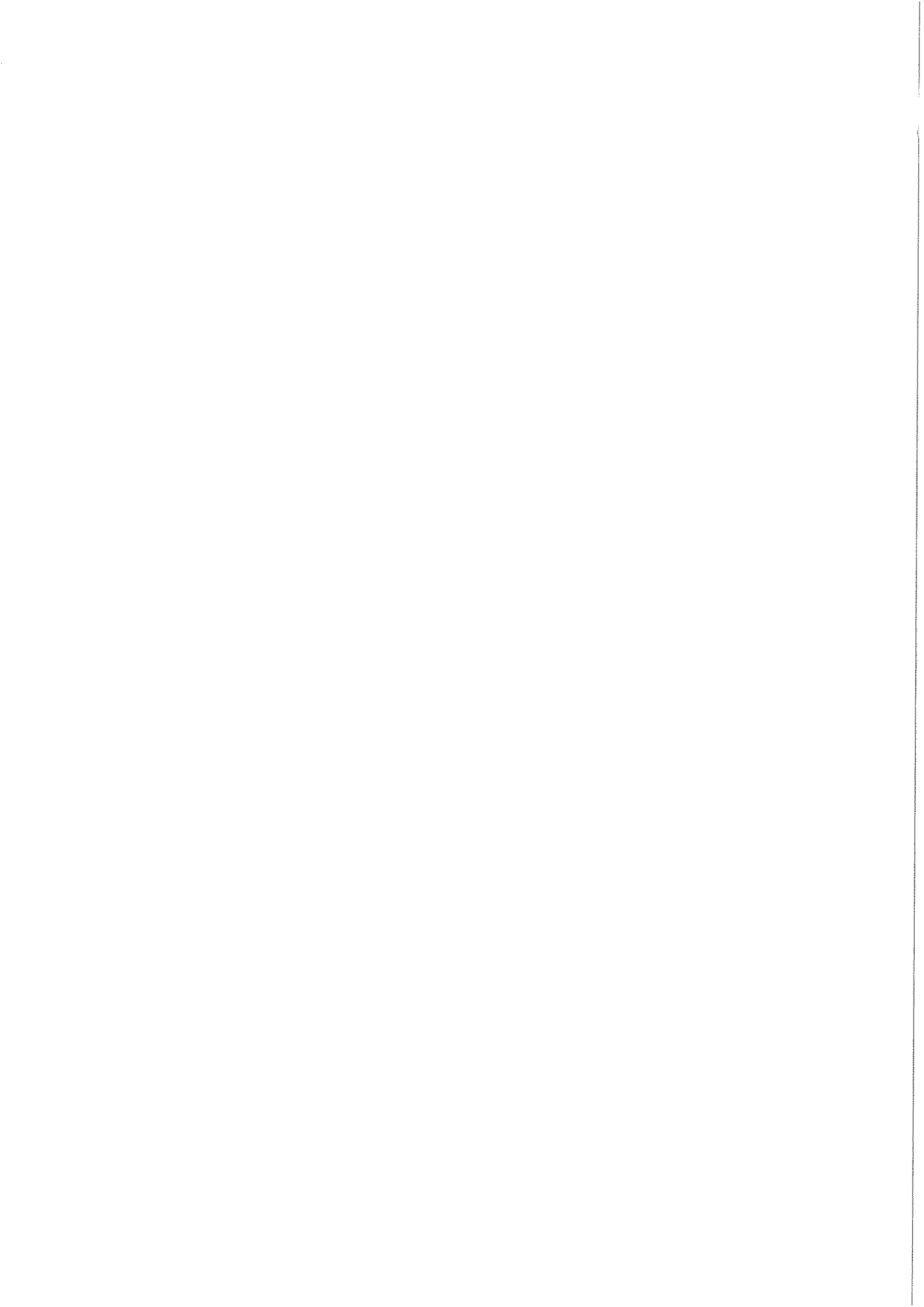
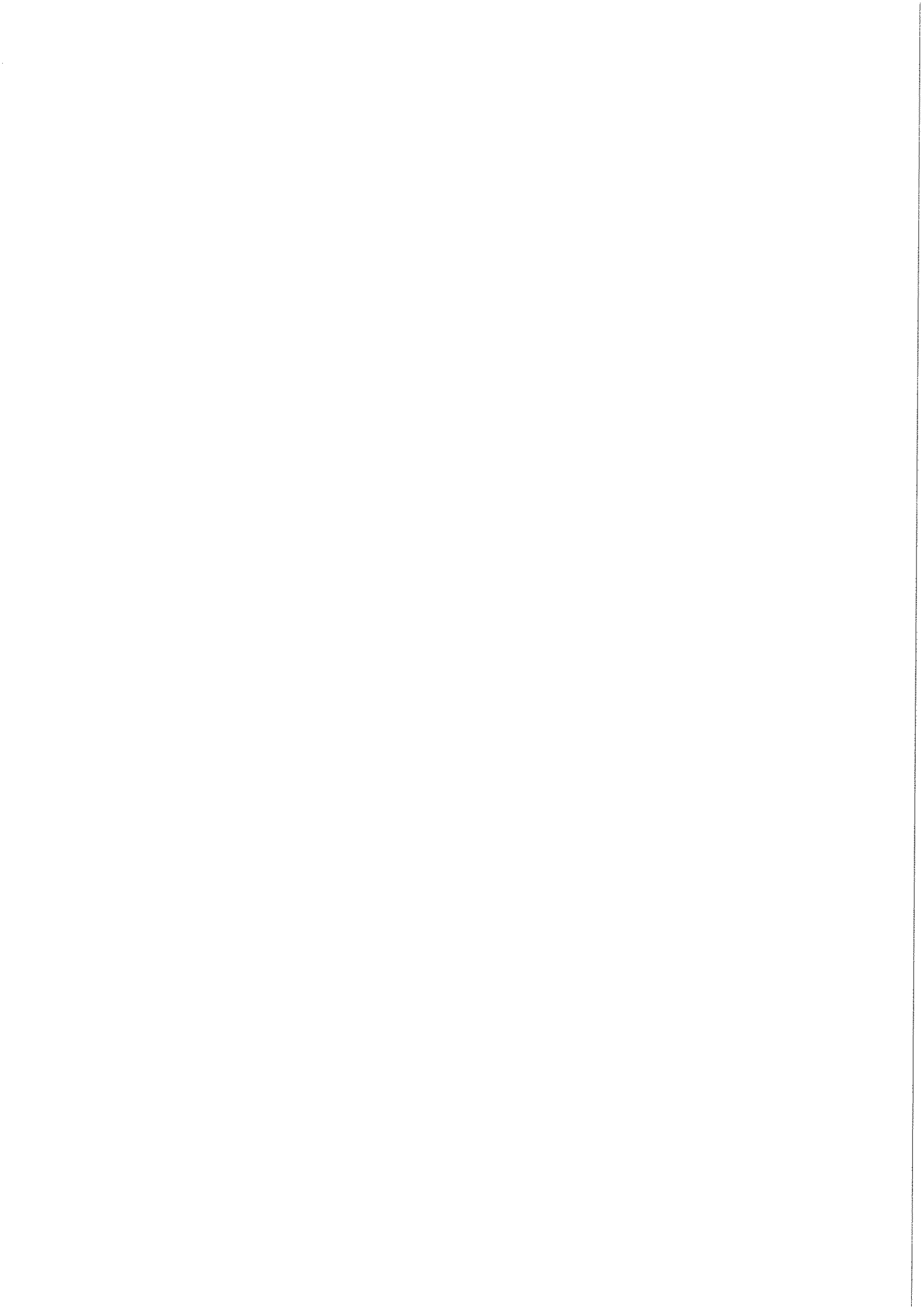


