

30<sup>th</sup> September 2015

Dear Sirs,

**LAND AT HUNNINGLEY LANE, WORSBOROUGH DALE – BARNSELY - INDEPENDENT SUSTAINABILITY & DELIVERABILITY ASSESSMENT**

We write further to our letter dated 16<sup>th</sup> September 2015 in respect of the above site.

Whilst composing our letter we considered it prudent to superimpose onto the Hunningley Lane site the existing form and grain of the settlement area within the vicinity of the site to establish whether its potential development would be incongruous in the context of the existing settlement area and the wider Green Belt.

The result of this work can be found on the enclosed plan which illustrates how the settlement would appear if housing development had previously taken place on this site. We consider that this exercise has provided further unequivocal evidence that the development of the Hunningley Lane site would represent a logical rounding-off of this part of Urban Barnsley. The plan provides clear justification that any further encroachment into the Green Belt beyond the site would not be possible due to the presence of the railway line to the east and White Cross Lane to the south, which would form strong, permanent physical boundaries.

It is clear from a review of the Strategic Housing Land Availability Assessment (SHLAA) map for this area (enclosed) that other submitted SHLAA sites do not benefit from the same geographical characteristics.

Furthermore, as identified above the enclosed superimposed plan identifies a development which shares the existing form and grain of the surrounding area of the site. However, the indicative layout prepared by Persimmon Homes which was included within the previous work submitted to Barnsley Metropolitan Borough Council (BMBC), and which is again enclosed with this letter, would in our opinion provide a less dense, higher quality, residential scheme with substantial areas of open space. If the density and layout proposed in the indicative plan were retained then we consider that the development of the site would enhance the area and have no impact on the Green Belt.

The evidence provided in the enclosed documentation presents further justification that the release of the Hunningley Lane site from the Green Belt and its allocation for residential development would be entirely in accordance with national and local planning guidance. We therefore maintain our belief that this site should be released from the Green Belt for new homes either in place of, or in addition to, existing proposed housing allocations identified in the Draft Barnsley Local Plan.

Following your review of this letter should you need any further information, or clarity on any of the specific points made, then please do not hesitate to contact me.

