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SHEPHERD HOMES LTD

DETAILED PLANNING APPLICATION IN RESPECT OF THE PROPOSED REDEVELOPMENT OF 'THE ROCK' PUBLIC HOUSE SITE, GREEN MOOR, BARNSLEY FOR RESIDENTIAL PURPOSES [10 DWELLINGS] TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORKS

PLANNING STATEMENT

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1. INTRODUCTION, BACKGROUND AND SCOPE OF THE APPLICATION

Introduction

1.01 This Supporting Statement has been prepared on behalf of Shepherd Homes Ltd ['SHL'] to accompany a full planning application submitted to Barnsley Metropolitan Borough Council. The application proposes the redevelopment of approximately 0.45 hectares of land on the site of the former 'The Rock' public house for residential purposes, comprising 10 dwellings together with access, landscaping and ancillary works.

Background

1.02 The 0.5 ha [0.4 ha net] application site is currently vacant having previously been developed with 'The Rock' public house and associated car parking and hard surfacing. The pub building had been located to the east of the site, with car parking areas covering the majority of the central area of the site. These structures were recently demolished, following a grant of outline planning consent for residential development [ref: 2008/1183] in October 2008. A copy of this previous outline planning permission is attached for reference as **Appendix 1**.

1.03 Prior to the development of the public house, the site was previously used as a stone quarry. The original quarry face forms the western boundary with all other boundaries being marked by traditional dry stone walls. The site is relatively flat, with a gentle gradient falling from south to north.

1.04 Under outline planning permission ref: 2008/1183, consent was granted for the demolition of the pre-existing public house and the erection of 13 no. new dwellings. The principle of residential development on the site has therefore already been established, and prior to 08 October 2011 it would have been possible to deal with the details of the approved development by means of a reserved matters application. However, a full planning application is now required because [a] the time period for the submission of a reserved matters application has expired and [b] because the previously approved site boundaries have been slightly amended.

1.05 The residential development scheme contained in the submitted planning application has evolved over a period of several months as a result of [a] detailed assessments of the site commissioned by SHL [i.e. including arboricultural, highways and ecological appraisals submitted as part of the application] and [b] discussions with Officers of the City Council at an early stage of the design process.

1.06 In this latter regard, a meeting with Officers was held on 02 June 2011, at which SHL received advice on various relevant matters including the thresholds for affordable housing and public open space provision [this application falls below both], garden sizes, sustainable construction, materials and community consultation requirements. Matters relating to scale, layout, massing and appearance of the proposed development were not addressed in any detail given SHL's intention to respect and retain the principles established previously by outline planning permission ref: 2008/1183.

1.07 Similarly, the proposed access arrangements reflect the principles and details established by the 2008 outline planning permission, as explained in the submitted Highways Statement.

1.08 At the meeting held on 02 June 2011, SHL was advised that any scheme should make provision for access to the quarry face, as required by Condition 9 attached to outline planning permission ref. 2008/1183. That condition required that provision should be made for public access to the exposed quarry face on the western site boundary due to its designation as a Regionally Important Geological site. The requirement arose as a result of a letter from the South Yorkshire RIGS Group dated 17 August 2006 [written with regard to an earlier application] which raised the need for public access as an issue. A copy of the RIGS letter is attached as **Appendix 2**.

1.09 SHL have been in direct contact with the Chairman of the RIGS Group, Mr Scott Engering [who was the author of the August 2006 letter] prior to the preparation of the submitted application. In email correspondence during June 2011, Mr Engering indicated that the application site was originally included in a list of 'showcase' geological sites mainly because it was directly accessible from the former public house car park, and because at the time it was perceived as being the best exposure of Greenmoor rock in the immediate vicinity of the village.

1.10 However, that position has since changed because the RIGS Group is now aware of other, more substantial rock faces in the area that were not included in the original survey. In such circumstances, the RIGS Group has indicated that there is scope to reconsider the status of the former Rock Inn site, given that better, more accessible exposures are available. A copy of the relevant email correspondence is attached for reference as **Appendix 3**.

1.11 Following the discussions and correspondence in June 2011, Mr Engering agreed to provide a Geological Report for SHL, and this is submitted as part of the application documentation. The report provides a useful summary of the previous role of the South Yorkshire RIGS Group, and explains that the Group was incorporated into the Sheffield area Geology Trust [SAGT] in August 2008. The details of surveys undertaken by RIGS in the Green Moor area in 1996 and 2006 are provided, and the report indicates that discussions were held with SAGT in October 2011, following which the application site was re-surveyed along with other locations. These included Green Moor Delph, which is identified in the report as being more readily accessible than the application site, and as having potential as a good educational site if properly managed.

1.12 In the light of the factual information and comments provided, the Geological Report indicates that the development of the application site for residential purposes is not incompatible with maintaining and enhancing the site's geological interest, and the report provides a number of recommendations to be followed during the course of the development. In addition, a suggestion is made regarding the amendment of the [previous draft] layout to facilitate better views of the rock face on an occasional basis. SHL revised the layout in accordance with the report's recommendation, and can confirm that the additional recommendations regarding working practices, recording and maintenance will be followed. It may be appropriate to incorporate some or all of the recommendations in conditions attached to a grant of planning permission, and this is a matter that is addressed in section 7 of this statement.

1.13 As advised by the Planning Officers, SHL has sought to inform and engage with the local community prior to the submission of the planning application. On 14 October 2011, the Company wrote to Hunshelf Parish Council and the occupiers of seven immediately adjoining properties indicating in each case that a planning application was in the course of preparation and enclosing a copy of the [then] draft housing

layout. All those contacted were asked to contact SHL's Technical Manager with any queries.

