

James Hyde
Planning Officer
Development Management
Barnsley Metropolitan Borough Council
PO BOX 604, Barnsley
S70 9FF

5th December 2018

Dear James,

LAND TO THE SOUTH-EAST OF DEARNE HALL ROAD AND 1 AND 3 CLAYCLIFFE ROAD, LOW BARUGH, BARNSELY, S75 1LX – FULL PLANNING APPLICATION – RE-PLAN DEVELOPMENT OF 59 HOMES & ASSOCIATED INFRASTRUCTURE

We write on behalf of our client Barratt Homes to submit a full planning application in relation to a re-plan of 59 homes at the immediate area of the site located adjacent to the access from the roundabout at Barnsley Road and Claycliffe Road.

The re-plan of 59 plots for this area of the site supersedes the previously approved Reserved Matters planning application Ref. 2015/0891 for 170 homes and associated landscaping and infrastructure. The proposals will deliver 4 additional homes in this area of the site over and above that which currently has reserved matters approval.

The proposed re-plan seeks to ensure that the development will remain market facing and deliverable. Barratt Homes are constantly assessing feedback from their sales team on the requirements and preferences of their customers.

Full details of the proposed re-plan are provided in the submitted Design & Access Statement. The proposed dwellings included in the re-plan area will be constructed to a height of 2 storeys. There will be a total of 27 three bedroom properties and 32 four bedroom properties.

The heights of the proposed homes and separation distances from existing dwellings have either been retained or improved. Further information is included within the accompanying Cross-Section drawings. Proposed boundary treatments and other mitigation for surrounding land uses will also remain the same as originally approved.

As the application relates to a re-plan of the originally approved scheme, the technical reports submitted and approved alongside the original outline planning approval (Ref. 2013/0280), the reserved matters approval (Ref. 2015/0891) and discharge of planning conditions (Ref. 2017/1247), at the site will be relied upon.

We can confirm that we are submitting the following documentation in relation to this full planning application: -

Forms and Certificates

- Completed Planning Application Form
- A Planning Application Fee - £24,101 sent in the post

Supporting Documentation

- Site Location Plan

- Site Layout Plan
- House Type Drawings – Floor Plans & Elevations
- Garage Drawings
- Boundary Treatment Drawings
- Street Scenes Drawing
- Cross Section Drawing
- Design & Access Statement

We trust that this meets the Council's requirements in order that this application can be validated immediately. Should you wish to discuss any of the above, please do not hesitate to contact me.

Yours sincerely,



PAUL BUTLER
Director