Yours sincerely,

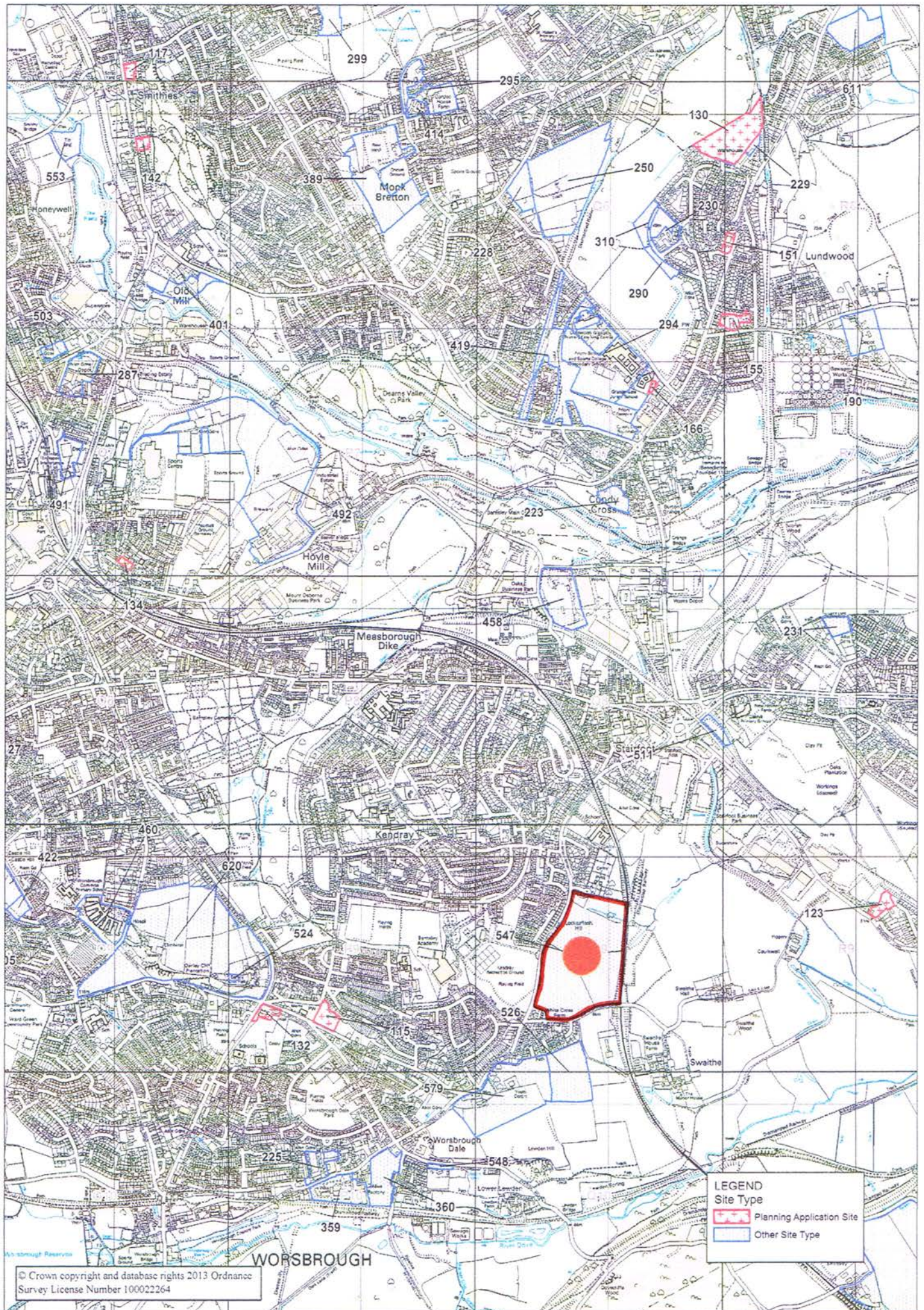


**PAUL BUTLER**

Director

Enc.	Appendix A	-	Site Location Plan
	Appendix B	-	Original BMBC SHLAA Map 7
	Appendix C	-	Edited BMBC SHLAA Map 7
	Appendix D	-	Indicative Residential Layout

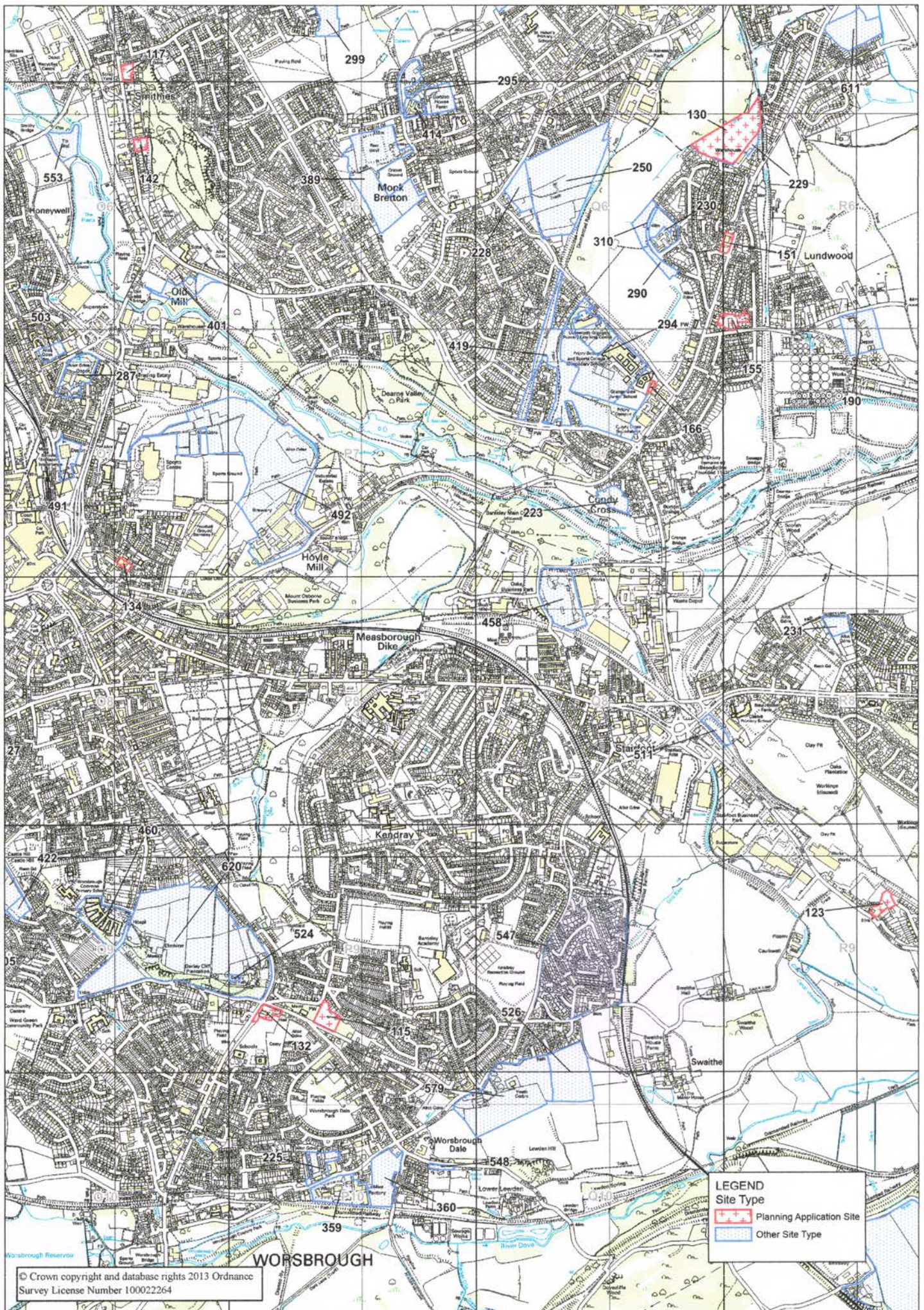
















Hunningley Lane, Worsbrough

Illustrative Layout

Gross: 29.5 acres

Nett: 20.4 acres

329 Dwellings

