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Rob Ellis
Planning Policy Team
Barnsley Metropolitan Borough
Council
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9 May 2014

Dear Rob

**LAND AT HUNNINGLEY LANE, WORSBROUGH
Residential Development Opportunity (SHLAA Ref: 547)**

I write with regard to the above residential opportunity. The land is currently included in the Barnsley Strategic Housing Land Availability Assessment (SHLAA) (Ref: 547) and has been identified by my Company as a suitable and deliverable residential site which can come forward immediately for development, subject to the necessary policy alterations.

I can confirm that Persimmon Homes is in direct discussion with the landowner about the development of this site at the earliest possible time. My Company has undertaken the necessary technical work to inform a detailed masterplan showing a mix of 2, 3 and 4-bed properties which will deliver a total of 329 much needed family homes. I attach a copy of our draft layout for your information.

The Opportunity

As part of the ongoing Local Plan process and to assist the Council in identifying deliverable sites, Persimmon Homes is pleased to support the land at Huntingley Lane which is suitable for residential development within the emerging Local Plan period.

Persimmon Homes has a number of interests throughout Barnsley which will assist the Council in meeting its objectively assessed housing requirement. The site at Huntingley Lane is currently defined within the Green Belt but, subject to the removal of this policy constraint, the site can come forward immediately for development.

There is an acceptance that Green Belt land will need to be released across Barnsley in order to meet the objectively assessed housing needs of the district and we are confident that this site will:

- Represent the most suitable location to deliver new housing in Worsbrough;
- Not compromise the purpose of the remaining Green Belt land within Worsbrough;
- Be integrated with the existing built fabric of Worsbrough and would not appear as an isolated extension into the countryside;
- Have no significant physical or environmental constraints which would impact its development;
- Not lead to unrestricted sprawl;
- Not result in the merging of settlements.

I can confirm that there are no identifiable reasons why the site should not be brought forward immediately for residential development comprising approximately 329 new homes. We welcome the positive comments made in the SHLAA which recognises that the site performs well against the suitability, availability and achievability criteria.

Footnote 11 of paragraph 47 of the National Planning Policy Framework (NPPF), states that to be considered deliverable a site should:

- Be available now;
- Offer a suitable location for development now; and
- Be achievable with a realistic prospect that housing will be delivered on the site within five years and in particulate that development of the site is viable.

For the Council's benefit, we can confirm that:

- The site is available now;
- It offers a suitable location for development, and
- It is achievable and is able to be delivered within the first five years of the plan.

The site represents an excellent development opportunity and is capable of being developed immediately in order to help the Council meet the development needs of Worsbrough.

Summary

The land at Hunningley Lane is a deliverable site and is capable of being developed immediately. There are no technical constraints to the development of this land, which is controlled by a willing seller.

If you require additional information or would like to discuss any of the above matters in more detail please do not hesitate to contact me.

Yours sincerely

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Cc Stephen Moralee
Dfile
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