



JohnsonMowat
Planning & Development Consultants

Barnsley Metropolitan Borough Council
Planning and Building Control,
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Our ref.
Your ref.

8th February 2024

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING STRUCTURES AND THE ERECTION OF RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS TO, BUT NOT WITHIN, THE SITE FOR LAND NORTH OF HEMINGFIELD ROAD, HEMINGFIELD, BARNSELY

PLANNING PORTAL REF: PP-12744154

Please be aware that an outline application has been submitted to Barnsley Metropolitan Borough Council ("the Council") through the Planning Portal.

The application is prepared on behalf of Ptarmigan Land North Ltd for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space with all matters reserved except for means of access to, but not within, the site for land north of Hemingfield Road, Hemingfield, Barnsley.

For the avoidance of all doubt, the named applicant is Ptarmigan Hemingfield North Limited and the landowners, George Newton Wright, Margaret Mary Wood, Marcus James Wood and Jonathan David Wood.

The planning application is supported by the following plans and supporting documents:-

Plans

- Location Plan (drawing no. 2344.03.A)
- Illustrative Masterplan (drawing no. 2344.01 Rev C)
- Parameter Plan (drawing no. 2344.PP.01)
- Proposed Access Arrangement (drawing no. 23/160/SKH/007 Rev C); and
- Illustrative Landscape Masterplan (drawing no. P23-0749_EN_008E)

Supporting Documents

- Air Quality Assessment – **Redmore Environmental;**

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- Arboricultural Survey and Tree Constraints Plan – **QUANTS Environmental;**
- Archaeology and Heritage Desk Based Assessment - **MAP Archaeological Practice Ltd;**
- Design and Access Statement – **STEN Architecture;**
- Ecological Appraisal – **Baker Consultants;**
- Energy and Sustainability Statement – **Brookbanks;**
- Five Year Housing Land Supply Assessment – **Pegasus Group;**
- Flood Risk and Drainage Strategy – **Weetwood;**
- Health Impact Assessment – **Pegasus Group;**
- Geoenvironmental Preliminary Appraisal Report (Desktop Study) incorporating Coal Mining Risk Assessment and Contaminated Lane Assessment – **Sirius Geotechnical Ltd;**
- Landscape and Visual Assessment – **Pegasus Group;**
- Noise Impact Assessment – **Environmental Noise Solutions Ltd;**
- Planning Statement incorporating Affordable Housing Statement, Custom and Self-Build Provision Statement and Planning Obligations Draft Heads of Terms – **Johnson Mowat;**
- Statement of Community Involvement – **Johnson Mowat;**
- Transport Assessment – **Bryan G Hall; and,**
- Travel Plan – **Bryan G Hall.**

Please be advised that the requisite planning application fee has been paid to the Local Authority through the Planning Portal.

We look forward to receiving confirmation that the application has been validated and subsequent discussions and engagement with the designated case officer. Should the Council have any questions or require additional information, do not hesitate to contact me on the number outlined at the start of this letter.

Yours Faithfully,



Richard Mowat
Director