

30th January 2015

Dear Mrs Angela Smith MP,

OXSPRING FIELDS DEVELOPMENT PROPOSALS - WORKING IN PARTNERSHIP TO DELIVER THE NEEDS & ASPIRATIONS OF THE PENISTONE AREA

We write on behalf of Yorkshire Land Ltd (YLL) to provide you with details of their proposed development at Oxspring Fields, Oxspring and to inform you of the number of benefits that it can provide to the Penistone area.

Yorkshire Land Limited (YLL) is a small privately owned family business that has successfully developed land around the Penistone and Western Rural District for over 27 years. YLL have been instrumental in delivering a number of housing sites in the Western Rural part of Borough, bringing tens of millions of pounds of investment to the area. Their focus has been to provide tangible benefits to enhance the local environment as part of their development schemes without the receipt of grant funding of any type.

Since 1987, YLL have redeveloped a number of previously developed sites in the area, including the former "Cammell Laird Foundry" in Penistone. At present there is only one vacant previously developed (Brownfield) site available in the Penistone area, land adjacent to Penistone Station. This land has long been ear-marked for the delivery of a Strategic Public Transport Interchange, which as this letter explains below is an aspiration YLL can deliver. As a consequence there is no option but to develop greenfield sites in order to meet the area's objectively assessed housing need and it is YLL's view that in doing so there should be a focus towards the release of those sites that can provide wide ranging benefits, such as their proposals at Oxspring Fields, Oxspring.

Yorkshire Land Ltd are keen to work with local stakeholders to proactively consider the release of their land to enable the delivery of the significant number of benefits that their Oxspring Fields development proposals can provide for the local area. They have subsequently written to the Oxspring Neighbourhood Plan Group and local councillors to seek open discussions in respect of the delivery of the Villages identified needs and aspirations.

The benefits that the Oxspring Fields development proposals would deliver to the local area are summarised in the bullet points below. Full details of these benefits are set out within the enclosed Sustainability & Accessibility Study. We kindly request that you review this document.

- Delivery of approximately 150 new homes providing a major contribution to delivering open market housing which includes the delivery of 36 affordable homes, at no cost to the public purse, to help re-balance the Borough's Housing Supply, which includes Oxspring and Penistone;
- Investment of Capital Expenditure of £18m creating 46 direct construction jobs & 65 indirect construction jobs of which a number will be retained in the local area;
- New Homes Bonus of £1,249,248 of which a proportion will be spent in the local area and £208,208 additional Council Tax receipts per annum to help retain local services;
- New first occupation Retail & Leisure Expenditure of £715,000 & ongoing expenditure of £2,621,438 each year by new residents spent in local shop and facilities;
- Delivery of significant community and recreation benefits for Oxspring including funding towards a Community Centre/Sports Pavilion (£500k) providing such facilities as; changing rooms; toilets; meeting and function rooms; and health facilities such as a Dr's surgery;
- Provision of a new country park with the potential to provide footpaths, trim trails, picnic areas, general kick about areas and play space alongside enhancements to the area's tourism offer of the Trans Pennine

Trail through improving accessibility and providing facilities such as a cycle hire shop, a café and other appropriate facilities. Further details of this facility will be provided in the coming weeks; and,

- Creation of riverside walks through the Oxspring Rocher valley, providing the potential for the formation of footpaths, picnic areas and a local fishing club. All of these are long held aspirations of Oxspring Parish Council

Many of the above benefits have been identified by the Neighbourhood Plan Group as needs and aspirations of the Village. Evidence of which is presented in the draft Neighbourhood Plan; the group's meeting minutes; and specifically in the videos of the groups meetings with officers of Barnsley Metropolitan Borough Council which can be found at the following link:- <http://www.oxspringplan.org.uk/about/videos/>

As you may be aware, consultation on the draft Neighbourhood Plan is currently taking place. We will provide a response to the document prior to the identified deadline of 15th February 2015 and forward a copy to you for your information. Our overall comment at this point would be that we support a number of the objectives identified within the draft plan as these align with our own (as identified above) and will provide considerable benefits to Oxspring, however, there is simply no means of facilitating them without the delivery of new homes as part of the Oxspring Fields development proposals. YLL's proposals will deliver both the funding and land required.

In order to meet the National Planning Policy Framework's objective of significantly boosting the supply of housing land through the delivery of sustainable developments, YLL believe that developments such as the Oxspring Fields proposals, which can provide a number of economic, social and environmental benefits, should be supported.

Though the development can be delivered over a 5 year period, when averaged out over the entire 19 year plan period the contribution of approximately 150 new homes would equate to just 8 homes per annum of which 2.5 homes per annum would be affordable properties. The overall impact of the proposals will therefore be minimal, whilst enabling the delivery of a wide mix of housing for first time buyers through to families to meet the Council's identified housing needs.

Due to a number of development constraints associated with the majority of the draft housing allocations in the Penistone area, should these constraints be overcome, the potential for each of these sites to deliver additional community benefits is severely limited in comparison to the Oxspring Fields Proposal.

YLL appreciate that housing schemes can be contentious. Consequently, they hope you will agree that in order for local communities to support new developments, housing schemes that can provide the number of benefits that the Oxspring Fields proposals can deliver should be given priority over those that cannot.

In addition to the benefits listed above, the Oxspring Fields proposals will also provide £500K funding and the land required to deliver a new Strategic Public Transport Interchange on land adjoining Penistone railway station, which would also include a 100 space car park, a pedestrian bridge crossing, a tourist information centre, café and toilets; extensive discussions have taken place between YLL, South Yorkshire Passenger Transport Executive and the Council. ARUP have already drawn up draft layout plans and this will be delivered in conjunction with draft housing allocation Site H81 (Land South of Halifax Road, Penistone). The provision of the Strategic Public Transport Interchange will generate major economic benefits to the area. They will deliver enhanced facilities for the community, local businesses and promote tourism in the Rural West area of the Borough. The facility will deliver a great sustainable benefit to Penistone and its environs, leading to a much improved Public Transport service, providing jobs, reducing congestion on the local road network and ultimately addressing significant barriers to the future growth of the area.

We acknowledge that the issue of congestion within the central area of Penistone is becoming an increasing concern to local residents, the Town Council and local Ward Members. We share the view expressed in the front page article from the Barnsley Chronicle (Penistone Edition) dated 16th January 2015 (enclosed with this letter). The development of the proposed draft housing allocations to the south of Penistone, especially those located in and around Cubley, will only exacerbate the existing highways issues of the town.

In conclusion, we highlight the fact that there is a rare and unprecedented opportunity here for both Oxspring and Penistone. Land, owned privately by YLL, is being offered to provide community benefits that will

facilitate the sustainable development of the area, in accordance with the spirit of the National Planning Policy Framework, and they will also enable the delivery of the desires and recognised needs of both Oxspring and Penistone

Importantly, the development of the Oxspring Fields site will enable the delivery of a wide mix of housing including affordable homes and larger executive houses, meeting the area's housing needs from first time buyers through to families.

We kindly request that you review this letter and its enclosures. In your role as a local representative we would like to meet with you in a regulated manner to discuss our proposals further. In this regard can you please provide us with dates of your availability. We look forward to hearing from you.

Yours sincerely



PAUL BUTLER

Director

Encs: Sustainability and Accessibility Study