Proposed Residential Development at **Land North of Keresforth Road, Dodworth**




JG-D has been instructed by Earlsedge Developments Ltd to make a Discharge of Conditions application for a proposed residential development of 5 dwellings at land north of Keresforth Road, Dodworth.

The application site is a 0.45h sloping private field located approximately 3km to the South-West of Barnsley alongside the M1 motorway with woodland to two sides, residential properties to the West and the junction of Keresforth Road, Keresforth Hill Road and Gilroyd Lane to the South. It is currently open grassland which has historically been used for grazing and forms part of a belt of agricultural land which bounds the Motorway, separating Dodworth from Barnsley. The adjoining woodland continues across and along Keresforth Hill Road as Needle Eye Wood, with pockets of residential development including the gated community at Needlewood and the adjacent housing cluster grouped around Keresforth Road Farm and the former Church and School of St Thomas's Mission.

The original Outline permission (2018/0665) was approved in November 2018, the subsequent Reserved Matters application (2021/0958) in November 2021. Both Approvals were granted with conditions as detailed within the accompanying matrix.

The applicant is ready to commence works on site and is therefore seeking to discharge the pre-commencement conditions:

2021/0958_3: Materials

*The applicant proposes to use 140mm black and tumbled walling Stone from Russell Stone. Images are shown below but physical samples can be viewed at Russell Stone; Westside Mills, Ripley Road, Bradford BD4 7EX*



*The roof will be covered with small format slate – Cafersa Pizarras Lousaval LV11 natural Spanish slate*



2021/0958_4: High Speed Broadband

*The applicant has entered a contract with Openreach to provide fibre to the property (FTTP)*

openreach
Connecting you to your network

*"Single Site" Contract for Developers of New Sites*
*Infrastructure Solutions*
*NSI: Land North of Keresford Road, Dodworth*

**THIS Contract IS MADE ON 17/08/2022**

BETWEEN:

**BRITISH TELECOMMUNICATIONS plc** whose registered office is at BT Centre, 81 Newgate Street, London EC1A 7AJ and registered number is 1800000 ("BT") through its division Openreach

AND

**Earlsedge Developments Ltd** whose registered office is at Ashley Grange, Sheffield S36 7AH and registered number is BY-00S ("the Developer")

**Site Details**

| | |
|---|---|
| **Site Name & Address (including post code and/or OS map reference)** | BY/00S Keresforth Road Dodworth Barnsley S75 3NX |
| **Site Start Date** | 10/01/2022 |
| **First Service Date** | 03/08/2022 |
| **NSI Reference** | BY/00S |
| **Infrastructure technology ( e.g. Fibre or copper)** | **Fibre To The Premise (FTTP)** |

**Party Representatives**

The primary representatives for this Contract each party are:

| | **Operational Contact** | **Escalation Path** |
|---|---|---|
| Developer | As named on the Site Registration Form | Carl Starling |
| BT | As named on the Site Registration Form | As defined in the Developer escalation process on the BT Website |

Signed on behalf of **British Telecommunications plc**

Signature: [redacted]

Position: Infrastructure Solutions Customer Service

Date: 17/08/2022

Signed on behalf of **Earledge Developments Ltd**

Signature: [redacted]

Position: Director

Date: 17/08/2022

2021/0958_6:EV Charging

Electric vehicle charging points will be provided within the garage spaces with each property, offering 7kW/ 32A high speed charging

