

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

LAND NORTH OF SHAW LANE, CARLTON, BARNSLEY, S71 3HH

Applicant Details

Name/Company

Title

Mrs

First name

Leanne

Surname

Morgan

Company Name

Countryside Properties (UK) Ltd

Address

Address line 1

Vistry West Yorkshire

Address line 2

1 Red Hall Avenue

Address line 3

Paragon Business Village

Town/City

Wakefield

County

West Yorkshire

Country

Postcode

WF1 2UL

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Patrick

Surname

Stone

Company Name

Spawforths

Address

Address line 1

Spawforths

Address line 2

Junction 41 Business Court

Address line 3

East Ardsley

Town/City

Leeds

County

Country

United Kingdom

Postcode

WF3 2AB

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning application for up to 215 dwellings with associated car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage, with details of a new vehicular access onto Shaw Lane. All other matters reserved

Reference number

2022/0115

Date of decision (date must be pre-application submission)

04/09/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 214 DWELLINGS (C3 USE CLASS), WITH CONSIDERATION OF MATTERS OF APPEARANCE, LAYOUT, SCALE AND LANDSCAPING, IN CONNECTION WITH OUTLINE APPLICATION REFERENCE 2022/0115

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Red Line Boundary Plan - Reference. P3921-SPA -XX-ZZ-M2-A-10-001 Rev A

Please list all drawing numbers submitted with this application for approval

Please see covering letter which outlines the submission pack in full

If applicable, please state the reasons for any changes to the original drawings

N/A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2025\ENQ\00646

Date (must be pre-application submission)

21/12/2025

Details of the pre-application advice received

Summary from Written Pre-App Response:

The principle of residential development on this site has already been found to be acceptable as part of the local plan examination process and outline application 2022/0115 (and associated appeal APP/R4408/W/24/3341097) which was allowed for up to 215 dwellings with associated car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage, with details of a new vehicular access onto Shaw Lane.

However, based on the layout plan submitted with this pre-application enquiry relating to the reserved matters scheme, the Masterplan and associated Delivery Strategy has not been fully complied with and amendments and alterations are required in accordance with the comments above and the consultee comments. Further details are also required on how this parcel of land (L11) integrates with the neighbouring parcel (L12).

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Patrick Stone

Date

07/04/2026