Appendices



**Appendix A- Copy of letter sent to Ward
Councillors 18th April 2013**



Our ref: HRP/130418

18th April 2013

Councillor Peter Starling
Councillor Ann Rusby
Councillor Andrew Millner

Issued via email

Dear Councillors

**PROPOSED OUTLINE PLANNING APPLICATION – LAND OFF HARTCLIFF ROAD,
PENISTONE**

Persimmon Homes (West Yorkshire) are the prospective developer of the above site.

We are currently in the process of preparing An Outline Planning Application for a residential development with associated public open space and access served from Hartcliff Road/Chapel Lane. I attach a plan detailing the sites location. The scheme proposals will include footpath links to Chapel Field Lane/Clarel Street.

We have recently met with your planning and highways officers following a formal pre-application submission to the Council. We are progressing the technical reports which will be required to support the planning application. The next stage of our proposals will be to undertake a public consultation exercise within the local area to seek views from the community to our scheme. In advance of this event we would like to meet with yourselves to give you more detail on the application proposals and timescales. We welcome your comments in relation to the scheme and where possible these comments will be taken on board in the formulation of the proposals prior to submission to the Council. Should this meeting be of interest please can you provide some suggested dates when this would be convenient to me by return?

Should you wish to discuss matters please do not hesitate to contact me directly.

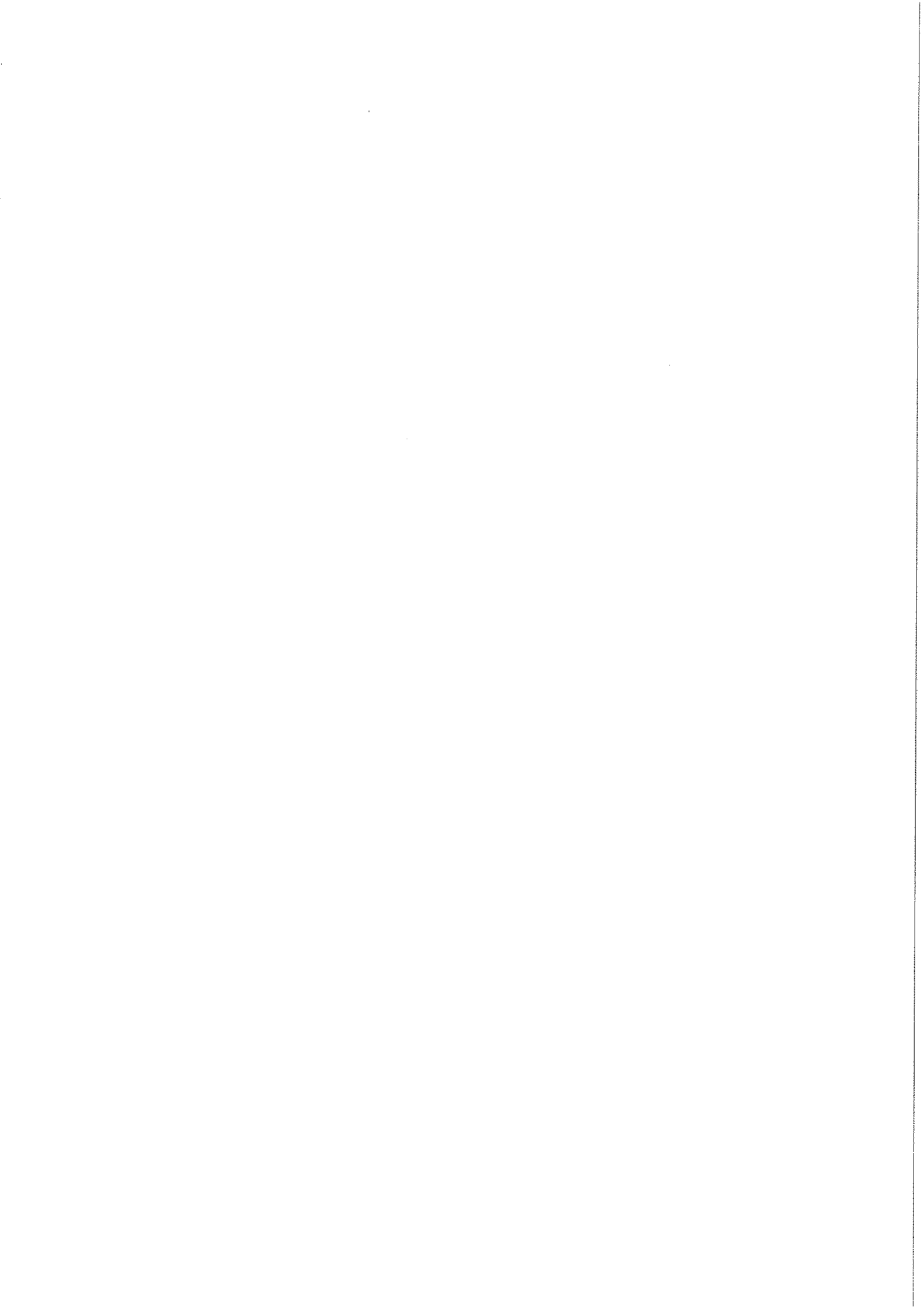
Yours faithfully,
**For and on behalf of
PERSIMMON HOMES**



