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SWC/RJL/HG 0001

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10 June 2011

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The Chief Planning Officer
Barnsley MBC
Central Offices
Kendray Street
Barnsley
S70 2TN

For the attention of Mr J Jenkinson

Dear Joe

APPLICATION BY THE 1249 REGENERATION PARTNERSHIP, BARNSLEY MARKETS SITE

Further to our recent discussions, please find attached a full planning application submitted by The 1249 Regeneration Partnership for the redevelopment of Barnsley Markets site. The application, as you know, is the culmination of a lengthy period of reconsideration of the 2006 approved scheme to ensure that a development can come forward and be delivered to improve Barnsley town centre. The process has also included significant input from key stakeholders (including Council officers and Yorkshire Forward representatives) in the redesign process of the scheme.

As explained in the planning support statement, the development represents a somewhat reduced scheme to that approved in 2006 with the removal of the residential tower and multi-storey car park on the CEAG site. However, the key elements of the redevelopment scheme remain in the form of a new shopping centre and market building; leisure development including a cinema; improvements to public realm and adequate car parking (including at surface level on the CEAG site).

The application itself comprises the plans and documents summarised in the planning support statement and design and access statement. There is an Environmental Impact Assessment which has been prepared in accordance with the scoping agreed with Council officers. There are also other matters covered including that of the sustainable energy use anticipated within the development. These documents are on CD as agreed with your planning officer, Joe Jenkinson and there is a separate disc showing a 'fly through' of the scheme to assist in the understanding of the design.

As indicated above, the application is a detailed one. However, we have agreed that the precise details of the landscaping can be made the subject of a condition and we are happy to agree the further details of the materials. You will note that the scale of retail development proposed allows for the potential for mezzanine floors to be implemented in the future in certain areas of the shopping centre. This floor space has been allowed for in the overall scale of development applied for. We have also sought specific permission for demolition in accordance with recent changes to the legislation.

We trust the content of the application is clear and the documents submitted as well as the plans are all in accordance with the agreements we have reached in the pre-application process. We therefore trust that the registration of the application will be straightforward; however, if you

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have any queries on this or any matter raised in the documents, please do not hesitate to contact me.

Yours sincerely
for Signet Planning

SIMON W CHADWICK
Managing Director