



JohnsonMowat
Planning & Development Consultants

The Owner/Occupier

2nd October 2018

Dear Resident,

PROPOSED RESIDENTIAL DEVELOPMENT OF LAND OFF HOYLAND ROAD / HAWSHAW LANE, HOYLAND

You may recall that in 2016 a public consultation event was held at The Rockingham Centre to share with residents residential development proposals for the above land and land at the Farmstead, off Upper Hoyland Road. You may also be aware that planning approval was granted earlier this year for this application on approximately half this site for 100 dwellings.

However, during this summer, site investigations revealed that part of the previously approved area was proving to be too difficult to develop due to poor ground conditions arising from 1950's opencast mining. Consequently a revised planning application for a larger area on land off Hoyland Road / Hawshaws Lane is to be submitted on behalf of Avant Homes and Hoyland Development Ltd. A copy of the proposed site layout along with vehicular access is attached.

Please note these new proposals are on a different part of the site where ground conditions are better.

It should also be noted that this application for 100 dwellings forms part of a larger strategic housing proposal to deliver 600+ dwellings. This larger site is being examined through the new Local Plan. This larger site will require additional access points but development proposals for the larger area are postponed until its full adoption in the Local Plan, due late this/early next year. This 100 dwelling application is not affected by the progress of the Local Plan.

The proposals are available to view on our website at the following address:

www.johnsonmowat.co.uk/consultations.

The above application will be submitted in the next day or so. You will have the opportunity to review further and comment to the Local Authority during their consultation period.

Yours faithfully,

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