

Planning Policy  
Development Service  
Barnsley Metropolitan Borough Council  
PO Box 604  
BARNSLEY  
S70 9FE

**BY EMAIL AND POST**

11<sup>th</sup> June 2014

Dear Sir / Madam

**RE: BARNSLEY LOCAL PLAN REPRESENTATIONS – LAND AT HUNNINGLEY LANE, WORSBOROUGH DALE, BARNSLEY (BARNSLEY SHLAA SITE REF. 547) – YORKSHIRE LAND LIMITED**

Further to our correspondence dated 11<sup>th</sup> April 2014, a copy of which is enclosed for your information, please find attached further details submitted in support of proposed allocation as a housing site in the Barnsley Local Plan.

This additional information includes correspondence from Mr Christopher Hull from Persimmon Homes to Barnsley Metropolitan Borough Council dated 9<sup>th</sup> May 2014, which confirms their interest in delivering residential development on the site. The letter affirms, *“The land at Huntingley 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.”*

Bellway Homes have also expressed their interest in the site and consequently our client is confident that contractual terms will be agreed to facilitate development of the site. 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. In addition, the site is evidently one which is attractive to the market and not just ‘moderately’ so.

**Spawforth**

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This is significant since our client has received confirmation from Peter Brett Associates that the sole reason that the site was placed within Category band 2 in the SHLAA was in relation to the assessment criterion 'Ability to meet Council's Aspirations for 'Step Change' in Quality of Housing'. The record for the site was as follows: 'Site can accommodate high quality, low-density housing in a location likely to be moderately attractive to the market.' The key will be to demonstrate that the location is more than 'moderately' attractive to the market. The evidence of strong market interest in the site warrants the site being reassigned as a Category 1 site.

Peter Brett Associates agree and have undertaken to revisit their assessment of the site with a view to demonstrate that the site warrants being within Category 1 and to advise the Council accordingly.

The SHLAA is a living document and it is therefore important that the information contained within it is kept up-to-date and is representative of the various factors likely to influence the availability, suitability and achievability of sites.

Smeeden Foreman's Landscape Statement concludes that development of this site would harm none of the five Green Belt purposes. Rather the site has a potential to address a number of landscape character and Green Belt issues currently affecting the local area and development of the site for housing would:

- Unify the fragmented urban edge in this part of Barnsley
- Create a strong, enduring and defensible boundary for the Green Belt
- Secure the reuse of areas of agricultural dereliction
- Retain a link between the urban green space to the east and open countryside to the west, improving recreation potential for the area
- Improve local urban character and visual amenity through introduction of public open spaces, and new native tree, shrub, and hedgerow planting.

In this context, we request that the SHLAA entry for the site is amended to acknowledge the evidence of strong market interest in the site and that the Landscape Statement is considered when formulating proposals to designate housing allocation sites in the Barnsley Local Plan. Thereafter, we respectfully request that the site 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



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Director

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Encs: Correspondence from Mr Christopher Hull (Persimmon Homes) dated 9<sup>th</sup> May 2014  
Smeeden Foreman Landscape Statement

Cc: Peter Taylor, Barnsley MBC  
Stephen Moralee, Barnsley MBC  
Ian Prescott, Barnsley MBC  
Mr Steven Green, Yorkshire Land Limited

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