1.14 As a result of those letters, at the time of writing this statement, SHL had received two telephone calls and two letters from local residents. The issues raised by the residents are addressed in the Design and Access Statement [which deals with community consultation], which in summary indicates that whilst there is little or no concern over the principle of residential development on the site, queries have been raised regarding [a] certain details such as fencing, car parking arrangements and materials [b] the use of two storey house types on the site and [c] the possible need for the introduction of double yellow lines along the site frontage to prevent parking which could affect the highway visibility splays for both the proposed access road and Delph Mews.

1.15 The Design and Access Statement provides responses to the detailed design issues raised in the consultation process, whilst the Transport, Highways and Parking Statement includes the suggestion that double yellow lines on the adjacent highway would be appropriate. No further comment on these issues is necessary in this statement.

1.16 The issue of two storey development is also addressed in the Design and Access Statement, which confirms that the submitted application reflects the approach approved under the previous outline permission [i.e. two storey dwellings on the site]. In addition, the point is made that two storey houses are appropriate in this location due to the low level of the former quarry base and the fact that the development will be seen against the background of the quarry walls and the existing bungalows at a higher level. There will be no question of harmful visual intrusion or views of development on the skyline.

The Submitted Planning Application

1.17 Against the background summarized above, full details of the proposed development are provided on the submitted plans and drawings, and in the statements and reports which accompany the application. The main elements of the proposed development may be summarised as follows.

1.18 The scheme is based on the design concept of traditional houses grouped around a courtyard, which is both sympathetic to the existing village surroundings and appropriate to the rural setting of Green Moor. The proposed house types have traditional proportions with simple detailing and robust materials that are appropriate to the area. In this regard, the new dwellings will be constructed in coursed artificial stone with a mix of grey and rustic peat tiles. Full details of materials and design features are provided in the Design and Access Statement.

1.19 Vehicular access is achieved from the north of the site, via a new access point to be established centrally within the site frontage to Green Moor Road, to the west of the former public house access, which will be closed. As indicated by the Highways Statement, the proposed access arrangements and internal car parking provision comply with the requirements of the local highway authority, Part B of the Building Regulations, and the South Yorkshire Highway Design Manual.

1.20 A number of trees both within and adjacent to the southern boundary of the site are protected by Area Tree Protection Order 4/2005 [A1]. The Arboricultural Report identifies the root protection areas of protected trees, and provides recommendations designed to ensure that trees are not harmed either by works during the construction phase or as a result of the proximity of new dwellings thereafter. The recommendations of the report have been taken into account in the design of the scheme, which also provides for new planting and landscaping within the development.

1.21 Against this background, the detailed planning application in respect of the former Rock Inn Public House site is supported by the following plans and drawings:

3508-10B	Site Layout Plan	1:500
3508-11	Sections and Streetscapes	1:250
3508-20	Sandown House Type Plans and Elevations	1:100
3508-21	Chatsworth House Type Plans and Elevations	1:100
3508-22	1420 Type Plans and Elevations	1:100
3508-23	Fairfax House Type Plans and Elevations	1:100
3508-25	Carlton House Type Plans and Elevations	1:100
3508-24	Garage Plans and Elevations	1:100
	Site Location Plan	1:1250

1.22 Other plans and drawings are included as necessary in the documents listed below.

1.23 In addition to this Supporting Statement, the planning application is also accompanied by the following documents:

Transport, Parking and Highway Statement
Flood Risk Assessment/Drainage Strategy
Arboricultural Report
Ecology Assessment
Landscape Scheme
Ground Investigation and Contamination Statement
Geology Report
Design and Access Statement [including Sustainability Statement, Building for Life Assessment and Statement of Community Consultation]

1.24 With regard to the further content of this statement, a description of the application site is provided in Section 2. The following sections address the policies of the statutory development plan [Section 3], statements of national policy [Section 4] and other material policy considerations [Section 5]. Issues relating to housing land requirements and supply are considered briefly in Section 6, and the key planning issues are drawn together in Section 7. Conclusions are set out in Section 8.

2. THE APPLICATION SITE: LOCATION AND DESCRIPTION

2.01 The application site is approximately 0.50 hectares in size [0.4 hectares net], and is situated close to the central area of Green Moor Village, to the south of Green Moor Road and west of Delph Mews. Green Moor is a small rural village, approximately 12km from the centre of Barnsley and 2km north of Deepcar. The submitted location plan and proposed site layout identify the site and illustrate its relationship with the surrounding areas.

2.02 The site is roughly rectangular in shape, and comprises the demolished footprint of the former Rock Inn Public House, car park and hard standing areas. The site is currently vacant, with the buildings have been demolished following the grant of outline planning consent in October 2008. The western boundary is demarcated by the existing stone quarry face [as referred to in Section 1], all other boundaries being marked by traditional dry stone boundary walls and/or fencing.

2.03 The application site is bounded by the residential properties at Delph Mews to the south and residential properties along Chapel Lane and Delph Edge to the west. To the north, the site is bounded Green Moor Road, beyond which lies a single dwelling and an area of woodland and open countryside. There are a number of low density dwellings to the west further along Green Moor Road. In short, the site is surrounded on all four sides by residential development and is otherwise well related to development elsewhere in the village of Green Moor.

2.04 The site includes areas of scrub, and as indicated in Section 1 there are a number of predominantly mature and semi-mature trees within and adjacent to its southern boundary. Collectively the trees are considered to provide a reasonable visual amenity to the surrounding area. All trees adjacent to the site boundaries will be retained and protected, as indicated in the Arboricultural Report.

2.05 To the west of the site at Delph Edge, residential dwellings are of relatively recent construction, whilst to the north, east and south properties are predominantly of a more traditional Yorkshire stone character and appearance.

