

Planning Policy
Development Service
Barnsley Metropolitan Borough Council
PO Box 604
BARNSELEY
S70 9FE

12th June 2014

Dear Sir / Madam

RE: FULL PLANNING APPLICATION FOR THE ERECTION OF THREE DWELLINGS, CONSTRUCTION OF DRIVEWAYS AND INSTALLATION OF A PACKAGE TREATMENT PLANT – LAND TO THE NORTH OF ROUGHBIRCHWORTH LANE, OXSPRING – YORKSHIRE LAND LIMITED

We are pleased to submit a full planning application to erect three detached dwellings on land adjoining Roughbitchworth Lane, Oxspring shown on the Site Layout Plan (Dwg. Ref. RBCHLN/PL/PR/01). The site is solely owned by Yorkshire Land Limited.

The land to which the application relates is undeveloped and vacant land that is wholly within the village envelope and is on the northern side of Roughbitchworth Lane. The application site, which is currently allocated in the Barnsley Unitary Development Plan (Barnsley UDP) as Urban Greenspace, forms part of an overgrown field of some 0.81 hectares (2.10 acres) in extent, and is immediately south of the River Don, east of the Children's Play Ground and west of Bower Hill Road.

The Council neither has a five year supply of available housing land nor has sufficient supply of executive market housing, which it has identified in its Economic Strategy as being deficient in the Borough. Given the aforementioned considerations, we consider that circumstances exist in this case to support development of the site.

Spawforths

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Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

The planning application submission comprises:

- a) This correspondence
- b) The Planning Support Statement
- c) Design & Access Statement (Peach Architectural Design Ltd)
- d) Phase I Land Quality Assessment (Roberts Environmental Ltd)
- e) Ecology Report – Phase I Habitat Survey and Protected Species Assessment (Smeeden Foreman Ltd)
- f) The completed application forms, declaration and Certificate B
- g) Site Layout (Dwg. Ref. RBCHLN/PL/PR/01)
- h) Existing Site Layout
- i) Unit 1 + 3 (Dwg. Ref. OXSPG/U1/PI+3/01)
- j) Unit 2 (Dwg. Ref. RBCHLN/U2/PI/01)
- k) Section Thro' Access Point (Dwg. Ref. OXSPG/U1/PI/02)
- l) Unit 1 + 3 – Sections (Dwg. Ref. RBCHLN/U2/PI+3/02)
- m) Unit 2 – Sections (Dwg. Ref. RBCHLN/U2/PI/02) and
- n) The appropriate planning application fee has already been paid, which is £1,155 in this instance.

The proposed dwellings and associated hard surfaced areas will be developed above the 176-metre contour line and, consequently, will not be accommodated in an area vulnerable to flooding. The application proposals include the installation of a package treatment plant, of an appropriate British Standard Specification, which will discharge via an outfall to the River Don. Surface water drainage arising from the development will be attenuated within the site prior to being discharged via an outfall to the River Don. Since surface water run-off arising from the development site will be attenuated to an acceptable level and this will be conditioned accordingly, we do not believe that a Flood Risk Assessment is required to support the application proposals.

There are existing trees on site all of which are proposed to be retained.

The application proposals relate to a site that is wholly within the settlement boundary of Oxspring. The site represents underused land within the village envelope. There are no physical or environmental constraints that would preclude delivery of the proposed residential development on the site.

The proposed development would secure an appropriate financial contribution (£15,000) in lieu of provision of replacement land to support the improvement of accessible recreational greenspace in Oxspring.

The application proposals would support the objectives of the Council's Economic and Housing Strategies by delivering three new executive houses and increasing the supply of low density family housing in order to create the conditions for economic growth and greater prosperity.

Development of the site for three detached high value dwellings would contribute significantly to economic activity in the area and support the viability of both Oxspring and the Borough as a whole. In addition, our client is keen to work with the Council to confirm arrangements to maximise local economic benefits by encouraging local employment opportunities and promoting the use of local suppliers where possible in future development of the site.

Yorkshire Land has an excellent local knowledge of the area with many years of experience of developing in the western part of the Borough. By proposing this development they have proven they have the confidence to construct and sell high value homes in the Borough, it has previously been recognised by the Council that one of the problems facing the Borough is a lack of developer confidence to build and sell homes at the top end of the housing market.

The successful delivery of the proposed high value homes in this part of the Borough will send out a clear message to other developers that there is a market demand to build and sell homes in this price bracket; this can only result in being of great benefit to the Council in achieving its Economic and Housing objectives.

The application proposals are considered to accord with the requirements of local and national planning policies and planning practice guidance. Other material considerations including amongst others, the Council's Economic and Housing Strategies, also indicate that the application proposals should be granted.

We therefore, respectfully request that the Council resolves to grant planning permission for the proposed development.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. A. Bedwell', with a stylized, cursive flourish at the end.

PAUL BEDWELL, BA (Hons), Dip TRP, MRTPI

Director

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Cc: Yorkshire Land Limited

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