



BARNSELEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
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PO Box 634, Barnsley, S70 9GG
Head of Service: Joe Jenkinson**

Miriam Cates MP
2 Maria House
3 Fox Valley Way
Stocksbridge
Sheffield
S36 2AA

My Ref: 2020/0274
Your Ref:
Date: 18th May 2020
Enquiries to: Joe Jenkinson
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Dear Miriam Cates MP,

**Residential Development, Open Space, Landscaping & Associated
Infrastructure**

Land off Halifax Road, Penistone

I am writing in response to your letter dated 12th May regarding the above.

The planning application was submitted in February but was not validated until April when the relevant supporting information was received. This was shortly after lockdown was implemented across the country and I appreciate that the timing has been raised as an issue by residents; however, as I am sure you are aware MHCLG issued advice in March to all Local Authorities advising them to continue to process applications as normal.

By way of background, the site was heavily consulted on during the Local Plan process and the applicant undertook their own public consultation on the proposed planning application pre-submission in January.

With regards to the publicity undertaken by the Council in relation to this application, I would firstly reassure you that we are still accepting comments by letter and by email (the address is on the portal). Over 200 neighbour notification letters have been issued to houses located all around the site, alongside a notice in the local newspaper. In addition, 8 site notices have been put up around the site including two on Barnsley Road, one of which is close to The Lakes development. This is over and above the normal regulatory requirements and I would stress that some

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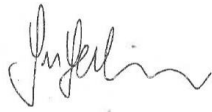
Councils are not erecting site notices at all at this time. The site notices erected around the site and notice in the Local Press ensure that a wide number of residents are made aware of the proposed development, because it is not possible to write to every resident individually. In this respect it is our view that we have done as much as we can to publicise the application.

I have passed on your concerns to the Case Officer to review and can confirm that they reflect comments received to date from residents on the application. The assessment of the scheme is ongoing so it isn't appropriate to comment in detail at this time, but I would assure you that:

- The overall design of the scheme, including density and housing mix is being closely reviewed, albeit the 414 number identified in the Local Plan is indicative only and the final figure for the site will be influenced by the detailed design and mix, taking account of National, Local and Neighbourhood Planning Policy requirements, wider character of the area and landscape as well as the HSE safeguarding zone around Claytons;
- Highway Officers are reviewing the detailed access plans and highway safety will be considered fully. Any works required to mitigate the impact of this development along Halifax Road, Well House Lane and to the wider network will be secured through the condition and Legal Agreement should it be appropriate to do so;
- SYPTE have been consulted and links from the development into town are a key consideration of the scheme. This includes public transport and pedestrian / cycle links;
- Greenspace on the site will be sought in accordance with Local Plan Policy GS1 and the accompanying SPD. This will include play space;
- With regards Ecology, we can confirm that the site is not known as a nesting site for Golden Plover, however, Natural England requested that the potential for this bird species (one of the 3 species listed in the citation for the European-designated 'Special Protection Area' South Pennine Moors (just over 5km to the south-west of the application site) to use the site in winter was evaluated by way of the Local Plan site policy. The applicant has provided sufficient survey detail to meet this requirement and the current use of the site for grazing has diminished the potential as Golden Plover prefer arable farmland in winter. Beyond this, the ecology information provided is still being assessed, so I can only confirm that appropriate mitigation will be sought including Biodiversity Net Gain;
- Finally, flood risk and drainage will be dealt with as part of the application and it is incumbent on the applicant to demonstrate that the proposed development will not increase flood risk (either fluvial or surface water) on the site or within the wider drainage network. The final drainage details will be agreed by our Drainage Officers and Yorkshire Water.

As reflected by the concerns raised in your letter, this is a large-scale residential scheme and the assessment of the application covers a number of issues. It is, therefore, likely that the scheme will take some time to agree. The Case Officer has your comments and will ensure that they are considered fully. We will also keep you up to date with any significant changes to the scheme.

Kind regards

A handwritten signature in black ink, appearing to read 'Joe Jenkinson', with a stylized, cursive script.

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