2.06 A further description of the site and its environs is provided in the Design and Access Statement. Environmental assessments are contained within the Ground Investigation and Contamination Statement and Ecology Assessment.

3. THE STATUTORY DEVELOPMENT PLAN

Introduction

3.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

3.02 Following the adoption of the Regional Spatial Strategy [RSS] in May 2008, the statutory development plan for the area currently comprises RSS together with Barnsley MBC's adopted Core Strategy [September 2011] and the saved policies of the Barnsley's Unitary Development Plan [2000].

3.03 With regard to RSS, on 06 July 2010 the Secretary of State announced the revocation of regional strategies with immediate effect, to be followed by legislation to abolish them altogether at a later date. Following legal challenges to that statement, the position as at 27 May 2011 is that the Government's decision to revoke regional spatial strategies is a material consideration in planning decisions, with the weight to be accorded to that intention being a matter for the decision maker. In this case, it is considered that the size and location of the site, and the nature of the proposed development, are such that RSS policies are of little [if any] relevance. In such circumstances, the following assessment is confined to the adopted Core Strategy and relevant policies of the UDP.

Barnsley Core Strategy

3.04 **Policy CSP 1** seeks to reduce and mitigate against climate change. Actions to adapt to climate change include giving preference to development of previously developed land in sustainable locations.

3.05 **Policy CSP 2** sets out the Council's sustainable construction requirements. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes.

3.06 **Policy CSP 5** states that all developments of 10 dwellings or more will be expected to incorporate decentralised, renewable or low carbon energy sources and other

appropriate design measures sufficient to reduce the development's carbon dioxide emissions.

3.07 Paragraph 7.4 confirms that Green Moor is classified as a 'village' within Barnsley's settlement hierarchy. **Policy CSP 8** sets out the location of growth in Barnsley, stating that development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and to meet local needs.

3.08 **Policy CSP 9** identifies the number of new homes to be built during the plan period. It seeks to achieve the completion of at least 21,500 net additional homes during the period 2008 – 2026.

3.09 **Policy CSP 10** details the distribution of new homes. It is anticipated that 1,000 new dwellings will be provided within 'other settlements', including Green Moor.

3.10 **Policy CSP 14** provides advice on housing mix and efficient use of land. It notes that priority will be given to the development of previously developed land [between 55% and 60%]. A minimum of 40 dwellings per hectare is expected and lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

3.11 **Policy CSP 15** discusses affordable housing requirements. It states that housing developments of 15 or more dwellings will be expected to provide affordable housing.

3.12 **Policy CSP 25** addresses the issue of new development and sustainable travel. It advises that new development will be expected to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists provide at least the minimum levels of parking for cycles,

3.13 **Policy CSP 26** requires new development to be designed and built to provide safe, secure and convenient access for all road users.

3.14 **Policy CSP 29** sets out design principles. High quality development will be expected, that respects and takes advantage of and enhances the distinctive features of Barnsley. These include *inter alia:*

- Heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around Penistone and the rural villages in the west of the Borough.

3.15 **Policy CSP 29** goes on to require that development should *inter alia:*

- Help transform the character of physical environments that have become run down and are lacking distinctiveness, and

- Contribute towards creating attractive, sustainable and successful neighbourhoods.

3.16 **Policy CSP 36** Biodiversity and geo-diversity states that development which may harm a biodiversity or geological feature will not be permitted unless effective mitigation and / or compensatory measures can be ensured.

3.17 **Policy CSP 37** Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located.

Barnsley Unitary Development Plan

3.18 The UDP Proposals Map indicates that the site, along with the wider village of Green Moor, is designated as a Housing Policy Area. The entire village is bounded by Green Belt and an Area of Borough Landscape Value. There is also a Nature Conservation site to the south of the village. The saved policies of the Barnsley UDP that are of relevance in terms of the submitted application are as follows.

3.19 **Policy H8** relates to areas defined on the Proposals Map as Housing Policy Areas and states that these areas will remain predominantly in residential use. This is confirmed by Policy WR3 in Part 2 of the UDP.

3.20 **Policy H8A** advises that the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that overall standards of residential amenity are maintained at an acceptable level both for new and existing residents.

4. THE GOVERNMENT'S STATEMENTS OF NATIONAL POLICY GUIDANCE

Introduction

4.01 The Government's statements of planning policy represent 'material considerations', to be taken into account as necessary in the determination of planning applications. In this case, it is considered that guidance set out in PPS1 'Delivering Sustainable Development' and PPS3 'Housing' is of particular relevance.

PPS1 'Delivering Sustainable Development'

4.02 PPS1 sets out the Government's objectives for the planning system, and paragraph 5 indicates that planning should facilitate and promote sustainable and inclusive patterns of development in both urban and rural areas by [inter alia]:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

4.03 In this context, in paragraph 27 authorities are advised that sustainable development should be delivered through the development plan process, and that this process should include regeneration in both urban and rural areas which improves the well being of communities; improves facilities; promotes high quality, safe development and creates new opportunities generally.

4.04 Paragraph 33 of PP1 indicates that good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is stated to be indivisible from good planning.

4.05 Paragraph 34 advices that authorities should plan positively for the achievement of high quality and inclusive design for all development. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. In this regard, paragraph 35 goes on to advise that high quality and inclusive design should be the aim of all those involved in the development process.

PPS3 'Housing'

4.06 PPS3 was published in November 2006, replacing [inter alia] the guidance previously contained in PPG3.

4.07 Paragraph 9 of PPS3 indicates that the Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking [inter alia] to achieve a wide choice of high quality homes, both affordable and market housing; to widen opportunities for home ownership and improve affordability across the housing market, including by increasing the supply of housing, and to create sustainable, inclusive, mixed communities in all areas, both urban and rural.

