



South Yorkshire Housing Association

Planning and Transportation
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29th June 2009

D/C
Barnsley Metropolitan
Borough Council

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For the attention of Kathy Driver

06 JUL 2009

Corporate mail room

Dear Sir/Madam

Re: Planning approval No: 2007/1939

A proposed development of 20No dwellings consisting of 5No two bed houses, 10No three bed houses, 4No two bed bungalows and 1No three bed wheelchair accessible bungalow along Mount Vernon Avenue, Worsbrough, Barnsley.

With regard to the above planning approval dated 12 February 2008, we wish to respond as follows to conditions noted:

1. This condition is noted.
2. Details of the external facing materials of the properties were noted on the drawings approved as part of the planning approval notice. For clarity we confirm the following:
 - a. Walls to be from a mix of artificial stonework, Western Red cedar boarding and ivory coloured render. Please see the street scene elevations for details of the individual properties.
 - b. Roofs from concrete roofing tiles, colour slate gray
 - c. Windows and rear doors – UPVC with dark grey finish as BS 18 B 25
 - d. Fascias and soffits – aluminium with ppc finish in gray RAL 7036
 - e. Front doors – colour black
3. This condition is noted.
4. Please find attached details of the landscaping scheme prepared by the Landscape Architect Smeeden Foreman.
5. This condition is noted. We wish you to note that the contractor is utilising a compound within the site boundary, for use of storage of plant and machinery. Unfortunately parking of vehicles by site workers and visitors is unachievable within the site and as such the contractor has requested that visitors park adjacent the compound away from residents houses. They have also put in place a scheme where regular visitors put a notice within the car windscreen which states the site agent's mobile telephone number, with the notice stating that the car is visiting site and any unsuitable parking can be suitably notified.



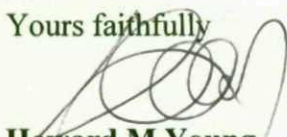
6. Full engineering details of the highways works have been submitted to the Highways section as part of the application to gain both a section 278 agreement for the works to Mount Vernon Avenue and a section 38 agreement for the works to Frederick Place.
7. This condition is noted.
8. This condition is noted.
9. This condition is noted.
10. Details of the works to the foul and surface water drains, both existing and new have been submitted to the Highways section as part of the application to gain both a section 278 agreement for the works to Mount Vernon Avenue and a section 38 agreement for the works to Frederick Place. Confirmation was given by Yorkshire Water to the works at planning consultation stage.
11. We refer to the package of drawings issued under condition 4 above and the details of the hard and soft landscaping. The frontage of Frederick Place is complimented with soft landscaping whereas the site of Mount Close has an area of designated public open space adjacent to the new bungalows. The area is finished with low-maintenance hard surfacing with areas for seating, with areas of soft landscaping separating the hard landscaping from the boundary to the bungalows.
12. Please find enclosed a copy of the signed legal Agreement made between South Yorkshire Housing Association and Barnsley Metropolitan Borough Council on 23rd February 2009 for the sale & purchase of land at Mount Vernon Avenue, Worsbrough Common, Barnsley. Please accept this document as evidence to release Planning Condition 12.
 - i) Paragraph 14c provides details of the agreed tenure mix for the development – demonstrating that both affordable rental and affordable shared ownership units will be provided.
 - ii) Paragraph 15 provides details of the rights of Berneslai Homes to nominate tenants in respect of 100% rental units when first let and then 50% of the units that subsequently become available for re-letting.
13. This condition is noted.
14. We enclose a copy of our external works drawing ZZ01-1-08A which has been marked up by the contractor with details of how debris will be prevented from leaving site and being distributed on the public highway.
15. This condition is noted.
16. This condition is noted.

As you may be aware, discussions have been had with Joe Jenkinson with regard to the footpath connecting Mount Vernon Avenue to Highstone, locally known as Pensioners Row. Following consultation with David Lacey of Highways, the works to this footpath will now come within the section 278 of the Highways Act, in which case we have agreed to adopt the standard retaining wall detail. After further consultation with the local community group and ward councillors they were happy to reduce down the width of the footpath from 6.5m to 3m. This also met with agreement from David Lacey and Ian Wilson of Highways.

I requested if the change could be dealt with as a minor amendment. Joe was in agreement with this providing we adhere to Secure by Design principles set out by Chris Squires, together with seeking the approval of David Lacey of Highways. We will issue a revised drawing of this change in due course.

We trust that the above is suitable. Should you have any queries in connection with the above, please contact the undersigned at the S.Y.H.A. offices, on 0114 2900 228.

Yours faithfully



Howard M Young

Building Surveyor / Senior Architectural Technician

Cc Christine Davies Development Officer, SYHA (letter only)

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SOUTH YORKSHIRE HOUSING ASS.

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