

008.nb/YOR.1707

nicola.berry@pegasuspg.co.uk

12<sup>th</sup> November 2010

Keiron Dunn  
Development Control  
Planning and Transportation Service  
Barnsley Metropolitan Borough Council  
PO Box 604  
Barnsley  
South Yorkshire  
S70 9FE



Building  
Control  
NO  
cheque

Dear Keiron

**Re: Full application for the erection of 58 dwellings and associated works at land at Dodworth Road, Barnsley, South Yorkshire on behalf of Bellway Homes PLC (LPA application ref. 2010/1098)**

Further to our telephone conversation today, I enclose revised layout plan PL02 Rev E which has been amended to take into account comments from the applicant's Highway consultant. For completeness, I also enclose my explanatory email from yesterday which describes our response to the Highway and Urban Design comments provided on the 10<sup>th</sup> November.

Should you require any additional information please do not hesitate to contact me or my colleague Chris Calvert.

Yours sincerely

A handwritten signature in black ink, appearing to be "NB".

Nicola Berry  
Senior Planner

Enc.

cc: Mark Bray (Bellway Homes PLC) *letter only*  
Ged Collingwood (Bellway Homes PLC) *letter only*

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## Nicola Berry

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**From:** Nicola Berry  
**Sent:** 12 November 2010 11:46  
**To:** 'Keiron Dunn'  
**Cc:** Chris Calvert; 'Mark Bray'; 'Ged Collingwood'; 'ian.bryant@q-ad.co.uk'  
**Subject:** RE: Dodworth Road - Planning amendments  
**Attachments:** PL02e Layout.pdf

**Importance:** High

Keiron

As discussed, our Highway consultants have provided some slight tweaks to the central turning head – I therefore attach PL02 Rev E which supersedes the layout plan emailed yesterday (see below). There has not been any change to the layout of the units.

I will provide three hard copies of Drawing PL02 Rev E in the post this evening for Monday.

Kind regards,

**Nicola Berry**  
**Senior Planner**  
**Pegasus Planning Group**

\*\* Please note that my email address has changed to nicola.berry@pegasuspg.co.uk. Whilst emails to my old email address will continue to come through for a short period of time please update your system\*\*

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**From:** Nicola Berry  
**Sent:** 11 November 2010 16:59  
**To:** Keiron Dunn  
**Cc:** Chris Calvert; Mark Bray; Ged Collingwood  
**Subject:** re: Dodworth Road - Planning amendments  
**Importance:** High

Keiron

Further to Chris Calvert's letter of the 6<sup>th</sup> November 2010, we have revised the site layout to reflect the comments received yesterday from Highways and Urban Design and attach Rev D layout. The amendments to the layout and, where relevant, our response to the Highway and Urban Design's comments are as follows:

Highways:

- *6m radius kerbs should be used at junction*  
*Actioned*
- *Shared services should be 5.5m wide unless there are no stats to be accommodated*  
*Actioned*
- *Extend turning head slightly to red line outside plot 31*  
*Actioned*
- *Square adjacent to plot 16 is big enough for a refuse vehicle but the egress manoeuvre cannot be done as there is insufficient reversing distance. Can be overcome by extending square slightly or probably by flipping it over so the narrower end is next plots 14/15 – this needs to be checked*  
*Actioned*
- *The cul-de-sac serving plots 1-14 is long enough to warrant a turning head for a refuse sized vehicle, needs extending to the red lines. Care needs to be taken that no part of the residential properties alongside are overhanging the highway.*  
*Actioned*

Urban Design:

- *The loss of two trees on one corner of first road 'square' feature as you enter the estate means that you completely lose the balance of this feature. This is an important positive feature of the estate and some way of regaining its balance should be found.*

Actioned - Area reworked to introduce additional tree pit.

- The rear garden boundary of plot 16 and the side of this house should not be immediately on the back edge of the pavement, as this will appear too jarring- it needs to set back further as occurs with plots 46 and 47.  
Actioned

- From a design viewpoint I much preferred the previous kink in the road by the public open space to the rectangle square now shown. The open space has gone from a flowing space giving views across to plot 1 and beyond to an odd looking 'stump' which really does feel like 'left over space' and which will get a footpath rut developing through the grass along the desire line which now cuts across it.  
Actioned.