4.08 Paragraph 10 advises that in order to ensure that these objectives are met, the planning system should deliver [inter alia] high quality housing that is well-designed and built to a high standard; a sufficient quantity of housing taking into account need, demand and the provision of choice; housing developments in suitable locations, and a flexible, responsive supply of land managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.

4.09 The guidance of PPS3 is based on the principles of sustainable development, and setting out the approach to be adopted in terms of achieving a high quality of housing design, paragraph 16 places emphasis on the need for easy access to public transport services, community facilities and amenity open space; appropriate relationships with neighbouring development in terms of scale, density, layout and access; a design-led approach towards car parking and the public realm to create a

pedestrian and cycle friendly environment, and the creation of a distinctive character in new development.

4.10 Guidance in respect of the delivery of land for housing [including the maintenance of a continuous 5-year supply of housing land] is referred to in Section 6 below.

5. OTHER MATERIAL PLANNING CONSIDERATIONS

Ministerial Statement of 23 March 2011

5.01 The recent Statement from the Minister of State for Decentralisation notes that the Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. The Government's clear expectation is that the answer to development and growth should wherever possible be "yes". As such, when deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing and also take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing.

Draft National Planning Policy Framework [DNNPF] [July 2011]

5.02 The Planning Inspectorate has confirmed that this document is capable of being a material consideration when determining planning applications, and should be considered as such in appropriate circumstances.

5.03 The DNPPF encourages Local Planning Authorities to plan positively for new development, and approve all individual proposals wherever possible [paragraph 14].

5.04 The document outlines a number of core principles that should underpin planning. These include [inter alia] the fact that decision takers at every level should assume that the default answer to development proposals is 'yes'.

5.05 Paragraph 53 confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development. Therefore, significant weight should be placed on the need to support economic growth through the planning system. In summary, when determining development proposals, local planning authorities should apply the presumption in favour of sustainable development [paragraph 63].

5.06 A key objective of the DNPPF is to significantly increase the supply of housing. In order to boost the supply of housing, local planning authorities should identify and maintain a rolling supply of specific deliverable sites sufficient to provide a five year supply of housing against their housing requirements. The supply should include an

additional allowance of at least 20% to ensure choice and competition in the market for land.

6. BARNSLEY: HOUSING LAND REQUIREMENTS AND SUPPLY

Introduction

6.01 Paragraph 54 of PPS3 requires that Local Planning Authorities should identify sufficient specific deliverable sites to provide housing in the first five years of LDF periods. To be considered deliverable, sites should be available, suitable and achievable [i.e. there is a reasonable prospect that housing will be delivered on the site within five years].

6.02 Paragraph 57 goes on to advise that once identified, the supply of land should be managed in a way that ensures that a continuous five year supply of deliverable sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

6.03 Paragraph 69 of PPS3 indicates that in deciding planning applications for new residential development, authorities should have regard to several factors, including the need to achieve high quality housing; the provision of a good mix of housing including in particular, accommodation for families and older people; the suitability of a site for housing and the need to use land effectively and efficiently. Proposals should also be in line with planning for housing objectives, reflecting the need and demand for housing and should not undermine wider policy objectives.

6.04 Paragraph 71 makes it clear that in cases where there is less than five years supply of deliverable sites, authorities should consider favourably planning applications for housing, having regard to the policies in PPS3, including the considerations set out in paragraph 69.

6.05 In the light of this guidance, it is appropriate to consider the current position with regard to housing land requirements and supply in Barnsley, as follows.

Barnsley: The Housing Land Requirement/Supply Position

6.06 As indicated in Section 3 above, Policy CSP 9 sets out the number of new homes to be built in the district over the plan period, i.e. at least 21,500 net additional homes during the period 2008-2026. This figure has been informed by the Barnsley Housing Land Supply Study [August 2011].

6.07 Paragraph 5.3 for the Housing Land Supply document identifies a requirement of 5350 new homes in the period 2011 – 2016. Table 3a and paragraph 6.1 suggests that the Council has a five year housing supply of 6298 dwellings, which achieves the Core Strategy requirement of 5350 and therefore satisfies the guidance of PPS3.

6.08 Table 3a also provides a breakdown of housing supply by Core Strategy Settlement in Barnsley for this period. In terms of 'Other Settlements' [CPS 10] it is noted that there are 27 dwellings on sites with outline planning permission and are deliverable over the 5 year period. The Council has published a full site schedule of Housing Land Supply between April 2011 and March 2016 to support this document. The application site is included within this schedule [ref: H1635] and is considered suitable and available for the delivery of 12 units within the 5 year period. It therefore forms part of the Council's identified 5-year land supply.

7. PROPOSED REDEVELOPMENT OF THE FORMER ROCK INN PUBLIC HOUSE SITE FOR RESIDENTIAL PURPOSES: KEY PLANNING ISSUES

Introduction

7.01 In the light of the preceding appraisal of relevant planning policies and site-specific factors, this Section draws together the main issues, and sets out the Applicant's position and views in each case. Where appropriate, reference is made to other statements and technical documentation submitted in support of the planning applications.

7.02 Key issues are considered in turn, as follows.

The Statutory Development Plan: Barnsley Core Strategy

7.03 In terms of relevant Core Strategy policy guidance, the starting point is that the application site is located outside the Green Belt, and within the confines of a designated 'village' within the identified settlement hierarchy. In such circumstances, the proposed development accords with the approach adopted towards development in villages, as set out in Policy CSP8.

7.04 The development will contribute towards the provision of at least 25,000 net additional homes in the District between 2008 and 2016, as required by Policy CSP9. In this regard, because Green Moor is listed under the category of 'other settlements', the proposed development will also contribute towards the need for 1,000 new dwellings in such settlements, and will accord with the distribution of new homes, as required by Policy CSP10.

