

Our Ref: WIL/59RP/161017
Tel: 0113 2409726

Mr Steve Kirkham
Barnsley Metropolitan Borough Council
Planning and Building Control
PO Box 634
Barnsley
S70 9GG

17th October 2016

Dear Steve,

Re: LAND NORTH OF WILTHORPE ROAD, BARNSELY – FULL PLANNING APPLICATION FOR ADDITIONAL UNITS (PP-05521049)

We write further to our discussion and to advise that a planning application has been submitted via the Planning Portal at the above site for additional units and the alteration of house-types in relation to approved application ref: 2014/0474.

301 dwellings were approved as part of the original full planning application ref: 2014/0474 which was increased to 302 when a non-material amendment under the same reference was approved in September 2015.

The proposals outlined below will increase the total number of dwellings to **322**; in addition, we are proposing to substitute a number of plots meaning that the actual number of units affected by the application is **59**. This figure is the basis for the enclosed application fee.

Design

The re-plan affects 5 distinct 'cells' within the site:

- Cell A (proposed plots 303-316) – Additional 14 dwellings (10 x 3 bed and 4 x 4 bed) on land that was previously part of Public Open Space **Net gain = 14 units**;
- Cell B (proposed plot 243) – Substitution of 2 ½ storey 'Souter' house-type at Plots 242-243 to be replaced with detached 2 storey 'Hatfield' house-type **Net loss = 1 unit**;
- Cell C (proposed plots 113-116a) – 4 plots (2 x 4 bed detached and 2 x 3 bed detached) replaced with 5 plots (1 x 4 bed detached, 2 x 3 bed detached, 2 x 3 bed semi-detached) **Net gain = 1 unit**;
- Cell D (proposed plots 186-188 & 199-205) – 10 plots (2 x 3 bed semi-detached, 8 x 4 bed detached) replaced with 12 plots (2 x 2 bed semi-detached, 2 x 3 bed semi-detached, 2 x 3 bed detached, 6 x 4 bed detached) **Net gain = 2 units**;
- Cell E (proposed plots 151-161a & 166-167 & 169-178) – 23 plots (4 x 3 bed semi-detached, 3 x 3 bed detached, 16 x 4 bed detached) replaced with 27 plots (12 x 3 bed semi-detached, 5 x 3 bed detached, 10 x 4 bed detached) **Net gain = 4 units**.
- **Total gain = 20 units.**

Highways

The previously approved Transport Assessment was based on 330 units so it is not considered that further capacity assessments are required for the additional dwellings. The previously approved Transport Assessment has been uploaded to the Planning Portal to support the application.

Drainage

Confirmation has been received there is sufficient capacity in storage tanks which form part of the previously approved drainage scheme to accommodate the additional dwellings.

Public Open Space

Despite the loss of an area of POS to accommodate some of the additional dwellings, our calculations show that we would still be delivering an amount of open space on site that meets your policy requirement.

S.106

Due to the net increase in the number of dwellings, some additional S.106 monies will be payable. A Heads of Terms sheet as been uploaded to the Planning Portal which details what these additional figures will be on a pro-rata basis.

Enclosed is a cheque for £20,084.00 made payable to Barnsley Council to cover the cost of the application, all relevant forms, plans and documents have been uploaded/completed on the Planning Portal.

We trust this is sufficient to register the planning application. Should you need to discuss matters in the interim please do not hesitate to contact me on 0113 240 9726.

Yours sincerely,

Matt Burrow

Planner

Persimmon Homes West Yorkshire

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1 x cheque for £20,084.00