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Our ref: E111/C1/Let 13  
11<sup>th</sup> March 2016

Dear Sir/Madam

**PLANNING APPLICATION: OUTLINE PLANNING APPLICATION FOR UP TO 36 HOMES WITH FULL DETAILS SUBMITTED FOR THE PRINCIPLE VEHICULAR ACCESS OFF SMITHY WOOD LANE**  
**LOCATION: LAND WEST OF SMITHY WOOD LANE, AND EAST OF INTAKE CRESCENT, DODWORTH BARNESLEY, S75 3NJ**

### Main Planning Issues

This planning application proposes a residential development for up to 36 homes on land to the west of Smithy Wood Lane. The planning application is in outline with the principle vehicular access in detail, and other design matters such as the layout, scale, appearance, and landscaping of the homes to be considered in a subsequent reserved matters planning application. The application site is triangular in shape, and is very well related to the existing built up area with homes on two sides. The site has a 55 metre highway frontage with Smithy Wood Lane from where vehicular access can be obtained.

The application site was identified as safeguarded land in the 2000 Barnsley Unitary Development Plan (UDP). The 2012 Draft Sites and Places Plan identified the site as suitable for the development of housing. The 2014 Local Plan Consultation Draft identified the site as suitable for 36 homes. Adopted and draft planning policies have therefore recognised the site as an appropriate one for housing for at least 16 years. This application has been designed to meet the requirements of the most recent draft planning policy for the site.

The 2011 Core Strategy states that the site and the surrounding built up area is part of Urban Barnsley. This is recognised as the most sustainable location for new housing in the Borough.

This planning application is informed, and supported by work on ecology, foul and surface water drainage, land contamination, ground conditions, a transport statement, a tree survey, and an indicative housing layout. This work has not identified any constraints to the development of the site for housing.

The proposed layout demonstrates that the application site can accommodate 36 homes with sufficient car parking, and room for a refuse vehicle to visit the site. The layout shows that a substantial new hedge with trees can be created along the sites southern boundary.

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**Registered in England Number:**  
OC362837

The development has been designed so that existing access along the Smithy Wood Lane bridleway is not obstructed, and so that the trees and hedge along this bridleway will be retained.

Using the site for housing will help to address the deficiency in the Boroughs housing land supply. The planning application supporting documents demonstrate that the development will fulfill the social, economic and environmental requirements of sustainable development set out in national planning policy.

### **Planning Application Documents**

The application comprises the following documents:

This covering letter;  
Planning forms;  
Planning Design and Access Statement E111.C1.SWLDAS.Rep01;  
Location Plan February 2016 ref: 02-03 04;  
Housing Layout 02-03 03 A;  
Preliminary Geoenvironmental Investigation June 2015;  
Transport Statement December 2015;  
Phase 1 Habitat Survey October 2014;  
Flood Risk Assessment and Drainage Strategy March 2016;  
Solmek Permeability Testing at Smithy Wood Lane, Dodworth Barnsley dated 16<sup>th</sup> September 2015;  
Arboricultural Report April 2015;  
Planning fee of £4,620 will follow by post.

We trust that this application includes all the information required to register the application. If any further information is required so not hesitate to contact the writer.

Yours faithfully



**DAVID BARKER MRTPI MRICS**  
Partner