7.05 As indicated by the Design and Access Statement, the proposed development reflects a particularly high standard of design based on a thorough analysis of the site and its surroundings; individually designed house types, and the careful use of materials and boundary treatments. Full account is taken both of the characteristics and landscape setting of the site and the character and appearance of the surrounding area. The result is a scheme that will in overall terms enhance the character and appearance of the area, by introducing a sensitive form of development on previously developed land which currently detracts from the appearance of the area. In such circumstances, Core Strategy Policies CP29 and 37 are complied with.

7.06 As indicated in the submitted ecological statement, the application site has been carefully investigated and assessed in nature conservation terms. It has been found to be of low ecological value, based on it supporting a very limited range of common species-poor habitats. On this basis, the ecological assessment concludes that the proposed development will not be contrary to any wildlife guidance or legislation. In such circumstances, and in the absence of any harm in terms of the rock face geological feature [see Section 1], there is no conflict with policy CSP36.

7.07 The Design and Access Statement indicates that in the context of a village location identified as being suitable for residential development of an appropriate scale, the proposed development is relatively sustainable, being located on a bus route and providing the potential for access by cyclists. The requirements of Policy CSP 25 are complied with.

7.08 As indicated in the submitted highways statement, the proposed development is designed in a manner which complies with the Council's highway design standards, and which will provide safe, secure and convenient access for all road users. Policy CSP26 is complied with.

7.09 The scale of the proposed development is such that there is no requirement for the provision of affordable housing, a matter that has been agreed with officers during the course of pre-application discussions. As such, there is no conflict with policy CSP15.

7.10 With regard to the nature of the proposed development, the submitted scheme is of a density which is below the minimum 40 dph normally required by Policy CSP14. However, the nature of the site is such that significant parts of the gross site area are undevelopable [i.e. as a result of the former quarry faces], whilst the existence of these same features constrain the extent of development, because of the need to provide usable garden areas etc. In such circumstances, the development reflects an appropriate and sustainable design, and an acceptable housing density, and as such Policy CSP14 is complied with.

The Statutory Development Plan: Barnsley Unitary Development Plan

7.11 The proposed development will not conflict with the Green Belt policies of the UDP, and no harm will be caused to the nearby Area of Borough landscape Value. In

addition, the redevelopment of the site for housing purposes will be consistent with its inclusion in a Housing policy Area, as designated under Policy H8.

7.12 As confirmed by the Design and Access Statement, the scale, layout, height and design of the proposed houses are all entirely satisfactory, and will ensure that acceptable standards of residential amenity will be provided for both existing and new residents. Policy H8A is therefore complied with.

The Statutory Development Plan: Summary

7.13 Taking the above matters into account, it is clear that the proposed development is generally in accord with the relevant policies and provisions of the development plan. There are no areas of development plan policy conflict which need to be weighed against this general conformity.

7.14 It is therefore necessary to consider whether there are 'material considerations' that would serve to indicate that a decision other than in accordance with the development plan [i.e. a refusal of planning permission] would be either necessary or justified.

Policy Material Consideration: Government Guidance

7.15 With regard to relevant Government policy guidance, the location of the application site is such that its development for housing purposes would accord with the principles of sustainable development as advocated by PPS1, and with the guidance of that document in respect of the promotion of high quality new development.

7.16 In addition, residential development on the site will contribute to the objectives of PPS3 housing policy guidance, in terms of the promotion of new housing in suitable locations, the re-use of previously developed land, high quality design, the provision of choice, and the achievement of high environmental standards.

7.17 Furthermore, the proposed development is capable of making a contribution to meeting housing needs in the area, and as recognized by the Council's Housing Land Supply document [se section 6] will continue to form part of the District's 5-year housing land supply [see below].

7.18 In such circumstances, the relevant aspects of Government policy guidance are complied with.

Housing Land Requirements and Supply

7.19 As indicated in Section 6 and as noted above, the application site forms part of the District's currently identified 5 year supply of housing land, and this will continue to be the case. The site is suitable, available and developable in the short term, and in such circumstances a grant of planning permission will assist in ensuring that the objectives of PPS3 are satisfied.

7.20 In addition, a grant of planning permission will assist in providing the additional 20% housing provision that will be required, i.e. in the event that NPPF is approved in April 2012 in its present draft form.

Geology

7.21 As indicated in Section 1, the submitted Geology Report indicates that both the former Chairman of RIGS and SAGT consider that the application site can be developed in the manner proposed without harming geological interests. Indeed, by virtue of the recommendations in respect of clearance of the rock face, monitoring, maintenance and site layout, it is apparent that geological interests will be safeguarded and enhanced as a result of the development.

7.22 With regard to the specific recommendations contained in the Geology Report, these relate to:

- the clearance of the rock face, and the methods and equipment to be used;
- the recording of the cleared rock face;
- stability and safety audit following clearance work;
- the amendment of the [previous draft] layout to facilitate views of the rock face from within the development;
- provision for [occasional viewing of the rock face]; and
- the need for a management plan for subsequent monitoring and site maintenance.

7.23 In addition, whilst SAGT had suggested including permissive access provisions into the deeds of certain properties on the site for management purposes, the report concludes that this would be inappropriate and unnecessary.

7.24 With regard to the site layout, Plot 7 as shown on the previous draft layout was amended to remove a detached garage [the proposed house type now has an integral garage] in order to facilitate views of the rock face from the shared private drive area.

7.25 With regard to the recommendations with regard to clearance, recording, safety audit, maintenance, management and access, SHL can confirm that these will be followed. In this regard, should the local planning authority wish to impose a pre-condition requiring the submission and prior approval of a scheme to deal with these issues, such an approach would be welcomed.

