



Our Ref: Land at Sheffield Road, Oxspring – LP Representations

Monday 5th January 2015

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

RE: Land at Sheffield Road, Oxspring, Barnsley ('Oxspring Fields')

Dear Sir/ Madam,

The Barratt Group is the leading housebuilder in Britain and sold just under 15,000 new homes in the last financial year. So we should be regarded as a key stakeholder with regards to the delivery of viable housing sites in Barnsley (as well as the rest of the UK).

Barratt & David Wilson (in Yorkshire) currently delivers in excess of 1000 units per annum in the current Yorkshire market and we are the clear industry leader in this regard.

Whilst being supported by the strength and resources of a national company, Barratt & David Wilson Homes Yorkshire West is very much a local developer. We have excellent relationships with local authorities and endeavour to support local communities.

For the fifth year running, Barratt Homes is officially the highest quality major national housebuilder, having been awarded an exclusive '5 Star Housebuilder Award*' by the Homebuilders Federation.

We have submitted a planning application on our Hoylandswaine UDP Safeguarded site (located off Church Road, Hoylandswaine) that we are committed to delivering as soon as possible as well as other viable sites in the borough, such as Sheffield Road, Oxspring, Barnsley.

Representations on land at Sheffield Road, Oxspring, Barnsley

We write to express our interest and support in the above site and its potential to be developed for housing. Should the Council be minded to allocate the site for development, it must be noted Barratt & David Wilson Homes (BDW) have a strong interest in the land and would wish to develop the site. Unfortunately, despite being an obvious allocation it is not currently included within the draft documentation. This is extremely disappointing.

Having reviewed all of the previous representations made on behalf of Yorkshire Land Limited, BDW strongly believe that the above site in Oxspring is a sustainable site which would assist the Council in meeting its housing land requirements. We consider the site is suitable for the following reasons;



- ✓ **Landscaping – The site follows the linear urban form of Oxspring.** This site is contained by strong, logical and defensible boundaries including the B6462 Road forming the Northern boundary, a Private Lane forming the Eastern boundary, the Transpennine Trail forming the Southern boundary and the village recreation ground forming the Western boundary. From reviewing the masterplanning and landscaping Report it is proposed that any development will strengthen the Eastern Boundary by creating a nature / woodland amenity area with footpaths giving access to the village community. This is a unique selling point of the site and will not be deliverable by other sites. Please refer to the attached Masterplans that we have prepared for your consideration.
- ✓ **Sustainability - The site is sustainable and well connected to the Principal town of Penistone.** It has good access points on to a B-road, the B6462, which also forms the sites Northern Boundary. Bus stops are also located adjacent to the site boundaries. The Transpennine trail, which serves as the southern boundary and sustainable backbone to the proposed 'Oxspring Fields site' is completely segregated from vehicular traffic. Thus, this will create a safe and secure environment for walkers and cyclists alike. Furthermore, we are informed that the existing railway Station and the proposed Transport Interchange are only a 7 minute cycle ride or 30 minute walk away from the proposed site at 'Oxspring Fields'. This is a clear 'strength' of the site as both the Government and the Council are keen to encourage more people to walk and cycle in an attempt to promote healthy living and reduce obesity.
- ✓ **We have also seen representations from the South Yorkshire Passenger Transport Executive (SYLTE) who strongly support this site as a sustainable proposed allocation.** Oxspring is unique in its location adjoining the Principal Town of Penistone, unlike all of the other Western Rural villages which are detached from Penistone. The fact that Penistone's only Employment proposal is located in Oxspring demonstrates that Oxspring has already been identified by the Council as a suitable and sustainable location; this proposal further strengthens the physical relationship that already exists between the two interlinked settlements.
- ✓ **Economic benefits - A report by the Executive Director, Development, Environment and Culture (reference CAB.4.7.2012/8) identified that the LDF would play a major role in creating Economic Growth within the Borough to underpin delivery of the Councils Economic Strategy.** It is clear from reading this report that the Council have identified a requirement to increase the supply of large high quality, low density executive homes in the Borough to provide suitable housing requirement across a full spectrum of workers including senior managerial and executive officers. Provision of dwellings to attract such workers to live in the Borough, will support and implement this economic strategy.