We initially amended this area in line with highways comments which required a clear termination of the 6.5m highway through use of a turning head before resuming vehicular access along a reduced width shared surface. Further comments have necessitated a reworking of this area. In doing so we have attempted to address the aspirations of both the highways and urban designers by accommodating the required turning and smoothing out of pedestrian design lines to negate 'ruts' forming through landscaped open space. The turning head has a concave edge adjoining the landscaped central feature as a transition device between rigid highway and organic landscape and shared surface.

- Now that plot 41 has been clarified as a Piccadilly house type (before it was labelled 'B') it emphasises even more how many dwellings on this stretch have integral garages, between plots 41 and 17, on the outer sweep of the curve so they will be particularly noticeable. There should be more variety of house types to include properties without integral garages here.

Whilst we agree that there are a number of properties with integral garages on this stretch of road (not more than 3 in row) we would strongly disagree that this has negative impact on the street scene. We are not proposing a town house scenario of garage door / door / garage door etc. It is our opinion that the submitted visualisations clearly demonstrate that each house has generously proportioned full height glazed windows to habitable rooms at ground floor (and first) that overlook the public highway. These will facilitate excellent interaction and animation between street and dwelling and as such, we believe, will be perceived as the dominant feature.

- There is one three bed property with too small a rear garden- plot 38 (47.5sqm compared to 60 sqm).

Actioned. The garden area has been increased to 55sqm.

- Despite the justification of the applicants I still consider plots 51, 52 and 53 to have poor front views and this affects their residential amenity.

We reiterate our justification. This portion of the site falls within an internal corner of the site and remains a consequence of pursuing the design diagram of creating individual zones within a holistic framework. It is our interpretation that this area is a small enclave fed off a private block paved drive. The outlook is of occupiers own garages / drives, a garden fence (11m at its tightest to 17m away) beyond which there are mature gardens and long views to the tree belt. The property adjacent plot 53 is not residential use and is single storey.

In addition to the above, the affordable units have now been agreed with Lloyd Downer (see email trail below) - these units are shown on the attached layout (PL02 Rev D). As mentioned in my previous email today, Bellway's solicitor has been instructed in regard to the S106.

Please note that the Street Elevations and Sections submitted on Friday 5<sup>th</sup> November (PL03 RevA & PL04) do not require revision.

I trust that the above mentioned matters are sufficient to enable you to favourably recommend the application to the Planning Regulatory Board. I will forward hard copies of layout plan PL02 RevD in tomorrow's post for your records.

Kind Regards,

**Nicola Berry**  
**Senior Planner**  
**Pegasus Planning Group**

\*\* Please note that my email address has changed to nicola.berry@pegasuspg.co.uk. Whilst emails to my old email address will continue to come through for a short period of time please update your system\*\*

**From:** Mark Bray  
**Sent:** 11 November 2010 13:42  
**To:** 'Downer , Lloyd'  
**Cc:** Ged Collingwood; '[kristelm@equityhousing.co.uk](mailto:kristelm@equityhousing.co.uk)'  
**Subject:** RE: Polar Ford Development Site

Lloyd,

Thank you for your efforts.

I can confirm that the units are now agreed as per your schedule below.

I can also confirm that I have unsuccessfully tried to contact Kristel and therefore I cannot confirm the likely transfer values at the moment.

If we can both attempt to make contact with her that would be good.

Finally I will make arrangements for a new plan and schedule to be sent to you today.

Kind regards.

Mark

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**From:** Downer , Lloyd [mailto:LloydDowner@barnsley.gov.uk]

**Sent:** 11 November 2010 12:15

**To:** Mark Bray

**Subject:** RE: Polar Ford Development Site

Mark,

Have tried to call hence this email, the latest proposal is broadly in line with our housing needs so, have spoken to planning they will accept the revised mix (14 units at 70% rented 30% intermediate) on this basis, but have requested a revised schedule and drawing showing location and tenure type of the affordable housing. Have also spoken to Kristel, she's ok with the revised mix based on need.

What now urgently need to be resolved are the transfer values and other planning concerns that Keiron has sent to you.

Please be aware that the planning report for PRB needs to be completed tomorrow.

Please confirm the units agreed are:

Milton – 5 x 2 Bed Mews house (2 Storey)

Greenwich – 4 x 3 Bed Semi (2 Storey)

Darwin – 5 x 3 Bed Semi (2 Storey)

Regards

Lloyd

Lloyd Downer  
Affordable Housing Officer  
Barnsley MBC  
Strategic Housing  
PO Box 603  
Barnsley S70 9FD.

