



PB Planning

*Oxspring Neighbourhood Plan
Consultation Draft*

Representations on behalf of
Yorkshire Land Limited

February 2015

Strategy > Partnership > Delivery

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1.0 INTRODUCTION

- 1.1 We write on behalf of our client Yorkshire Land Ltd (YLL) to provide comments in response to the Oxspring Neighbourhood Plan Consultation Draft issued January 2015.
- 1.2 YLL is a small privately owned family business that has successfully developed land around the Oxspring, Penistone and Western Rural District for over 27 years. YLL have been instrumental in delivering a number of housing sites in Oxspring and the Western Rural part of the 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.
- 1.3 YLL has held a variety of land interests within Oxspring since 1989 and during this time have brought forward for development the Millstones, Wood cottages and Longley Ings residential developments together with the Martree Business Park, all of which were Brownfield sites. In addition, they have also brought forward the Brookfield housing development which was a Greenfield site developed by David Wilson Homes.
- 1.4 The focus of these representations relates to YLL's Oxspring Fields development proposals. YLL 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.
- 1.5 Importantly, the Council's own assessment of the site (Ref 681) within the 2012 SHLAA identified the site as representing a Category 1 'deliverable' residential development site. It specifically identified that it performed well against suitability, availability and achievability criteria. Importantly the SHLAA also stated that the development of the site provides the potential to deliver much needed low-density housing. A direct response to the Borough's economic and housing strategy aspirations.
- 1.6 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 which has previously been submitted to the Neighbourhood Plan Group. We kindly request that the Neighbourhood Plan Group review this document alongside these representations:-
- 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 shops 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

1.7 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 a senior planning officer of Barnsley Metropolitan Borough Council which can be found at the following link: - <http://www.oxspringplan.org.uk/about/videos/>.

1.8 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 will 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.

1.9 Accordingly, YLL support a number of the objectives identified within the draft plan as these align with their own (as identified above) and will provide considerable benefits to Oxspring. However, the main concern of YLL is that there is no evidence presented within the draft Neighbourhood Plan which identifies how the identified ambitions will be facilitated without the

delivery of new homes as part of the Oxspring Fields development proposals. YLL's proposals can and will deliver both the funding and the land required.

- 1.10 It will become clear in these representations that where our client disagrees with the draft Neighbourhood Plan is the amount of new homes which are proposed to be delivered in the Village during the Local Plan Period. The Oxspring Fields site can deliver 150 new homes over the 19 year development plan period (2014-2033) which would equate to only eight homes per annum of which 2.5 would be affordable, at no cost to the public purse. Without the delivery of new homes in the Village the majority of the identified ambitions of the draft Neighbourhood Plan will not be viable and as consequence are un-deliverable.
- 1.11 National planning policy is clear in Paragraph 16 of the National Planning Policy Framework (NPPF) that a neighbourhood plan should plan positively to support local development (including policies for housing and economic development) and that a basic condition required to be met by a Neighbourhood Plan is to contribute to the achievement of sustainable development by seeking to contribute to improvements in environmental, economic and social conditions (Paragraph: 072 Reference ID: 41-072-20140306 of the National Planning Practice Guidance).
- 1.12 However, in doing so Paragraph 005 (Reference ID 41-005-20140306) of the National Planning Practice Guidance (NPPG) specifically states that "***if the policies and proposals are to be implemented as the community intended a neighbourhood plan needs to be deliverable***".
- 1.13 In the preparation of a Neighbourhood Plan, partnership working between those preparing the document, local stakeholders and developers is strongly encouraged. Our client welcomes the invitation to respond to the consultation draft Oxspring Neighbourhood Plan. Through working together we believe that we can deliver the Village's identified aspirations and needs.
- 1.14 However, we would like to make the point at the start of these representations that our client is disappointed that the Neighbourhood Plan Group have failed to consult with YLL before proposing development on land held either in its ownership or under its legal control. Especially when the final paragraph of Page 2 of the document states that "***work has also involved ongoing discussions and consultation with land owners***". Which has unfortunately not been the case in this instance.
- 1.15 We believe that identifying the proposed development of our client's land for specific uses within the draft Neighbourhood Plan without their knowledge or agreement can be considered

misleading to local residents. The result being that local residents are currently being asked to comment on a document that presents a number of undeliverable policies and proposals.