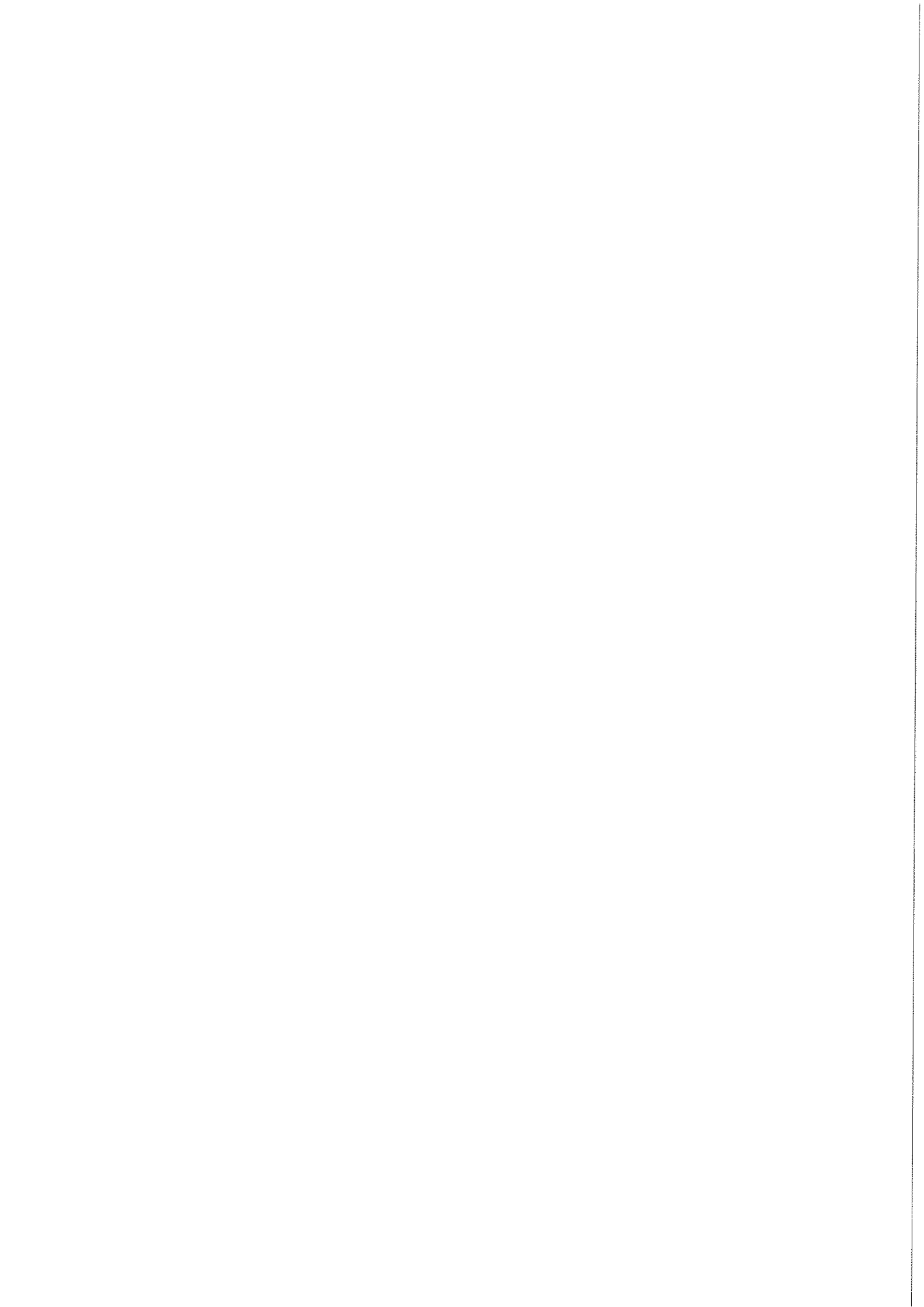
Paul Thornton
DEVELOPMENT PLANNER

Cc Andrew Burton (Major Development Officer, Barnsley Council)

Encl Site Location Plan



**Appendix B- Copy of advert placed in the
Friday 7th June edition of the
Barnsley Chronicle**



Public Consultation Event

Persimmon Homes (West Yorkshire)

would like to invite local residents to attend a public exhibition for our proposed residential development off

Hartcliff Road, Penistone

The exhibition will include details on the scheme proposals and representatives of Persimmon will be on hand to answer any questions.