7.26 With regard to the provision of access to view the rock face, the Geology Report indicates that this is only likely to be required on a very occasional basis, and it is on this basis that SHL is content to make suitable arrangements. In this respect, SHL will seek to ensure that any scheme that is required to be submitted will include details of arrangements with SAGT to allow visitors to view the rock face from the private driveway area on an agreed limited number of occasions per annum, subject to prior agreement with the occupiers of the affected properties. To facilitate such an approach, details of such arrangements will be included in the sale contracts of the properties on Plots 5, 6 and 7. For the avoidance of doubt, SHL will not agree to any suggested viewing arrangements which do not include SAGT or an alternative reputable organisation, or which seek unrestricted or uncontrolled access.

Other Issues

7.27 With regard to other issues that should be taken into account as material considerations, the position is as follows.

7.28 The submitted Design & Access Statement provides a detailed explanation as of the design philosophy which underpins the proposal, with references to vehicular and pedestrian access/circulation; footpath linkages; building form, materials and the approach adopted towards securing local distinctiveness and a sense of place.

7.29 As indicated in Section 1, other statements deal with all relevant site-specific and technical issues, including access and transport, flood risk and drainage, nature conservation, ground conditions and gas risk. These appraisals serve to indicate that all relevant issues have been or can be addressed [by the imposition of conditions as necessary], and that there are no reasons why the submitted application should not be approved.

8. SUMMARY AND CONCLUSIONS

8.01 Shepherd Homes Ltd has submitted a detailed planning application to Barnsley Metropolitan Borough Council, which proposes the redevelopment of the site of the former 'The Rock' public house for residential purposes, comprising 10 dwellings together with access, landscaping and ancillary works.

8.02 The scheme as proposed in the submitted drawings and documents was prepared in the light of pre-application consultations with Officers and other relevant bodies and agencies, including the former Chairman of South Yorkshire RIGS Group and SAGT. In these latter respects, the submitted Geology Report indicates that the application site can be developed in the manner proposed without harming geological interests. As indicated in Section 7 of this statement, appropriate arrangements can and will be put in place to deal with the clearance of the rock face, recording, monitoring, maintenance and access.

8.03 The proposed development accords with the relevant policies and provisions of the statutory development plan. In this regard, Core Strategy and saved UDP policies in respect of housing distribution, design, transport, ecology and amenity are all complied with.

8.04 With regard to other policy material considerations, by virtue of the previously developed nature of the site and its location in the heart of Green Moor, the proposed development accords with the principles of sustainable development as advocated by PPS1, and with the guidance of that document in respect of the promotion of high quality new development. By providing a high quality residential scheme which brings about the development of brown field land and housing choice whilst helping to deliver visual amenity benefits, the proposal accords with PPS3.

8.05 The application site has been the subject of a recent outline planning permission for residential development, which serves to confirm that the principle of residential development is recognised and accepted. As a result, the site forms part of the District's currently identified 5 year supply of housing land, and this will continue to be the case. The site is suitable, available and developable in the short term, and in such circumstances a grant of planning permission will assist in ensuring that the objectives of PPS3 are satisfied.

8.06 In addition, a grant of planning permission will assist in providing the additional 20% housing provision that will be required, i.e. in the event that NPPF is approved in April 2012 in its present draft form. In this regard, an approval would accord with the overall NPPF aim of increasing the supply of deliverable new homes.

8.07 All other site-specific and technical issues can be satisfactorily addressed, in a manner that ensures that no conflict will arise in respect of the requirements of local or national policy guidance.

8.08 In such circumstances, the Council is asked to conclude that the proposed redevelopment of the former Rock Inn Public House for residential purposes accords with the relevant policies of the development plan; is satisfactory in all detailed respects, and will not result in demonstrable harm to any issues of acknowledged importance. Other material considerations include the identified consistency with other local and national policy guidance; the contribution that will be made towards maintaining a 5 year supply of housing land, and the maintenance and enhancement of geological interests. These are further positive factors in the planning balance, to which appropriate weight should be attached.

8.09 On this basis, the local planning authority is asked to give favourable consideration to the submitted planning application.

APPENDICES

APPENDIX 1

Outline Planning Permission ref: 2008/1183, 08 October 2008

10 OCT 2008

BARNSLEY
Metropolitan Borough Council

GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/1183

To Chris Carr Associates
6A Eastgate
Barnsley
S70 2EP

DESCRIPTION Demolition of existing public house and erection of new dwellings (Outline) (Resubmission)
LOCATION The Rock PH, Green Moor Road, Green Moor, Sheffield

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 29 July 2008 and described above.

The approval is subject on compliance with the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of reserved matters, or in the case of approval of reserved matters on different dates, the final approval of the last such matter to be approved.
Reason: In accordance with Section 92(2) of the Town and Country Planning Act 1990, as amended by S51(2) of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) the layout of the proposed development.

(b) scale of buildings

(c) the design and external appearance of the proposed development.

(d) landscaping
Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed Stephen Moralee

Assistant Director, Planning and Transportation MW

Dated 08 October 2008

Planning and Transportation Service
PO Box 604, Barnsley, S70 9FE
Telephone: 01226 - 772000
Fax: 01226 - 772591

3 Plans and particulars of the reserved matters referred to in condition 2 above, relating to the siting, design and external appearance of any buildings to be erected and the landscaping of the site shall be submitted in writing to the Local Planning Authority and the development shall be carried out as approved.
Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

4 No development works shall begin until a Phase 2 Intrusive Site Investigation Report, endorsed by a competent engineer experienced in ground contamination and remediation matters, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

1. An assessment as to the degree to which the site may be affected by any contamination, including borehole and trial pit results.

