

**From:** [Robert Moore](#)  
**To:** [helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk)  
**Cc:** [Philip Robson](#); [laurabennett@barnsley.gov.uk](mailto:laurabennett@barnsley.gov.uk); [Matthew Good](#); [Richard Sagar](#)  
**Subject:** 3359917 - Land north of Hemingfield Road, Hemingfield, Barnsley  
**Date:** 25 April 2025 09:13:16  
**Attachments:** [RE APPR4408W253359917.msg](#)  
[3359917 Post CMC Note Final- Rev 2 \(006\).pdf](#)

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Dear Helen

We write on behalf of the appellant, further to the CMC on 15 April 2025.

At the CMC, the Inspector asked the parties to address and confirm certain matters by Friday 25 April.

Those matters were:

- Changes to the original application form and to the appeal form, including the name of the appellant, site address and description of development.
- Clarification of the determinative plans and drawings, including the extent of the access for approval.

We can confirm that the appellant's advocate (Mr Sagar) and the Council's advocate (Mr Robson) have liaised on these matters and the parties have agreed the following to be the correct position for the purposes of the appeal.

This email and its attachments are cc'd to the Council and Mr Robson.

### **The Name of the Appellant**

This is correctly identified on the Appeal form submitted on 3rd February 2025 (attached for ease of reference) and is agreed to be:

Hargreaves Land Limited, G N Wright, M M Wood, M J Wood and J D Wood.

This accords with the refused planning application.

### **Site Address**

This is also as shown on the Appeal form submitted on 3rd February 2025 and is agreed to be:

Land north of Hemingfield Road, Hemingfield, Barnsley, Grid ref Easting 439244, Grid ref Northing 401839.

### **Development Description**

This is also as shown on the Appeal form submitted on 3rd February 2025 and is agreed to be:

Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site.

(Please see below re extent of access for approval)

### **Plans for Determination**

The plans for approval are agreed as:

- Site Location Plan – February 2024- 2344.03 Rev A
- Proposed Access Arrangement (RTGI Junction)- November 2024- 23/160/SKH/007 Rev E

- Parameters Plan- December 2024- 2344.PP.01.Rev A (development to be in broad accordance with this drawing)

**Extent of Access for Approval**

In terms of the extent of access for approval – this is only those works that are shown on the second of the plans above (Proposed Access Arrangement (RTGI Junction)- November 2024-23/160/SKH/007 Rev E).

Finally, having reviewed the notes of the CMC sent last week, we have identified that there are some matters that may need minor revision to more fully reflect the position of the parties. The attached tracked change document has been shared with the Council (Mr Robson) and agreed. We appreciate that there is no formal procedure for such amendments but offer these comments which have been agreed between the Appellant’s advocate and the Council’s advocate in the interests of clarifying matters and assisting the Inquiry process.

Kind regards

Robert Moore

**ROBERT MOORE**

Director

+44 (0)794 408 8749

robert.moore@walkermorris.co.uk



Walker Morris LLP, 33 Wellington Street, Leeds, LS1 4DL

+44 (0)113 283 2500 www.walkermorris.co.uk



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