planning applications on the affected sites.

Given agreement has been reached on the additional points above and the proposed wording for the site specific policy, the need is negated for the following points of disagreement that were set out in the previous version.

- The requirement that the masterplan should seek that *“other uses come forward before completion of the housing”*
- 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’.
- The scale and nature of uses other than housing or employment and the reference to Policy T5 in the criteria for Site MU1.