BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land North Of
Address line 1	Wood Walk
Address line 2	
Address line 3	
Town/city	Hoyland, Barnsley
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	437326
Northing (y)	401646

Description

Parcel of Grassland

2. Applicant Details

Title	Mr
First name	Martin
Surname	Rapley
Company name	Yelcon Construction & The Cornell Group
Address line 1	3 The Gateway North
Address line 2	Marsh Lane
Address line 3	
Town/city	Leeds
Country	

2. Applicant Details

Postcode	LS9 8AX

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Rachel
Surname	Reaney
Company name	Astrum Planning Ltd
Address line 1	161 Bilton Lane
Address line 2	
Address line 3	
Town/city	Harrogate
Country	
Postcode	HG1 3DQ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	3.60
Unit	Hectares

5. Description of the Proposal

Please note in regard to:
• Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
• Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
• Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Planning application for 84 Dwellings, including Access, Landscaping and Associated Works at Land Allocation H69 Land North of Wood Walk, Hoyland, Barnsley

5. Description of the Proposal

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Parcel of Vacant Grassland Allocated Under Policy H69 for Residential Development

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

Grassland, with mining legacy

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ◉ Yes ○ No

Land where contamination is suspected for all or part of the site ◉ Yes ○ No

A proposed use that would be particularly vulnerable to the presence of contamination ◉ Yes ○ No

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see accompanying plans and design and access statement

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see accompanying plans and design and access statement

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see accompanying plans and design and access statement

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see accompanying plans and design and access statement

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Please see accompanying plans and design and access statement

7. Materials

Description of proposed materials and finishes:	Please see accompanying plans and design and access statement

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see accompanying plans; Transport Assessment; and design and access statement

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see accompanying Lighting Plan

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

•Planning and Housing Statement, including Statement of Community Involvement prepared by Astrum Planning
•Application Forms and Notices by Astrum Planning;
•Drawing Number EAD_126_P-01 'Location Plan' prepared by Enjoy - Design;
•Drawing Number EAD_126_P-02 'Existing Site Plan' prepared by Enjoy - Design;
•Drawing Number EAD_126_P-03 'Proposed Site Plan' prepared by Enjoy – Design;
•Drawing Number A-01 House Type A (The Ingleborough) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number A-01 House Type A (The Ingleborough) (Detached) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number B-01 House Type B (The Lilac) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number C-01 House Type C (The Laurel) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number D-01 House Type D (The Sandringham) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number E-01 House Type E (The Harewood) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number F-01 House Type F - (The Winterley) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number G-01 House Type G - (The Whernside) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number GD-01 Proposed Separated Double Garages - GA Drawings by Enjoy – Design;
•Drawing Number GS-01 Proposed Single Garage GA Drawing by Enjoy – Design;
•Drawing Number H-01 House Type H (3Nr.) - (The Beamsley) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number H-01 House Type H (4Nr.) - (The Beamsley) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number JK-01 House Type J/K - (The Eastern / The Kelham) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number L-01 House Type L - (The Buckden) - GA Plans, Elevations and Visuals by Enjoy – Design;
•Drawing Number D300 PROPOSED LONG SECTION SHEET 1 OF 2 by RWO;
•Drawing Number D301 PROPOSED LONG SECTION SHEET 2 OF 2 by RWO;
•Drawing Number D302 PROPOSED LONG SECTION PRIVATE DRIVES by RWO;
•Drawing Number D600 CUT & FILL COMPARISON by RWO;
•Drawing Number D900 OVERALL SCHEMATIC ENGINEERING LAYOUT by RWO;
•Drawing Number D901 SCHEMATIC ENGINEERING LAYOUT – SHEET 1 by RWO;
•Drawing Number D902 SCHEMATIC ENGINEERING LAYOUT – SHEET 2 by RWO;
•Transport Assessment and Speed Surveys by Via Solutions;
•Travel Plan by Via Solutions;
•Design and Access Statement prepared by Enjoy Designs;
•Noise Assessment prepared by Delta Simons;
•Flood Risk Assessment and Drainage Strategy prepared by RWO;
•Air Quality Assessment prepared by Delta Simons;
•Ecology Assessment prepared by Delta Simons;
•Arboricultural Survey prepared by Delta Simons;
•Site Investigations II & III (including Coal Mining Risk Assessment) prepared by Delta Simons;
•Sustainability Assessment prepared by Delta Simons;
•Lighting Plan prepared by Lightpad;
•Landscape Plan prepared by Above Zero;
•Draft Heads of Terms and Affordability

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? (•) Yes ( ) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Please see accompanying Plans and Transport Assessment

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? (●) Yes ( ) No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	136	136
Cycle spaces	0	39	39

10. Trees and Hedges

Are there trees or hedges on the proposed development site? (●) Yes ( ) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? (●) Yes ( ) No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (●) No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (●) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (●) No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

( ) Yes, on the development site
( ) Yes, on land adjacent to or near the proposed development
(●) No

12. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☑ Other
- ☐ Unknown

Other: Please see accompanying Drainage Strategy

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please see accompanying Drainage Strategy

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Please see accompanying plans and documentation

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ◉ Yes ○ No

Please select the proposed housing categories that are relevant to your proposal.

- ☑ Market Housing
- ☑ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

16. Residential/Dwelling Units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	14	20	30	0	64
Flats/Maisonettes	0	12	0	0	0	12
Total	0	26	20	30	0	76

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	2	0	0	0	2
Flats/Maisonettes	0	6	0	0	0	6
Total	0	8	0	0	0	8

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units	84
Total existing residential units	0
Total net gain or loss of residential units	84

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

○ Yes ◉ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

○ Yes ◉ No

Is the proposal for a waste management development?

○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority

20. Industrial or Commercial Processes and Machinery

should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◉ The agent
- ○ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	1316034599257257

Date (Must be pre-application submission)

01/12/2020

Details of the pre-application advice received

Detailed discussions on proposed design and justification for lower density of development - due to constraints of the site such as the presence of a high wall across the site and need to achieve local plan policy aspirations.

The pre-application response provided comments from statutory bodies and outlined what information would be required as part of a future application. It was agree that the site had been scoped as part of the Local Plan process and did not constitute EIA development. The Council also agreed that an Archaeological Assessment was not required due to backfilling of the site.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

25. Ownership Certificates and Agricultural Land Declaration

◉ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

○ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Barnsley Metropolitan Borough Council
Address line 2	PO Box 634
Town/city	Barnsley
Postcode	S70 9GG
Date notice served (DD/MM/YYYY)	20/08/2021

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	
Address line 1	Valley Drive
Address line 2	
Town/city	Hoyland
Postcode	S74 9BL
Date notice served (DD/MM/YYYY)	20/08/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	127
Suffix	
House Name	
Address line 1	Upper Hoyland Road
Address line 2	
Town/city	Hoyland
Postcode	S74 9NL
Date notice served (DD/MM/YYYY)	20/08/2021

Name of Owner/Agricultural Tenant	
Number	57
Suffix	
House Name	
Address line 1	Market Street
Address line 2	
Town/city	Hoyland
Postcode	S74 0ET
Date notice served (DD/MM/YYYY)	20/08/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Highways and Engineering Level 2 Westgate Plaza
Address line 2	PO Box 604
Town/city	Barnsley
Postcode	S70 9FE
Date notice served (DD/MM/YYYY)	20/08/2021

Person role

- ○ The applicant
- ◉ The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mrs
First name	Rachel
Surname	Reaney
Declaration date (DD/MM/YYYY)	20/08/2021

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	20/08/2021