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chris.calvert@pegasuspg.co.uk

6<sup>th</sup> November 2010

Keiron Dunn  
Development Control  
Planning and Transportation Service  
Barnsley Metropolitan Borough Council  
PO Box 604  
Barnsley  
South Yorkshire  
S70 9FE



Dear Keiron

**Re: Full application for the erection of 58 dwellings and associated works at land at Dodworth Road, Barnsley, South Yorkshire on behalf of Bellway Homes PLC (LPA application ref. 2010/1098)**

Further to our meeting on the 20<sup>th</sup> October 2010 regarding the above mentioned planning application, I enclose the following revised drawings and plans for your consideration:

- (x4) Drawing PL02 Rev B – Site Layout Plan (supersedes Drawing PL02 Rev B – Site Layout Plan submitted 14.10.2010);
- (x4) Drawing PL03 Rev A – Street Elevations & Sections (supersedes Drawing PL02) PL03 – Street Elevations & Sections submitted 27.08.2010);
- (x4) Drawing PL03 – Street Elevations & Sections (new drawing as requested); and
- (x4) House Type Marketing Booklet (NTS)

To summarize, we have sought to undertake the alterations identified at our meeting, those principally being:

1. Boundary features

Garden spaces will have 2m close boarded type boundaries. To the frontage of the site and at the site entrance are boundary wall features (see layout plan PL02 Rev B). Matters in relation to boundary detailing shall be confirmed upon the landscape plan, which can be secured by way of condition.

2. Roads

Drawing PL02 Rev B shows that the road width within the site has been increased, with proportional changes to car parking lengths. A turning area at to sewer easement area is provided and the width of the shared surface beyond to the west has been reduced. In addition, the terminating turning heads within the site have been amended to suit cars only.

3. Affordable Housing

Drawing PL02 Rev B identifies the proposed affordable housing types and location. You will note the reduction in overall housing numbers proposed but a favorable change in affordable house types (i.e. larger

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units now shown). This is understood to be to the satisfaction of Barnsley Metropolitan Borough Council's affordable housing officer.

4. Spacing/Separation Distances

Drawing PL02 Rev B shows that the garden depths of Plots 28-33 have been increased and the relationship of properties facing Plot 27 has been improved.

5. Sustainability

The applicant has the following comments on the Build for Life requirements:

- The currently the development area is covered by concrete slabs and is over 85% impermeable. Our drainage study has determined that the majority of the surface water currently discharges in to the existing public combined sewers and is treated as foul effluent by Yorkshire Water Services Ltd. The proposed development will reduce the total impermeable area to around 50% and diverting up to 8 litres/second of surface water runoff in to the adjacent water course, thereby reducing the volume of effluent treated by the Water authority by half.
- Currently there are no ecological features associated with the body of the site; redevelopment will introduce quality landscaping maximised by the use of native and beneficial plant species.
- When specifying construction materials Bellway aim to achieve the best possible "Green Guide" rating – Typically an A+ rating is achieved in roof, external and internal walls, floors and window elements of the dwelling.
- The proposed building specification shall produce energy efficiencies typically 10-15% better than those demanded by 2006 Building Regulations. This is achieved largely from good quality cavity wall and roof insulation, excellent air tightness and the use of BRE accredited construction details.

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I hope that the timely submission of these revisions shall allow you meet Planning Committee in November. Should you require any additional information please do not hesitate to contact me.

Yours sincerely



Chris Calvert  
Director

Enc.

cc: Mark Bray (Bellway Homes PLC) *letter only*  
Ged Collingwood (Bellway Homes PLC) *letter only*

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