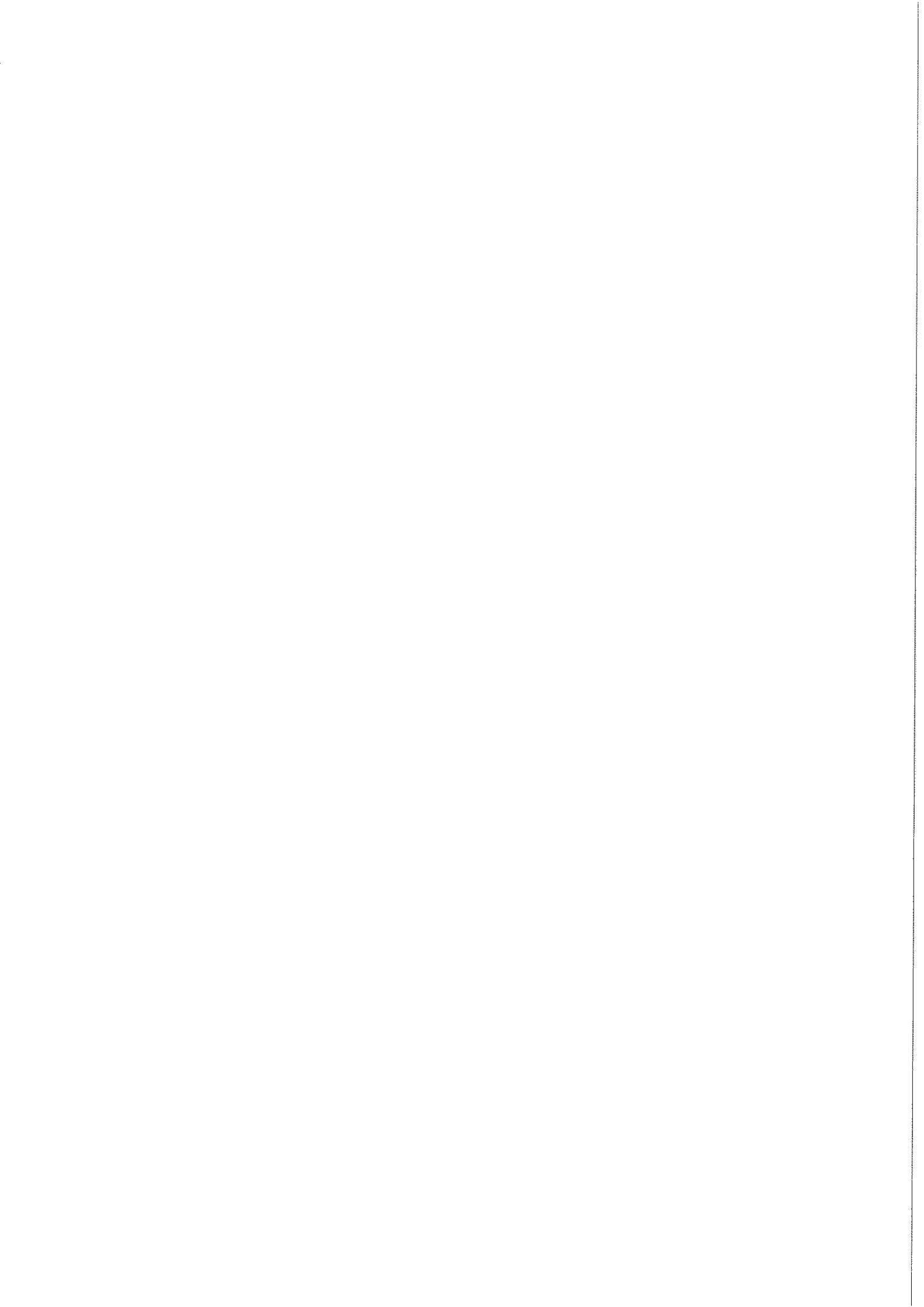
**Date of exhibition – Thurs. 13th June 2013
4.30pm – 7.00pm.**

**Exhibition Venue – St John the Baptist C of E
Junior School, High Street, Penistone
S36 6BS**

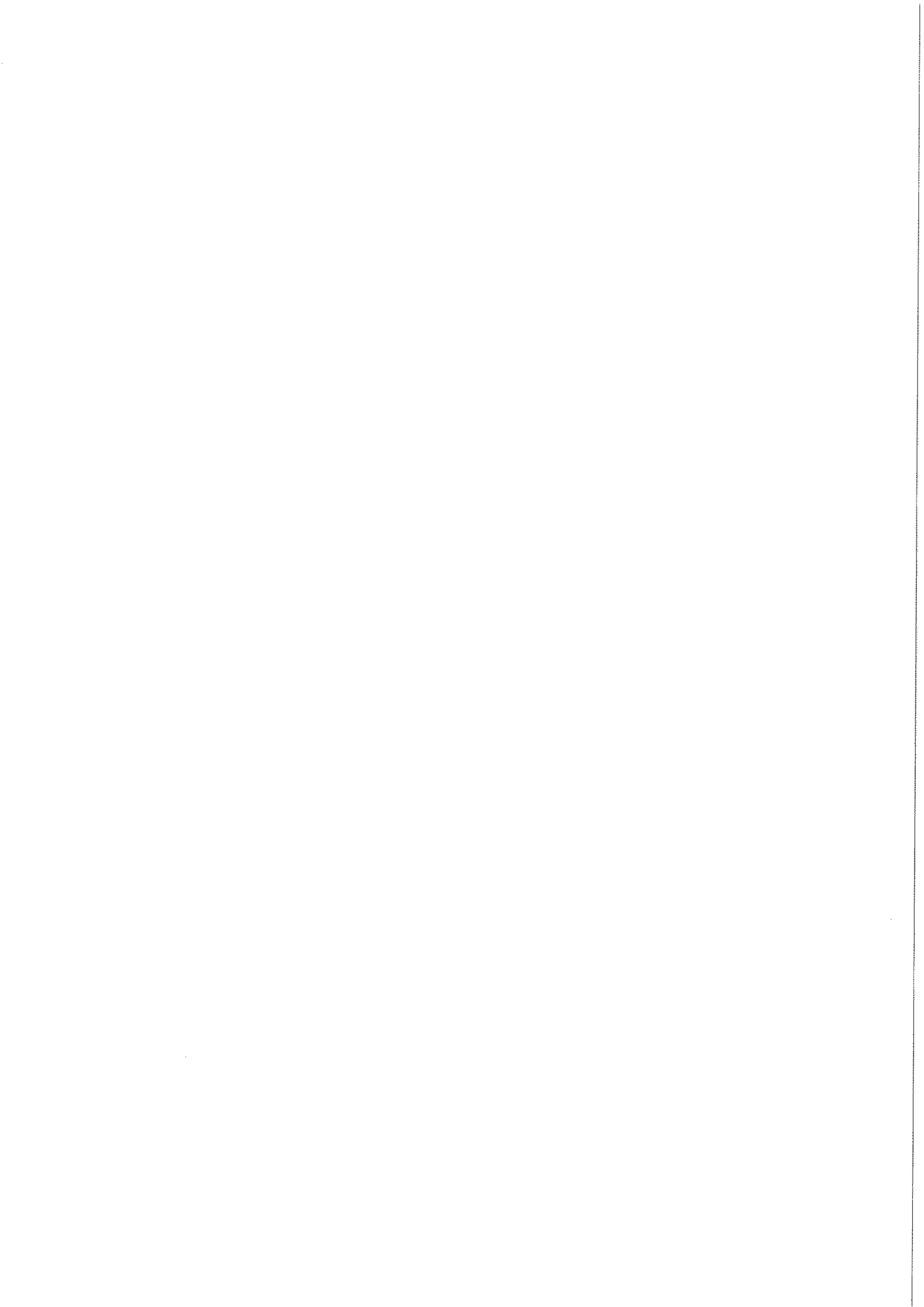
For any enquiries in the interim please contact

