

Mr Andrew Burton
Senior Planning Officer
Development Management
Barnsley Metropolitan Borough Council
Development Services
PO Box 604
Barnsley
S70 9FE

25495/A3/LT/ck/ds

By email only

19th February 2016

Dear Andrew

RESERVED MATTERS PLANNING APPLICATION FOR THE LAYOUT, SCALE, APPEARANCE, LANDSCAPING AND INTERNAL ACCESS ARRANGEMENTS IN CONNECTION WITH THE ERECTION OF 141 DWELLINGS, AREAS OF OPEN SPACE AND ASSOCIATED INFRASTRUCTURE AND ANCILLARY WORKS PURSUANT TO OUTLINE PLANNING APPROVAL 2014/0452

Following the submission of the above application, we are now in receipt of the comments provided by the statutory consultees and internal BMBC officers. We would be grateful if you could confirm that there are no outstanding responses awaited.

We have reviewed the content of the responses and have also taken the opportunity to discuss the main areas of concern with the respective consultees. This has led to further design work being undertaken and minor revisions being made. As such, please find enclosed copies of the following revised supporting documents/plans:

- 313-100 Rev F Planning Layout;
- Correspondence from RSK dated 16th February 2016;
- Detailed Landscape Proposals (1 of 3) 2619-1-dlp1-A0-250 Rev A;
- Detailed Landscape Proposals (2 of 3) 2619-2-dlp1-A0-250 Rev A; and
- Detailed Landscape Proposals (3 of 3) 2619-3-dlp1-A0-250 Rev A.

For reference, we have set out below the comments provided by each of the consultees and our response below.

Affordable Housing Officer

The response requests information relating to the timings and total provision of affordable units to be provided. Such details will be provided in due course to satisfy the requirements of condition no. 24.

This approach has been discussed and agreed with the Affordable Housing Officer.

SYMAS / Coal Authority

The responses from both SYMAS and the Coal Authority have requested further information in relation to the mine shafts on the Harron Homes parcel of the site.

RSK (on behalf of Harworth Estates) have undertaken significant investigation works and full details of these investigations, including appropriate mitigation measures, have now been formally submitted to the Coal Authority. It is our understanding that discussions between RSK and the Coal Authority are still ongoing but the exact location of the mine shafts and appropriate standoff zones have been agreed and these are now detailed on the enclosed site plan.

It is considered that this should now address the concerns raised by both SYMAS and the Coal Authority.

Highways

Barbara Wilson provided initial comments on a scanned copy of the site layout. The necessary revisions have been made. The notable changes include:

- All drive lengths have been amended to ensure they are of sufficient length to meet the standards outlined in the South Yorkshire Residential Design Guide;
- All integral garage sizes have been reviewed to ensure they meet the minimum standards. All the proposed properties now meet the minimum requirements with the exception of the Alderton house type. Given this deficiency, additional car parking spaces are provided to serve the Alderton house type.

Please confirm that all highways matters have now been dealt with and there are no further outstanding comments awaited.

Substation

As explained, Harworth Estates have submitted a separate retrospective application to seek permission for the revised location of the substation. Harron Homes were made aware of the revised location and this was reflected in the site layout plan at the time of the submission of the application. As such, no further amendments are required.

Separation distances

Your email dated 4th February raises concerns regarding the separation distances between certain plots across the site – 9 in total. All these distances have been reviewed and our Client has confirmed that the proposed layout meets all the recommended standards set out in the South Yorkshire Residential Design Guidance with the exception of three properties (18 to 20, 29 to 32 and 114 to 119). , The shortfalls across these properties are minimal and in the context of the proposed development we consider that this is acceptable when weighed in the overall planning balance. This is consistent with the approach adopted by other South Yorkshire authorities which recognised that the purpose of the Design Guide is to provide guidance rather than statutory requirements.

Gardens to Plots 21 and 23

The gardens to each of these plots have now been increased to meet the recommended minimum size standards. We note that you have also requested that these properties are pulled forward slightly to increase the separation distance between the dwellings and the acoustic fence.

This has been considered by our Client and every effort has been made to increase the separation distances. The desire to increase the separation distances has however been balanced against the need to incorporate additional areas of additional landscaping to the front of the properties to address the concerns raised by your design officer, Nik King.

Front Boundary Treatments

Both yourself and Nik King raised queries regarding the front boundary treatments. Nik King suggested the inclusion of some additional landscaping and provided the example of the nearby development carried out by Bellway Homes at Grosvenor Walk, (off Dodworth Road), Barnsley.

Following receipt of these comments, the landscaping scheme has been updated and additional landscaping is now proposed.

Design Officer Comments

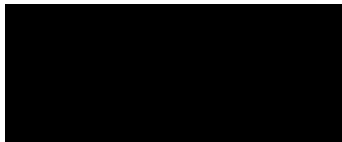
Comments were received from Nick King via an email on 11th February 2016. A number of the comments echo those raised by other consultees. Additional design suggestions have been made and these have also been considered and where appropriate changes have been made to the layout. In response to the 5 bullet points raised by Nik, we would comment as follows:

- **Garage Sizes** - As noted above, all the garage spaces have been reviewed and now meet the minimum size requirements with the exception of the Alderton Housetype. To address concerns raised by highways, additional car parking spaces are to be provided to the Alderton Housetype;
- **Front Boundary Treatment** – in line with Nik’s suggestion, substantial revisions have been made to the proposed landscaping scheme to incorporate additional landscaping to the front of the properties. We therefore believe that this should address concerns raised about the lack of any front boundary treatment;
- **Boundary Treatment to Affordable Dwellings** – again, as part of the revised landscaping scheme, additional areas of landscaping have been incorporated to the front of the properties including the affordable units located on the northern boundary;
- **Pedestrian Link** – Nik suggested in the inclusion of a pedestrian link at the end of the cul-de-sac ending with plots 100-106. As suggested, this proposed pedestrian link has now been incorporated and will ensure that future residents can access the services and facilities within Mapplewell Village Centre; and
- **Spacing Standards** – our comments in relation to space standards have been provided above.

We trust that the enclosed information addresses the concerns raised by yourself and the consultees and look forward to receiving confirmation that the application will be presented at planning committee in March as planned.

In the meantime, please do not hesitate to contact me should there be any queries.

Yours sincerely



LIAM TATE

Planner

liam.tate@bartonwillmore.co.uk

Cc: Mark Beevers, Harron Homes
Duncan Armstrong-Payne, Harworth Estates

Enc. As detailed above