



PERSIMMON

PERSIMMON HOMES WEST YORKSHIRE

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Our Ref: MB/KRD/180411
Tel: 0113 240 9726

Elaine Ward
Development Management
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 603
Barnsley
S70 9FE

11th April 2018

Dear Elaine

LAND NORTH OF KERESFORTH ROAD, DODWORTH – FULL PLANNING APPLICATION

Further to pre-application discussions, Persimmon Homes (West Yorkshire) Ltd is pleased to submit a full planning application at the above named site for construction of 146 no dwellings with associated access, car parking, landscaping and other ancillary works.

The application has been submitted via the Planning Portal ref: PP-06887902.

The site measures 5.66ha and is proposed to be allocated for Housing under Policy H19 of the emerging Local Plan. It is currently allocated as Safeguarded Land under saved policy GS10 of Unitary Development Plan.

A pre-application meeting was held with officers from Barnsley MBC on 25th January 2018 and a written response was received on 27th February 2018. The pre-application response letter confirmed that there is an established principle of development and provided guidance on other Policy, Design, Technical and Planning Obligation matters.

The submitted layout ref: KRD-2017-001E responds to the advice provided by officers during the pre-application service, and is supported by a Planning Statement, Design and Access Statement and other associated drawings including a Landscape Masterplan, Sections and Illustrative Streetscenes.

A full suite of technical information accompanies the submission to ensure compliance with the Council's validation requirements.

You will note that the submission includes for Affordable Housing at a reduced level from that required by Policy CSP15 of the Core Strategy. This position will be

supported by a Viability Assessment which concludes that the provision of a policy compliant level of Affordable Housing would be to the detriment of the viability and deliverability of the proposed development.

The application comprises a range of supporting documentation as described below; all documents have been uploaded to the Planning Portal unless stated otherwise. All documents are also included on the enclosed CD.

MISCELLANEOUS

- Completed Application Forms and Notices;
- Cheques for total of £36,107.00 to cover the requisite application fee;

PLANNING REPORTS

- Planning Statement prepared by Persimmon Homes (West Yorkshire) Ltd ref: KRD-PS-180411;
- Design and Access Statement prepared by Persimmon Homes (West Yorkshire) Ltd ref: KRD-DAS-180411;
- Statement of Community Involvement prepared by Persimmon Homes (West Yorkshire) Ltd ref: KRD-PS-180409;

PLANNING OBLIGATIONS

- S.106 Heads of Terms (draft);
- Affordable Housing Statement prepared by Persimmon Homes (West Yorkshire) Ltd ref: KRD-AH-180411;
- Viability Assessment prepared by GVA dated April 2018 – to be provided in due course;

TECHNICAL REPORTS

- Air Quality Assessment prepared by Redmore Environmental ref: 1943r2;
- Archaeological Desk Based Assessment prepared by Archaeological Services WYAS ref: 3048;
- Preliminary Ecological Appraisal prepared by Brooks Ecological ref: R-3087-01.1;
- Flood Risk Assessment prepared by ARP Associates ref: 302/22r1;
- Noise Assessment prepared by WYG ref: A106371;
- Phase 2 Geotechnical/Geoenvironmental Assessment prepared by Eastwood and Partners ref: 38633-033;

- Energy Statement prepared by JSP Sustainability Ltd dated April 2018;
- Transport Assessment prepared by Fore Consulting ref: 3143;
- Residential Travel Plan prepared by Fore Consulting ref: 3143;
- Arboricultural Report and Impact Assessment prepared by AWA Tree Consultants ref: AWA2044

PLANS/DRAWINGS

- Location Plan ref: KRD-2017-001B;
- Proposed Planning Layout ref: KRD-2017-001E;
- Proposed Site Sections ref: KRD-2017-003B;
- Proposed Street Scenes ref: KRD-2017-004;
- Landscape Masterplan ref: R-2097-1A;
- Engineering Feasibility ref: REVD-SK01.

PLANNING HOUSETYPES

- Alnwick Planning Drawing Rev L ref: AN-WD10;
- Bickleigh Planning Drawing Rev C ref: BK-WD10;
- Chedworth Planning Drawing Rev T ref: CD-WD10;
- Clayton Corner Planning Drawing Rev L ref: CCA-WD10;
- Hanbury Planning Drawing Rev W ref: HB-WD10;
- Hatfield Planning Drawing Rev U ref: HT-WD10;
- Kendal Planning Drawing Rev H ref: KL-WD11;
- Lumley Planning Drawing Rev R ref: LY-WD10;
- Roseberry Planning Drawing Rev U ref: RS-WD10;
- Rufford Planning Drawing Rev X ref: RF-WD10;
- Rufford Semi Planning Drawing Rev X ref: RF-WD101;
- Souter Planning Drawing Rev X ref: SU-WD10;
- Winstar Planning Drawing Rev V ref: WS-WD10.

GARAGES

- 6 X 3 Garages Planning Drawing ref: SGD-01;
- Standard Garages Planning Drawing ref: SGD-02;

I trust that the information supplied is sufficient for the application to be validated, if you do need anything clarifying or if you require any further details please do not hesitate to contact me on 0113 2409726.

Yours faithfully,

For and on behalf of

PERSIMMON HOMES (WEST YORKSHIRE)

A handwritten signature in black ink, appearing to be 'Matt Burrow', with a long horizontal line extending to the right.

Matt Burrow

Planner

Persimmon Homes West Yorkshire

- ENC:
1. Cheque for £36,107.00 made payable to Barnsley Council
 2. CD containing all submitted documentation