



Barnsley MBC (via the planning portal)

Wednesday 18th March 2020

Dear Sir/Madam

**RESERVED MATTERS APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS IN
RELATION TO THE MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE
PURSUANT TO OUTLINE APPLICATION 2018/0028 (ACCESS DETERMINED AT OUTLINE) AND
INFORMATION IN PURSUIT OF CONDITIONS ATTACHED TO 2018/0028 NO'S 2, 3, 4, 10, 12, 14 AND
15
LAND OFF HALIFAX ROAD, THURGOLAND, SHEFFIELD
ARNCLIFFE HOMES LTD**

On behalf of our client, Arncliffe Homes Ltd, please find enclosed a Reserved Matters Planning Application for the residential development of 25 dwellings relating to matters of appearance, landscaping, layout and scale. These details are pursuant to an Outline Consent 2018/0028 (which agreed the matter of access) which was granted permission on the 26th September 2018 (a copy is attached to the Planning Portal Submission) for 25 dwellings. The current Reserved Matters Application was submitted via the Planning Portal (ref PP-08587916) and the fee has been paid direct to the Planning Portal.

The site is circa 1.04 hectares and is located off Halifax Road, Thurgoland. The site is predominately open land with a number of farm buildings to the north of the site, which will be demolished as part of the proposals.

It should be noted that the site was allocated for housing (HS93) upon the adoption of the Local Plan in January 2019.

It should be noted that following planning conditions are set out at the decision notice for consideration at the Reserved Matters application:-

Condition 2 – Reserved Matters;

Condition 3 – Levels information; and

Condition 10 – Arboricultural Impact Assessment.

The following conditions also attached to the outline consent directly relate to the Reserved Matters Application and are also for determination with the Reserved Matters:-



Condition 4 – Affordable housing provision;
Condition 12 – Biodiversity Management Plan;
Condition 14 – Education contribution; and
Condition 15 – Openspace provision/contribution.

In relation to this Reserved Matters applications please find below a complete list of the supporting documents for this planning application as follows:-

- Plans and Details:-
 - Site Plan as Proposed (90)02 Rev CO9 – Pearce Bottomley LLP;
 - Stand off distances between existing and proposed dwellings 292/SO – Arncliffe Homes Ltd;
 - House type plans – Arncliffe Homes Ltd:-
 - Birch – Elevations, ground floor and first floor plans;
 - Birkdale - Elevations, ground floor, first floor and second floor plans;
 - Linton – Elevations, ground floor, first floor and second floor plans;
 - Mulberry Semi - Elevations, ground floor, first floor and second floor plans;
 - Mulberry – elevations, ground floor and first floor plans; and
 - Wentworth – elevations, ground floor and first floor plans.
- External Works Layout – 956/38/08 Rev B – ARP Associates;
- Tracking Plans – ARP Associates:-
 - Large Car Tracking (Sheet 1 of 2) – 956/38/15.01;
 - Large Car Tracking (Sheet 2 of 2) – 956/38/15.02;
 - Refuse Vehicle Tracking (Sheet 1 of 2) – 956/38/16/01; and
 - Refuse Vehicle Tracking (Sheet 2 of 2) – 956/38/16/02.
- Landscape Proposals – 3619/1 Rev B – Rosetta Landscape Design;
- Arboricultural Method Statement – AWA Tree Consultants;
- Arboricultural Report and Impact Assessment – AWA Tree Consultancy;
- Biodiversity Management Plan – Brooks Ecological;
- Noise Survey – Nova Acoustics; and
- Draft S106 Heads of Terms – Johnson Mowat.

Visuals of the site from the eastern boundary have also been produced and attached to the submission.



It should be noted that the proposals have included the provision of 6 no affordable homes as per the requirements of condition 4 of the outline planning consent.

In terms of proposed materials Arncliffe Homes Ltd are proposing the following materials for all proposed dwellings:-

- External walling material – Marshalls Cromwell Buff Pitched Face Weathered
- Roof tiles - Forticrete SL8 in Slate Grey

We trust that you have all the necessary information and look forward to receiving notification that this application has been validated.

If you have any questions regarding this application or enclosed supporting documentation then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a horizontal line extending to the right.

Mark Johnson MRICS, MRTPI
Managing Director