- ✓ The Council's Strategic Housing Market Assessment Update (produced late last year) demonstrates that there is a need for executive housing to the western side of Barnsley and the important role this will have in terms of diversification and expansion of the sub-regional economy, as well as contributing towards achieving wider population and economic growth objectives. The SHMA states that an important feature of executive housing is a high quality construction including exterior and interior fittings. Our David Wilson product is our premium brand which will ensure that the proposed housing is of the highest quality matching the requirements for executive housing in Barnsley as set out in the Council's very recent SHMA.
- ✓ Unlike other proposed allocations, this site is the perfect market location in Barnsley to support the Council's 'clear vision', much like our Hoylandswaine site. This is because there are only a 'handful of locations/villages in Barnsley, whereby executive homes are saleable and indeed viable. It is important to note that the Economic Strategy targets the delivery of at least 1200 such homes!
- ✓ We have also reviewed the Oxspring Neighborhood Plan (NP) video online at <http://www.oxspringplan.org.uk/about/videos/>. The entire portfolio of S106A & economic benefits required/ requested by the NP panel is deliverable from developing the 'Oxpring Fields' Site! Within this video the Neighborhood Plans Panel members request executive low density homes, smaller affordable homes (affordable housing is only delivered on sites of 15 units or more), sites with links to the transpennine trail, a wide range of housing to allow sustainable links to employment allocations/ local transport and lastly, sites which follow the 'linear urban form of the village'. Oxspring Fields can meet all these requirements. Furthermore, the location of the proposed Community Centre/ Sports Pavilion (with planning) neighbors this site.
- ✓ Delivery – Having reviewed the draft allocations maps, we believe that unfortunately not all the sites in Penistone will be viable (or deliverable) for housing. Site numbers H25 (land at Talbot Road) & H26 (land located west of Talbot Road) have severe access and topographical constraints which we believe will make their development unviable. Furthermore, H34 (land east of Saunderson Avenue) is too small for our requirements and also has access constraints that will make development problematic for both developer and local residents. Not delivering these three sites would mean a loss of 159 plots within the current proposed Local Plan.
- ✓ The subject site at Sheffield Road, Oxspring has no topographical or access constraints. Furthermore, at the Oxspring Parish Council Meeting held on 03.11.2014. the relevant minutes stated that the Landowner of the current 'safeguarded site' located off Roughbirchworth Lane, Oxspring has stated clearly to the Parish Council that "He will not sell the land." Thus, despite being a sustainable location, Oxspring has no deliverable housing

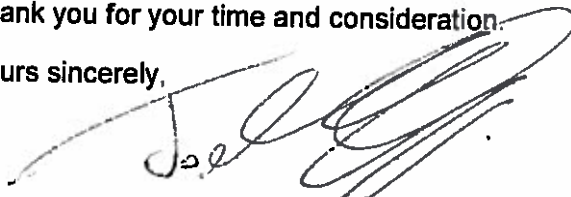


sites at present within the UDP or the emerging LDF! It is NOT logical or justifiable that Oxspring will have 0% new housing growth within the LDF (from present day up to year 2033)!!??

As the UK's largest housebuilder, we trust that you now have sufficient information to allocate the land at Sheffield Road, Oxspring, for residential development in the draft local plan. The Local Plan must only allocate viable development sites in sustainable locations.

Thank you for your time and consideration.

Yours sincerely,



JOEL FRANK BSc (HONS)

LAND MANAGER

BARRATT & DAVID WILSON HOMES YORKSHIRE WEST

Joel.frank@barratthomes.co.uk

Supported by:



DAVID COE

DEVELOPMENT DIRECTOR

BARRATT & DAVID WILSON HOMES YORKSHIRE WEST