**Persimmon Homes
(West Yorkshire)**

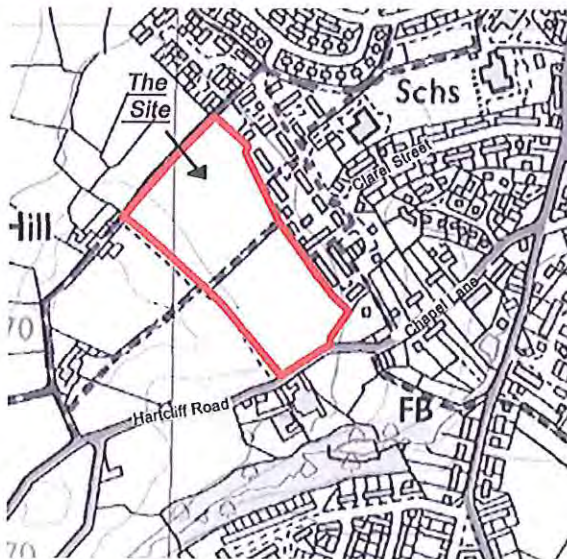
on **(0113) 2409726**



Appendix C – Copy of Poster Advertisement



Community Consultation Event
Persimmon Homes West Yorkshire



Proposed Residential Development

Land off Hartcliff Road, Penistone

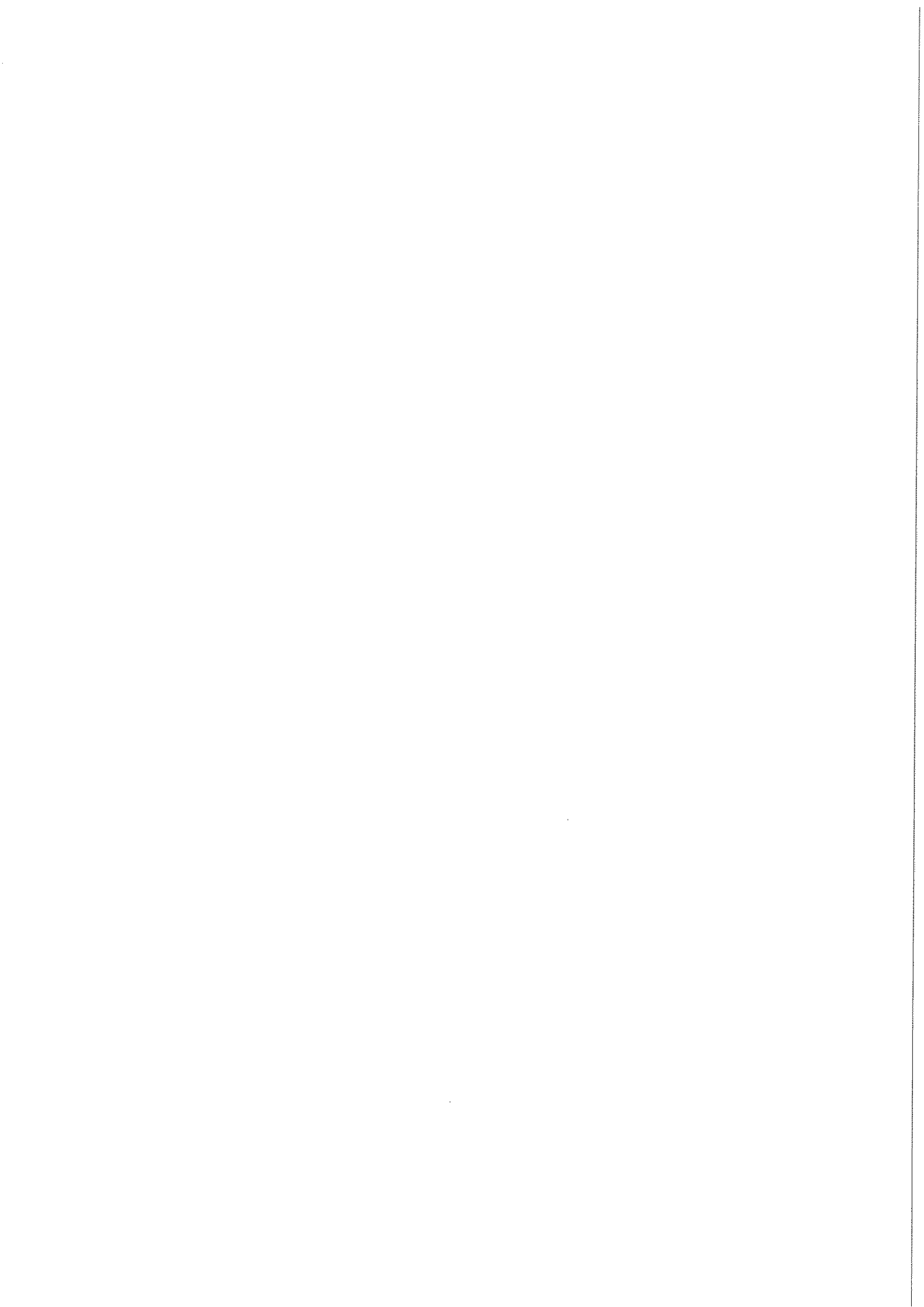
Persimmon representatives are on hand to answer your questions.

