

John Dadge
Barker Storey Matthews
37 Priestgate
Peterborough
PE1 1JL

Dear John;

22nd November 2013

Re; Land to the east of Larkfleet's existing housing site at Bassenhally Farm, Whittlesey.

As you are aware Larkfleet Homes has secured outline planning permission for a residential led mixed use development including approximately 460 market and affordable homes, a 70 bed nursing home, extra care facility and a local centre along with associated landscaping. ref; F/YR12/0723/F.

Reserved matters has been granted on phase 1 of this overall site for 120 homes access and landscaping. ref; F/YR13/0473/RM.

Technical approvals and condition discharges are being undertaken and a start on site will occur in the new- year.

I am somewhat surprised that our site is still shown in the Core Strategy as a strategic allocation whereas in fact it is a extant permission which is being implemented. I would have thought it would be more appropriate to show it as a commitment.

Our current delivery rates on our existing site are based on a single outlet which will provide approximately 40 homes per year, however we are considering opening a further outlet which would again deliver 40 homes per year; if this were to happen the entire site could be built out within 6 years.

In relation to the land to the east of our current site; I can confirm that Larkfleet Homes has a formal arrangement with the land owners and would look to promote this sustainable and accessible site in conjunction with them. We see this as a logical extension to Whittlesey which will facilitate the efficient and cost effective provision of infrastructure, as resources can be focussed on a specific site rather than being spread over a number of smaller sites.

Thereafter we would (subject to planning) look to continue our build out onto the land to the east, as a logical continuation of our site and the strategic growth of Whittlesey.

I trust that this is in order, however if you require any further information or clarification, please contact me at the above.

Yours Sincerely



Tim Slater
BA (Hons) DMS MRTPI
Assoc. Director of Strategic Projects