2. Measures to test and evaluate the site for the purposes of identifying contamination throughout the duration of the development.

3. Measures to treat or remove any contaminated materials encountered and the methodology to be employed. These procedures should be summarised in a remediation statement.

4. Steps to be taken to prevent any environmental pollution by any such contaminated material encountered.

5. Measures to prevent risks to health and safety of the general public and any persons working on the site.

6. Consideration of any Waste Management issues of any remediation measures.

7. The subsequent certification/validation reports are submitted, showing that the site has been satisfactorily remediated and that the development of the site can be safely occupied.

The development shall thereafter be undertaken in full accordance with the approved details.
Reason: In order to protect the environment and ensure the site is suitable for the proposed use.

5 Building operations shall not be commenced until details of the existing and proposed ground levels and proposed finished floor levels of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be undertaken in accordance with the approved details.
Reason: To enable the impact arising from any change of levels to be assessed.

6 No development shall commence until a plan indicating the positions, design, materials and type of walls, fences and other means of enclosure to be erected within and along the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be undertaken in accordance with the approved details before the buildings are occupied.
Reason: In the interests of the visual amenities of the locality and the amenities of future occupants.

7 No trees on the site at the date of this permission shall be felled, topped, lopped, uprooted or destroyed, within five years of the date of this permission without the prior written approval of the Local Planning Authority. Any such trees, which in the opinion of the Local Planning Authority, become diseased or are removed without such approval shall be replaced with tree of such size and species as may be agreed with the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998.
Reason: To safeguard existing trees, in the interests of visual amenity.

8 No development shall take place until a scheme for the protection of the group of trees protected by a Tree Preservation Order in accordance with Section 7 BS5837, including 14 days notice prior to any works on site including demolition and a scheme for supervision for arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be implemented in accordance with the approved details prior to any equipment, machinery or materials being brought onto the site for the purposes of development, including demolition and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels in those areas shall not be altered and no excavations shall be made, without the prior written consent of the Local Planning Authority.
Reason: To safeguard existing trees, in the interests of visual amenity.

9 Notwithstanding the details of the application hereby approved, provision shall be made for public access to the exposed quarry face adjacent to the western boundary of the site in accordance with details to be submitted and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details and thereafter public access arrangements maintained at all times in perpetuity.
Reason: Green Moor Quarry Rock Face is defined as a Regionally Important Geological Site should be retained in the interests of public amenity.

10 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
Reason: In the interest of satisfactory and sustainable drainage.

11 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences .
Reason: To ensure that the site is properly drained and in order to prevent overloading of the network, surface water is not discharged to the foul sewerage system.

12 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off -site works have been submitted to and approved by the Local Planning Authority .
Reason: To ensure that the development can be properly drained

13 Unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works .
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal

14 Building materials for the development shall comprise:-

Dwellings - Natural coursed stone walls, natural stone window lintels and sills,

Roofing material - Artificial stone slate

Gutters and rainwater pipes - Cast metal

Unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

15 Visibility splays, having the dimensions 2.4m x 60m to the West and 2.4m x 70.8m to the East, shall be safeguarded at the junction the proposed access with Green Moor Road, such that there is no obstruction to visibility and forming part of the adopted highway. Condition
Reason: In the interests of highway safety.

16 Any subsequent submission of approval of reserved matters shall closely reflect the design principles and illustrative layout submitted in support of the application.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

17 A 1m high dry stone wall shall be constructed along the full length of Delph Mews, except where required for access purposes.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

18 A 1m high dry stone wall shall be constructed and retained along the full extent of the site frontage to Green Moor Road, except where required for access purposes.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

19 There shall be no alternation/obstruction of the public footpath (known as Delph Mews) at any time.
Reason: In the interests of pedestrian safety and movement.

Reason(s) for Granting Permission

1 Unique In the opinion of the Local Planning Authority, the proposed residential development on previously developed land is considered acceptable in principle with regards to Barnsley UDP Policy H8 and Planning Policy Statement 3 - Housing. Furthermore, subject to appropriate conditions the proposal is considered acceptable with regards to matters of highway safety.

Informative(s)

1 This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.

2 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

3 With regards to condition 4, the applicant is advised for further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

4 The applicant is advised of the likely need to reposition the existing lighting column and telephone pole to the west of the proposed access in order to achieve the required junction sight lines

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

Planning and Transportation Service
PO Box 604, Barnsley, S70 9FE

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Fax: 01226 - 772599

APPENDIX 2

Letter from South Yorkshire RIGS Group to Barnsley MBC, 17 August 2006

54 Wood Lane Treeton South Yorkshire S60 5QR Tel: 0114 2699167

E-mail: scott@sengering.fsnet.co.uk

17th August 2006

Planning and Transportation Service
Central Offices
Kendray Street
Barnsley
S70 2TN

For the attention of Mr B Merryweather

Dear Sir

RE: PLANNING APPLICATION - 2006/1377 – ROCK INN, GREEN MOOR

I have been approached by Hunshelf Parish Council, in my capacity as Chairman of the South Yorkshire RIGS Group, to comment on the above.

As part of a survey of geological sites undertaken throughout South Yorkshire by the RIGS Group, several exposures of the Greenmoor Rock were examined around the village of Green Moor, the type locality for this geological formation, which were once extensively quarried for its top quality flagstones and widely exported.

Of these, the quarry face that defines the western boundary of the car park to the Rock Inn public house was selected as the best example of this geological formation and subsequently designated as a Regionally Important Geological Site, based on criteria laid down by English Nature and adopted by the local planning authorities in South Yorkshire.