Event Venue

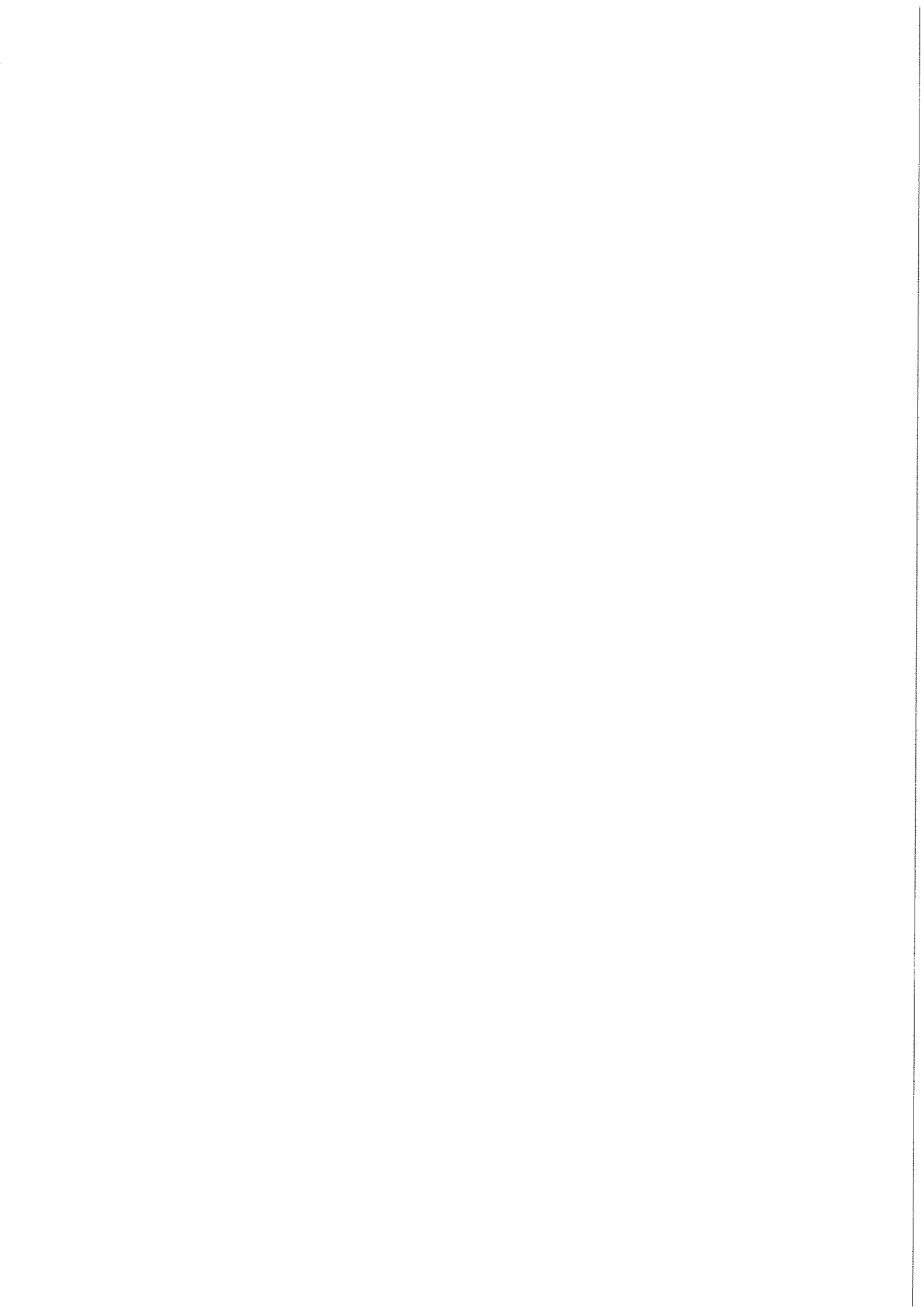
St John The Baptist C of E Junior School
Chapel Field Lane
Penistone
S36 6BS

13th June 2013, Doors Open At 16:30 until 19:00

Everyone welcome



Appendix D – Copy of public consultation responses



Hartcliff Road, Penistone

This questionnaire seeks opinions on various aspects of our proposed development. All these comments will be appraised and where possible concerns addressed. Feel free to take this home and post your responses in to our postal or email address found below.

Postal Address

Hartcliff Road, Penistone Consultation,
Persimmon Homes (West Yorkshire)
3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) Clarel Street
(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
- As a local business owner
- As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

The area will become overpopulated!

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

Question 6

Do you have any other comments on our proposals?

From personal experience, introducing a large development into an existing community such as Penistone you are going to end up with a very large conflict between the existing resident and the new ones.

Things to consider:

Who will be living there?

If rental properties chances are you will end up with some scum bags who sponge off the system moving in!

Will policing levels be increased?

Are existing schools large enough to cope with the increase in pupils?

Will you be held liable if some doped up crackhead moves in to a new home up their, and one day decides to cause trouble down an existing street and decide to smash some of the existing houses up?

The only reason for building houses in a development like this is PROFIT. 'Housing crisis' has nothing to do with it!

Hartcliff Road, Penistone

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Our Questions

Question 1

Where do you live?