Tel: 01226 787950

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**From:** Mark Bray [mailto:mark.bray@bellway.co.uk]

**Sent:** 10 November 2010 16:27

**To:** Downer , Lloyd

**Subject:** RE: Polar Ford Development Site

Lloyd,

Please remember that the 14 unit mix has smaller house types, and Kirsten has a preference for the larger types - ????

Mark

---

**From:** Downer , Lloyd [mailto:LloydDowner@barnsley.gov.uk]

**Sent:** 10 November 2010 16:25

**To:** Mark Bray

**Cc:** 'kristelm@equityhousing.co.uk'

**Subject:** RE: Polar Ford Development Site

Mark,

I understand from Kristel that there is some confusion here, she was unaware that the request and offer is for 14 units, she has now accepted this, so as per my previous email, please work on 14 affordables as agreed at 70% rented, 30% shared split.

Thank you

Lloyd

Mark,

Further to our discussion, I can confirm that we would be happy accepting the 13 affordable units that have recently been proposed. This is a better mix of unit types than the 14 units that were originally proposed.

I understand that you have negotiated a 70:30 split of rented:intermediate tenure (9 rented and 4 shared ownership/intermediate rent) which we would be happy to accept subject to Board approval, valuation and contract.

If you have any queries, please do not hesitate to contact me.

Regards

Kristel McGivern  
Development Officer  
[kristelm@equityhousing.co.uk](mailto:kristelm@equityhousing.co.uk)  
0161 486 7681

Equity Housing Group

Lloyd Downer  
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**From:** Mark Bray [<mailto:mark.bray@bellway.co.uk>]  
**Sent:** 10 November 2010 09:45  
**To:** Downer , Lloyd  
**Cc:** Ged Collingwood; Chris Calvert  
**Subject:** RE: Polar Ford Development Site

Hi Lloyd,

There seems to be some confusion between us here.

Concerning the tenure split you are correct in saying that this is not agreed with Equity rather it was a discussion between us yesterday that drew on the 35/65 split as a viable way forward. Obviously this would need to be negotiated with an RSL and although Equity is preferred Ged does hold better offers from Yorkshire Housing, and Ged will be seeking revised offers from both parties in due course and will be reflected in the S106 agreement.

Would it be helpful for us to directly correspond with the RSL to obtain an agreement on the tenure split of the **14 units to be provided?**

Please let me know ASAP.

Kind regard.

Mark

---

**From:** Downer , Lloyd [<mailto:LloydDowner@barnsley.gov.uk>]  
**Sent:** 10 November 2010 09:27  
**To:** Mark Bray  
**Subject:** RE: Polar Ford Development Site

Hi Mark,

Further to our discussion yesterday afternoon, I confirm that 25% which equates to 14.5 units represents the affordable housing element on 58 units on the Polar Ford site; we have agreed to accept 14 units as the affordable provision, in recognition of the difficult natural of the site and to enable the development to proceed, we will forego the 0.5% which would normally be taken as a commuted sum.

Concerning the split, I have reviewed my notes and correspondences with Equity and can find no reference to their agreeing to accept something different to our policy position, as was suggested, of 80% rented and 20% shared and, my last email from Kristel McGivern confirmed that in discussions with yourself, an 80/20 split was agreed.

I am able to have some flexibility on this, 70/30 subject to agreement with Equity. Concerning the transfer values you suggested was offered, this bears no recognition to that contained in my notes as previously offered by Equity and rejected by yourselves.

I will contact Kristel and get back to you later today.

Regards

Lloyd

Lloyd Downer  
Affordable Housing Officer  
Barnsley MBC  
Strategic Housing  
PO Box 603  
Barnsley S70 9FD.

Tel: 01226 787950

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Email: [lloyddowner@barnsley.gov.uk](mailto:lloyddowner@barnsley.gov.uk)

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**From:** Mark Bray [mailto:[mark.bray@bellway.co.uk](mailto:mark.bray@bellway.co.uk)]

**Sent:** 03 November 2010 13:37

**To:** Downer , Lloyd

**Subject:** Polar Ford Development Site

Hi Lloyd,

Please find attached an accommodation schedule as discussed.

I look forward to hearing from you.

Regards

**Mark Bray**

Technical Director  
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