

Head of Planning, Building Control and Sustainability
Development Service
Barnsley Metropolitan Borough Council
PO Box 604
BARNSELEY
S70 9FE

For the Attention of Mr Stephen Moralee,

BY EMAIL AND POST

11 April 2014

Dear Stephen,

**RE: ADVOCACY STATEMENT AND ILLUSTRATIVE LAYOUT PLAN – LAND AT
HUNNINGLEY LANE, WORSBOROUGH DALE, BARNSELEY (BARNSELEY
SHLAA SITE REF. 547) – YORKSHIRE LAND LIMITED**

Further to your recent discussions with our client Steven Green from Yorkshire Land Limited, we are pleased to attach for your information an Advocacy Statement and an Illustrative Layout Plan for your consideration.

We have been involved in the active promotion of this site since we were first engaged to do so by Yorkshire Land Limited in 2003. Representations have previously been made to the Council to promote the release of the site from the Green Belt and its use for housing.

The site is in single ownership and is the subject of a legal option agreement. There are no physical constraints that would preclude development of the site. The site does not serve any Green Belt purpose and by virtue of its strong sustainability credentials and location in the Barnsley urban area, would be ideally suited as a housing allocation in the forthcoming Barnsley Local Plan.

Spawforths

Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire, WF3 2AB
t: 01924 873873, f: 01924 870777, mail@spawforths.co.uk, www.spawforths.co.uk

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The enclosed Advocacy Statement demonstrates that that the site is suitable, available and achievable. If a development density of 38 dwellings per hectare is assumed on a net developable area of 8.8 hectares then the site could reasonably be expected to accommodate up to 334 dwellings. Again, if the site was developed by two developers working in tandem then completions at a rate of 50 dwellings per annum, would ensure development of the site could be completed within seven years of commencement.

As you will see, the enclosed Layout Plan has been prepared by a major house builder and the proposals contained therein, which are broadly consistent with our assumptions, were informed by prior topographical and technical survey work. Please note that whilst the plan is intended to provide Officers with confidence about the deliverability of family housing on this site, this information is at present commercially sensitive. Hence, we must insist that the Layout Plan is treated confidentially and not shared with any third parties.

The site (SHLAA Site Ref. 547) was considered and appraised as part of the Barnsley SHLAA 2013 undertaken by Peter Brett Associates. Significantly, the site scored well in this process against the assessment criteria and was found to be deliverable with good achievability and, consequently, if allocated, could be used to support the delivery of housing in Barnsley in the first five years of the Local Plan.

In this context, we request that the site should be removed from the Green Belt, included within the settlement boundary for Barnsley and designated as a site suitable to accommodate a range of family homes in the forthcoming Barnsley Local Plan.

Yours sincerely



PAUL BEDWELL, BA (Hons), Dip TRP, MRTPI

Director

paul.bedwell@spawforths.co.uk

Encs: Advocacy Statement – Land at Hunningley Lane, Worsborough Dale, Barnsley
Private and Confidential – Site Layout Plan – Not to be disclosed to third parties

Cc: Mr Steven Green, Yorkshire Land Limited

Our Ref. P0-TP-SPA-LT-P3800-0001-A