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- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) _____

(Address 2) _____

(Address 3) _____

(Address 4) _____

(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
- As a local business owner
- As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

cautious yes if other issues can be addressed.

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Question 5

What areas most concern you about our development proposal?

- ^{Environmental} Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

School capacity

Question 6

Do you have any other comments on our proposals?

Key comments are:

Traffic → safe access down Clavel St + Hartcliffe Rd.
The bus already struggles because of parked cars.
The bad bend in Hartcliffe Rd would need a traffic light control because it is completely blind.

School.

The EYFS is already highly subscribed + not everyone who wants a place gets a place.

The school capacity will need to be expanded to cope at nursery, KS1 and KS2 levels.

Public Access.

The PRAW across the field needs to be protected and if possible the PRAW network enhanced as a result of the development.

Environmental Impacts.

The Penistone area could be enhanced by a sensitive developed that exceeded BREAM v. good + perhaps sets an example for sustainable development - including sustainable drainage, energy efficiency.

Careful thought will be needed to minimize the impact of traffic in the construction phase

The Hedgerows should be protected + ecological mitigation considered.

Hartcliff Road, Penistone

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- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

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(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) _____



Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

Question 6

Do you have any other comments on our proposals?

- POOR COMMUNICATION ABOUT WHAT YOU PROPOSING
 - LITTLE NOTICE ABOUT CONSULTATION EVENING
 - NOT ALL LOCAL RESIDENTS AWARE OF CONSULTATION
 BY NO INFORMATION IN LIBRARY
- ACCESS TO SITE IS POOR
- MOST OF THE HOUSES ADJACENT TO THE SITE ARE OCCUPIED BY ELDERLY RESIDENTS, THEIR QUIET ENJOYMENT OF THEIR HOMES IS GOING TO BE DESTROYED
- EXISTING RESIDENTS DO NOT WANT BUILDING ON GREEN BELT
- THIS DEVELOPMENT MEANS LOSS OF GOOD QUALITY AGRICULTURE LAND
- THIS SITE WOULD HAVE SIGNIFICANT ADVERSE VISUAL IMPACT ON THE LANDSCAPE
- THE ARTIST'S IMPRESSION OF THE PROPOSED DEVELOPMENT ON THE "THIS IS PENINSULA" WEBSITE IS TOTALLY OUT OF CHARACTER WITH THE SURROUNDING AREA
- LOCAL SCHOOLS DO NOT APPEAR TO HAVE THE CAPACITY TO ACCOMMODATE THE NUMBER OF ADDITIONAL PUPILS THIS DEVELOPMENT IS LIKELY TO BRING

Hartcliff Road, Penistone

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Persimmon Homes (West Yorkshire)
3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) CLAREN STREET
(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
- As a local business owner
- As someone employed locally
- Other (Please specify) _____

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments _____

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Hartcliff Road, Penistone

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York Road,
Leeds,
LS9 6PW

Email Address

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Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say



Address (Optional)

(Address 1) 216 Chapel St Penistone
(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
- Other (Please specify) _____

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Penistone is already over populated

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

No

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

Lack of School Space?

also, not enough Doctors now, what

Question 6

Do you have any other comments on our proposals?

will it be like with such a Big Development?

①

The class rooms at local school are already too large,

②

also, road traffic, it says it will not come down, Clavel St, I don't believe you, you will make a short cut down

St Johns Close, I can see it happening.

once houses are up you won't care

where the traffic goes. This street is already too busy and also a bus route.

Johnstone

Hartcliff Road, Penistone

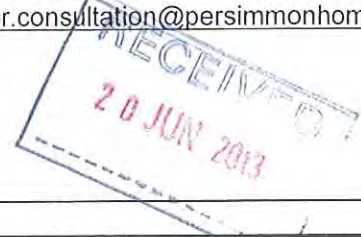
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3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com



Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) MRS. RITA CLARK
(Address 2) 2 CHAPELFIELD VIEW
(Address 3) PENISTONE
(Address 4) SHEFFIELD
(Postcode) S36 6GP

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
- Other (Please specify)
-

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

The roads are too busy already

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

Question 6

Do you have any other comments on our proposals?

MY PROPERTY IS NEXT TO THE DEVELOPMENT. MY BUNGALOW IS AT A LOWER LEVEL THAN THE FIELD BUT YOU HAVE PUT TWO STOREY HOUSES NEXT TO US. ON YOUR PLAN THEY WILL TOWER ABOVE US. YET JUST BEFORE US YOU HAVE PUT BUNGALOWS ALL ALONG THIS SIDE OF THE DEVELOPMENT. CAN YOU PLEASE EXPLAIN WHY? IT WOULD BE MUCH BETTER IF THE BUNGALOWS WERE IN FRONT OF US TOO INSTEAD OF HOUSES. WHY AS THIS NOT BEEN CONSIDERED?

COULD YOU PLEASE LET ME KNOW WHY THE PLANS ARE THIS WAY?

Yours Faithfully,

MRS. RITA CLARK

Hartcliff Road, Penistone

This questionnaire seeks opinions on various aspects of our proposed development. All these comments will be appraised and where possible concerns addressed. Feel free to take this home and post your responses in to our postal or email address found below.

Postal Address

Hartcliff Road, Penistone Consultation,
Persimmon Homes (West Yorkshire)
3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) 4 CHAPELFIELD VIEW

(Address 2) 5 CHAPELFIELD WALK

(Address 3) _____

(Address 4) _____

(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
 - Other (Please specify)
- _____

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
 - No
- Comments
- _____

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties



Other (please specify)

Question 6

Do you have any other comments on our proposals?

How can we sustain this housing what impact will it have on our schools, which cannot cope with now. On the doctor's/dentists we have very little shopping in Penistone and little leisure facilities

SCHOOL TRAFFIC SAFETY OF OUR CHILDREN. SAFETY ALSO WHEN CHILDREN PLAYING OUT. DUE TO TRAFFIC INCREASING.