Although the Green Moor Quarry RIGS was as identified as the best example of the Greenmoor Rock, the quarry is just one of numerous sites in the immediate vicinity of Green Moor that possesses broader Geodiversity interest related to the history of quarrying and use of stone as a building material. Collectively, these were considered to be possess sufficient "heritage value" for the South Yorkshire RIGS Group to identify Green Moor as one of five "Showcase" sites.

These "Showcase" sites are considered to possess high education, aesthetic and recreational value and with potential for the production of guided walks and trails, leaflets and interpretation panels in conjunction with local interest groups who are particularly concerned with the conservation and protection of their natural and built environment.

Hunshelf Parish Council are especially proactive in this respect and as part of the Hunshelf Heritage Trail, the RIGS site has been marked out with a bronze plaque.

54 Wood Lane Treeton South Yorkshire S60 5QR Tel: 0114 2699167

E-mail: scott@sengering.fsnet.co.uk

As part of ongoing practical conservation and environmental improvement work, Hunshelf Parish Council have expressed an interest in being prepared to undertake sensitive clearance of the quarry face at Green Moor Quarry, which has become thickly overgrown since the site was first identified in 1996, thus obscuring features of geological interest.

Taking all of the above into account, the outline planning application makes no provision for public access to the quarry face for either educational visits or ongoing maintenance of the site. Furthermore, although the drawing states: "clean existing quarry face remove loose material and plant appropriate areas" clearance and practical conservation of geological sites needs to be undertaken with extreme care and should be supervised by a suitably experienced professional geologist., to ensure that important geological features should not be damaged through the inappropriate use of heavy excavation plant and machinery.

The Greenmoor Rock comprises a highly laminated rock that is extremely friable where weathered and is therefore extremely susceptible to irreparable damage.

For further information see "Geological Conservation – A Guide to Good Practice" published in 2006 by English Nature and "Local Sites – Guidance on their Identification, Selection and Management" published in 2006 by Defra.

In my opinion, all of the above should be carefully considered when making a decision on the outline planning application. I have discussed the above with your colleague Dennis Patton, who also has interests in the above site as part of his responsibilities for implementing Planning Policy Statement (PPS) 9.

Should you require further information, please do not hesitate to contact me.

Yours faithfully

Scott Engering

CHAIRMAN - SOUTH YORKSHIRE RIGS GROUP
& CONSULTANT GEOLOGIST

cc Dennis Patton – Biodiversity Officer

APPENDIX 3

Email correspondence from South Yorkshire RIGS Group, 09 June 2011

From: Scott Engering [mailto:scott.engering@mypostoffice.co.uk]
Sent: 09 June 2011 11:12
To: geology@sorby.org.uk
Cc: Ben Botham
Subject: FW: Green Moor - Rock Inn Site

Hi Ken

Ben Botham of Shepherd Homes telephoned me today, in respect of the RIGS status of the rock face in the car park of the old Rock Inn at Green Moor and asked me if a footpath at the rear of proposed houses on the site, to allow public access to the rock face, was strictly necessary. I explained that the site was chosen, along with others at Green Moor for its group value. At the time of the survey, when the South Yorkshire RIGS Group was enthusiastic about the idea of promoting "showcase" sites, I considered the area to have particular "geodiversity interest", because of its archaeological/historic connections with the Green Moor stone producing industry and local use of building materials. The Rock Inn exposure was included mainly because it was accessible from the car park and was perceived to be the best exposure of the Greenmoor Rock available in the immediate vicinity of the village.

When I revisited Green Moor back in 2006, at the request of Hunshelf Parish Council, I was actually shown other more substantial quarry faces which were not identified during the desk top research phase and were thus not included in my original survey. Because the RIGS Group was essentially dormant at the time (with myself being the nominal contact/acting Chairman) these additional quarry faces were not "officially" included in the RIGS site/group of sites or, to the best of my knowledge, records amended accordingly.

Hunshelf Parish Council did not consult the South Yorkshire RIGS Group, when devising their local "heritage trail", so there was no opportunity to reconsider the "value" of the Rock Inn site, compared to these other exposures. I would have thought that there is scope to reconsider the status of the Rock Inn site, given that better, accessible exposures are available.

Has SAGT had any involvement with this site? I recall that I did forward information to you some time ago.

Regards

Scott

From: Ben Botham [mailto:]
Sent: 09 June 2011 10:08
To: scott@glowingedges.co.uk
Subject: FW:

Scott,

Further to our conversation, documents attached.

Your help is greatly appreciated.

Regards,

Ben Botham
Land Buyer
DD: 01904 650874
Mob: 07801 742286

Shepherd Homes Ltd, Huntington House, Jockey Lane, Huntington, York, YO32 9XW.
Tel: 01904-650888 Fax: 01904-650889 Registration No: 400182

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Whilst every care has been taken to check this outgoing e-mail for viruses, it is seen as your responsibility to check and sweep it, and any attachments, for viruses on receipt.

From: Ben Botham
Sent: 06 June 2011 09:44
To: 'sagt@geodiversity.org'
Cc: Shaun Linton
Subject:

Dear Sirs,

Please find attached a letter dated 17th August 2006 in respect of an outline planning application for residential development at Green Moor. I also attach a copy of the decision notice and you will note that condition 9 refers to the exposed quarry face. Due to the economic downturn, the site has been redundant for some time however it is now the intention of Shepherd Homes Ltd to purchase the site. As part of our due diligence prior to purchase, we would like to discuss your requirements further with regard access to the exposed quarry face. I would be obliged if a member of your team would be able to contact me to discuss this.

Your swift response would be greatly appreciated.

Yours Faithfully,

Ben Botham
Land Buyer
DD: 01904 650874
Mob: 07801 742286

Shepherd Homes Ltd, Huntington House, Jockey Lane, Huntington, York, YO32 9XW.
Tel: 01904-650888 Fax: 01904-650889 Registration No: 400182

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