

From: [Robert Moore](#)
To: helen.skinner@planninginspectorate.gov.uk
Cc: [Philip Robson](#); laurabennett@barnsley.gov.uk; [Matthew Good](#); [Richard Sagar](#)
Subject: 3359917 - Land north of Hemingfield Road, Hemingfield, Barnsley
Date: 25 April 2025 09:13:16
Attachments: [RE APPR4408W253359917.msg](#)
[3359917 Post CMC Note Final- Rev 2 \(006\).pdf](#)



Dear Helen

We write on behalf of the appellant, further to the CMC on 15 April 2025.

At the CMC, the Inspector asked the parties to address and confirm certain matters by Friday 25 April.

Those matters were:

- Changes to the original application form and to the appeal form, including the name of the appellant, site address and description of development.

- Clarification of the determinative plans and drawings, including the extent of the access for approval.

We can confirm that the appellant's advocate (Mr Sagar) and the Council's advocate (Mr Robson) have liaised on these matters and the parties have agreed the following to be the correct position for the purposes of the appeal.

This email and its attachments are cc'd to the Council and Mr Robson.

The Name of the Appellant

This is correctly identified on the Appeal form submitted on 3rd February 2025 (attached for ease of reference) and is agreed to be:

Hargreaves Land Limited, G N Wright, M M Wood, M J Wood and J D Wood.

This accords with the refused planning application.

Site Address

This is also as shown on the Appeal form submitted on 3rd February 2025 and is agreed to be:

Land north of Hemingfield Road, Hemingfield, Barnsley, Grid ref Easting 439244, Grid ref Northing 401839.

Development Description

This is also as shown on the Appeal form submitted on 3rd February 2025 and is agreed to be:

Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site.

(Please see below re extent of access for approval)

Plans for Determination

The plans for approval are agreed as:

- Site Location Plan – February 2024- 2344.03 Rev A
- Proposed Access Arrangement (RTGI Junction)- November 2024- 23/160/SKH/007 Rev E

- Parameters Plan- December 2024- 2344.PP.01.Rev A (development to be in broad accordance with this drawing)

Extent of Access for Approval

In terms of the extent of access for approval – this is only those works that are shown on the second of the plans above (Proposed Access Arrangement (RTGI Junction)- November 2024- 23/160/SKH/007 Rev E).

Finally, having reviewed the notes of the CMC sent last week, we have identified that there are some matters that may need minor revision to more fully reflect the position of the parties. The attached tracked change document has been shared with the Council (Mr Robson) and agreed. We appreciate that there is no formal procedure for such amendments but offer these comments which have been agreed between the Appellant's advocate and the Council's advocate in the interests of clarifying matters and assisting the Inquiry process.

Kind regards

Robert Moore

ROBERT MOORE

Director

+44 (0)794 408 8749

robert.moore@walkermorris.co.uk



Walker Morris LLP, 33 Wellington Street, Leeds, LS1 4DL

+44 (0)113 283 2500 www.walkermorris.co.uk



CONNECT WITH US ON SOCIALS



Please consider the environment before printing this email.

This email is sent on behalf of Walker Morris LLP. Walker Morris LLP is a limited liability partnership registered in England and Wales. Registered number: OC338981. Registered office: 33 Wellington Street, Leeds, LS1 4DL. Registered VAT number: GB481 8022 50. Walker Morris LLP is authorised and regulated by the Solicitors Regulation Authority and governed by the SRA Code of Conduct (available at www.sra.org.uk/handbook) Any reference to "a partner" or "partners" of Walker Morris LLP means a member of Walker Morris LLP.

Confidentiality: This email, including any attachments, is private and confidential and may be legally privileged. If you have received this message in error, please contact us immediately and delete it from your system; do not read, copy or disclose its

contents to anyone or use it for any purpose. **Disclaimer:** It is the recipient's responsibility to check this email and any attachments for the presence of viruses. Walker Morris LLP accepts no liability for any damage caused by any virus transmitted by this email. No responsibility is accepted for emails unconnected with our business. **Monitoring:** Walker Morris LLP may monitor email traffic data and also the content of emails for compliance purposes and to protect its business.