SCHOOLS ARE ALREADY SENDING CHILDREN TO OTHER SCHOOLS IN THE PENISTONE AREA WHILE THEIR BROTHERS/SISTERS ATTEND ST JOHN'S, THIS MAKES IT DIFFICULT FOR PARENTS TO GET EACH CHILD TO SCHOOL ON TIME!

Hartcliff Road, Penistone

This questionnaire seeks opinions on various aspects of our proposed development. All these comments will be appraised and where possible concerns addressed. Feel free to take this home and post your responses in to our postal or email address found below.

Postal Address

Hartcliff Road, Penistone Consultation,
Persimmon Homes (West Yorkshire)
3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) Nether Holm Chapel Lane

(Address 2) _____

(Address 3) _____

(Address 4) _____

(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Penistone High Street cannot cope with amount of traffic now. Infrastructure - absolutely swamped.

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

} None!!

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

Safety !! Cannot get
out of my gate safely now!

Question 6

Do you have any other comments on our proposals?

What will this development do
for me. It will devalue my
home & spoil my long awaited for
retirement. How are you going to
compensate ~~me~~ for inconvenience &
noise, access. I hope to hear
from you personally in the near
future. !!

Hartcliff Road, Penistone

This questionnaire seeks opinions on various aspects of our proposed development. All these comments will be appraised and where possible concerns addressed. Feel free to take this home and post your responses in to our postal or email address found below.

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3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) GRAVEL FARM OFF SCIBLE HILL LANE
(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) S36 9AW

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
- Other (Please specify)
- _____

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Hartcliff Road, Penistone

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Email Address

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Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) 42 CLARK STREET

(Address 2) PENISTONE

(Address 3) _____

(Address 4) _____

(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
- As a local business owner
- As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

The problem is access

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Hartcliff Road, Penistone

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Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) _____
(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
- As a local business owner
- As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

NO

Hartcliff Road, Penistone

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Our Questions

Question 1

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- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) S, Chapelfield View
(Address 2) _____
(Address 3) _____
(Address 4) _____
(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
 - As a local business owner
 - As someone employed locally
- Other (Please specify)
- _____

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Question 4

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- Access to local footpaths

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LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

Where do you live?

- Directly adjacent to the Proposed Site
- Within 1 mile of the Proposed Site
- In the wider Penistone Area
- Outside of Penistone
- Prefer not to say

Address (Optional)

(Address 1) _____ *Clarel St.*

(Address 2) _____

(Address 3) _____

(Address 4) _____

(Postcode) _____

Question 2

What is the nature of your interest in the proposed development?

- As a local resident
- As a local business owner
- As someone employed locally
- Other (Please specify)

Question 3

Do you think your local area will benefit from a new housing development?

- Yes
- No

Comments

Question 4

Do you support in principle the development of the following in the local area (please tick all those that apply):

- Access to better local amenity
- Better community facilities
- A wider choice of housing
- Access to local footpaths

Question 5

What areas most concern you about our development proposal?

- Ecological impacts
- Construction noise and traffic
- Drainage
- Impacts on the road or public transport networks
- Impact on local amenity
- Loss of views or value to existing properties

EVERYTHING.

Other (please specify)

Question 6

Do you have any other comments on our proposals?

The access would be absolutely RIDICULOUS

It is a busy road with heavy traffic at certain times of the day.

The facilities would not be adequate for any more houses.

Chapel Lane is not wide enough to accommodate extra traffic ← parked cars on the roadside, also encroach onto the road.

Winter conditions up Chapel Lane would soon prove difficult for all concerned. We have had plenty evidence during this last winter.

The services would not be able to stretch to serve all the extra occupants.

VERY POOR IDEA.

Hartcliff Road, Penistone

This questionnaire seeks opinions on various aspects of our proposed development. All these comments will be appraised and where possible concerns addressed. Feel free to take this home and post your responses in to our postal or email address found below.

Postal Address

Hartcliff Road, Penistone Consultation,
Persimmon Homes (West Yorkshire)
3 Hepton Court,
York Road,
Leeds,
LS9 6PW

Email Address

Wyor.consultation@persimmonhomes.com

Our Questions

Question 1

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- Within 1 mile of the Proposed Site
- In the wider Penistone Area
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- Prefer not to say

Address (Optional)

(Address 1) 10 HARDEN CLOSE

(Address 2) CUBLEY BROOK

(Address 3) PENISTONE

(Address 4) _____

(Postcode) S36 6HZ

Question 2

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- As a local resident
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- As someone employed locally
- Other (Please specify)

Question 3

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- Yes
- No

Comments

NO infrastructure to support another 165 houses, Drs, schools, restaurants. Loss of Green space

Question 4

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- Loss of views or value to existing properties

Other (please specify)

Loss of green space, access to the development, only 25% of proposed houses "Affordable"

Question 6

Do you have any other comments on our proposals?

The infrastructure of the town is already stretched, schools are full, doctors surgery appointments.

The proposed plan gives no details on how any investment into the town will be made - how will Persimmon benefit from this?

Access to the development has serious flaws - the road to the development has many black spots on and children walking along there will be at risk as well as adults.

The electric power grid within the town has struggled to maintain a supply since Tesco opened. I see no plans to advise how a supply can be guaranteed?

Access needs to be reviewed urgently - you may say no accidents recorded but mainly minor incidents have occurred - it is only time until someone is hurt if the traffic flow increases.

Upgrading of current infrastructure?

What are Persimmon offering residents in return?
- As I see it - nothing.

Has the aroma from Bellavista farm been considered? That would put many prospective buyers off !!!

There is already many properties for sale / to let in the area - is there a demand? I see the figures quoted but do not see people fighting to buy and prices increasing.

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(Address 3) _____

(Address 4) _____

(Postcode) 536 6BS

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- Yes
- No

Comments

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Question 3

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- Yes
- No

Comments

But maybe not in this location

Question 4

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No.

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- Impact on local amenity
- Loss of views or value to existing properties

Other (please specify)

Lowering home prices-

Question 6

Do you have any other comments on our proposals?

To much developement as ocerued in peristone already putting a strain on facilities.

New housing estates are still struggling to sell houses.