15 August 2017

Mr James Hyde
Planning Service
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 604
Barnsley
S70 9FE

Dear James

RESERVED MATTERS FOR 56 HOUSES ON LAND OFF NEW ROAD/LIDGETT LANE, TANKERSLEY, BARNSLEY

David Wilson Homes have pleasure in submitting the enclosed reserved matters to deliver 56 high quality houses at the above site. As you will be aware, the site benefits from both an Outline Planning consent (LPA Reference: 2013/1007) and Reserved Matters consent (LPA Reference: 2016/0952). The new Reserved Matters applications is being proposed following the release of the new David Wilson - 7 house type range.

The revised scheme also includes the proposal to construct a H587 house type on plot 32. This amendment is being proposed following the below assessment from a qualified Arboriculturalist regard in the adjacent tree (T1), subject to the implementation of a method statement:

'The tree itself is not a high quality specimen; it has been identified as a retention category C tree in accordance with BS 5837: 2012. I feel that the proposed pruning could be achieved without this being detrimental to future health of T1 and without affecting the appearance of the boundary vegetation as a whole.'

The principle of residential development on this site has already been established and we are retaining the previously proposed vehicular access point, both of which have been accepted and approved as part of the previous outline planning and reserved matters consents. The application is effectively a plot substitution to the new DWH house type range.

Planning Submission

The application package has been submitted online via the Planning Portal:

- Application form, duly completed
- Location plan;
- Proposed site plan;
- House type plans
- Materials Layout
- Arboricultural Method Statement

We trust that you have all of the documentation necessary for the prompt registration of the application. We look forward to your confirmation of this in the very near future. In the meantime, please do not hesitate to contact me should there be any queries arising.

Yours sincerely

Richard Weilding
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