

3 Great Pasture
Burley in Wharfedale
Ilkley
West Yorkshire
LS29 7DD

30th June 2022



Elaine Ward
Development Management
Planning and Building Control
Barnsley MBC
PO Box 634
BARNSELEY
S70 9GG

Dear Elaine

2021/0479 Dearne Valley Parkway : Revised plans and associated documentation

This letter accompanies the revised plans submitted to form the above application following our consideration of the comments of you and your consultee colleagues. The main purpose of this letter is to set out the key changes we have made to achieve this and hopefully gain your support. These are listed below.

1. We have increased the landscape belt along the northern boundary from 10metres to 15metres. This is based on the applicants' experience elsewhere that when a 15m belt with appropriate planting is provided it has provided an adequate screen for buildings.
2. Unit 1 has been reduced by a further 5metres to achieve this.
3. The landscape belt has been extended around the western boundary a minimum of 10metres wide up to site entrance.
4. The width of unit 1 has been reduced to achieve this.

5. The offices for unit 1 have been relocated within the space available to the west within the 10metre belt and expressed externally as a distinct two storey “office block” with differing elevation treatment albeit attached to the remainder of the building.
6. The plan shows the recalculated total floor area of unit 1 following reductions in both axes.
7. The car parking for unit 1 has been reconfigured to accommodate the landscape strip, in part by reducing the width of the service yard to what is now a smaller building.
8. The height to haunch for unit 1 has been reduced from 10metres to 8metres and a hipped roof provided to the main part of building.
9. A flat roof has been proposed for those unit 1 offices with further reduced height to parapet and a “green” roof.
10. Further, in order to accommodate the landscape belt increase Unit 2 has been reduced by a 5metres.
11. The Unit 2 service yard has been reconfigured to extend the internal landscape strip between units 1 and 2 service yards. The car parking arrangement of unit 2 has been amended to provide larger and enhanced internal planting belts.
12. The offices of unit 2 have been moved from south elevation to the south/west corner to enhance visual interest from the roundabout and adjoining roads.
13. Planting has been provided for every fifth car parking space to the southern bank of unit 2 parking to create the appearance of a 5metre wide planting strip between the car park and unit 3.
14. The tree belt around the attenuation pond has been extended leaving access only for maintenance.
15. What had been proposed as a new footpath/cycleway along the northern boundary over the drainage easement has been removed. The PROW Officer has noted that there is no connectivity at either end of the route shown and that to achieve this would require agreement with owners of adjoining land. No such discussions have taken place, this is not a masterplan requirement and in the context of other provision does not have merit.
16. The existing PROW to the southern boundary is being enhanced up to the point where it meets the scrap yard from where a diversion is being planned which does not affect the application site.
17. The applicant confirms agreement to the use of the cladding colour palette contained in the masterplan and illustrated on updated drawings.

18. The new set of design drawings include hipped roofs and enhanced cladding specification around office elevations.
19. Updated site sections to demonstrate enhanced landscaping and heights of buildings in relation to that landscaping are provided.
20. A new landscape design has been prepared to accommodate layout changes and this will be used for recalculation of the BNG metric calculation to be submitted separately.
21. The Masterplan includes a table in Section 6 which sets out the areas and proportion of site expected to be utilised by specified land uses. The relevant areas in the application proposals have been measured and a combined table is included below.

SUMMARY SITE AREAS FOR E14 – HOYLAND NORTH MASTERPLAN (cols 2 and 3) AND APPLICATION PROPOSALS (Cols 4 and 5)

Constraints/development and regeneration areas	Area (hectares)	%age	Area (hectares)	%age
Retained woodland/ecological asset	0	0	0.1	2.48
Proposed woodland planting	0	0	0.21	5.26
Substantial landscape strips along internal highway	1.05	12	0.56	13.73
Green corridors	0.35	4	0.53	12.93
Access roads	0.11	1	0.16	3.97
Development parcels	7.32	83	2.43	59.55

I would be grateful if you would confirm receipt of this letter and the documents it accompanies. I look forward to speaking with you on your return from holiday.

Yours faithfully
On behalf of Wharfeside Planning



Graham Connell
Director