- 1.16 We trust that the representations we provide here, alongside the information our client has previously submitted to the Neighbourhood Plan Group will now be presented to the local community for their consideration, in order to ensure that the Oxspring Neighbourhood Plan has been prepared transparently.
- 1.17 YLL believe that the need to ensure transparency in the future preparation of the document is of paramount importance given that at this point it is evident that the delivery of a number of the policies and proposals contained within the document will simply not be financially viable without the delivery of our client's development proposals at their Oxspring Fields site. We know of no other feasible funding sources available.
- 1.18 Overall YLL are extremely supportive of a number of the identified aspirations of the plan as these align with their own and they will enhance the sustainability of the Village in the context of Paragraph 6 to 10 of the NPPF.
- 1.19 We trust the Neighbourhood Plan Group will now work with our client, YLL, towards the delivery of an exemplary Neighbourhood Plan which can be considered "best practice" in respect of providing evidence of the significant number of benefits that can be delivered when the local community and developers work together. The Oxspring Fields development proposals provide the Neighbourhood Plan Group with an opportunity to deliver unrivalled benefits and could be considered "very special circumstances" by way of reference to national planning policy guidance. They would facilitate the provision of new and enhanced Village, Parish and Borough-wide assets.
- 1.20 Whilst many of the Neighbourhood Plan's identified concepts are supported, they will remain as theoretical concepts unless feasible and viable delivery mechanisms are identified. YLL are the only feasible and viable delivery mechanism available to provide the Village's aspirations and present an unrivalled opportunity to the Neighbourhood Plan Group to deliver a future for the village that they, and most importantly the local community can be proud of.
- 1.21 We acknowledge national planning policy guidance which identifies that a Neighbourhood Plan must be in general conformity with the Borough Local Plan. However, given the Borough's Local Plan is at the consultation stage there is an opportunity for the Neighbourhood Plan Group and the local community to proactively influence the production of the Borough Local Plan to ensure the delivery of the Village's identified needs and aspirations.

- 1.22 National Planning Policy Guidance clearly states that Neighbourhood Plan bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. More specifically Paragraph 184 of the NPPF states that neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. They can however promote more development, especially where development proposals are considered to achieve the principles of sustainable development.
- 1.23 The development of the Oxspring Fields site would enable the delivery of the NPPF's sustainable development objectives through the delivery of mutual enhancements to the economic, social and environmental characteristics of Oxspring, Penistone and the wider Barnsley Borough as a whole.
- 1.24 The Oxspring Fields development proposals offer the only opportunity to deliver the Village's identified needs and aspirations and the site's release from the Green Belt would comply with national planning policy guidance, even in the event that the emerging Local Plan's strategy for future development in Oxspring remains the same.
- 1.25 We trust the comments made in these representations will be thoroughly considered in the preparation of the next stages of the Oxspring Neighbourhood Plan.

2.0 VISIONS & AMBITIONS

2.1 This section of the representations provides our client's response to the identified Vision and Ambitions of the draft Neighbourhood Plan.

Response to the Neighbourhood Plan Vision

2.2 Our client objects to the identified vision of the draft Neighbourhood Plan as it makes no reference to meeting the identified housing needs of the Village. They also object to the aspiration for the Village to be self-sufficient in energy production on the grounds of there being a total lack of evidence to demonstrate its deliverability.

2.3 YLL believe that housing development should be specifically identified as a driver to stimulate the economic, social and environmental enhancement of the Village through the provision of significant investment which can deliver the community's identified needs and aspirations.

2.4 Without the delivery of new homes in the Village, of an appropriate size and scale, there will be no means of generating the funding required to deliver the identified ambitions of the Neighbourhood Plan.

2.5 The NPPF seeks to encourage sustainable growth and identifies that significant weight is to be placed on the need to support economic growth through the whole of the planning system. It identifies in Paragraph 8 that economic growth can secure higher social and environmental standards. It can also address significant barriers to investment that can lead to a lack of housing.

2.6 The vision as currently worded makes no reference to the need to deliver new homes and thus we believe that the importance of housing delivery as a means of facilitating the sustainable growth of the Village needs to be given greater weight.

2.7 In addition to the above we would also question the evidence base behind the statement that the Village will seek to be self-sufficient in energy production. We will discuss this matter in the following sections of these representations in response to the relevant policies of the Draft Neighbourhood Plan. However, we wish to state at this point that we believe this element of the Vision should be removed unless sufficient and significant evidence to justify its viability and deliverability is provided.

Response to the Neighbourhood Plan Ambitions

- 2.8 As the detailed policies of the draft Neighbourhood Plan are formulated around the delivery of the identified ambitions we respond in detail to those policies in the proceeding sections of these representations.
- 2.9 Overall YLL are extremely supportive of a number of the identified ambitions of the plan as these align with their own and they will enhance the sustainability of the Village in the context of Paragraph 6 to 10 of the NPPF.
- 2.10 However, whilst the aspirations of the Oxspring Neighbourhood Plan to facilitate improved Sports, Recreation, Leisure and Amenity facilities (including a new community Building/Sports Pavilion) are commendable it is clear that the key (and financial ability) to ensuring the delivery of those aspirations is the delivery of our client's Oxspring Field's proposals, especially given that the delivery of your Neighbourhood Plan relies on the availability of our client's land.
- 2.11 It will become clear in these representations that where our client disagrees with the draft Neighbourhood Plan is the amount of new homes which are proposed to be delivered in the Village during the Local Plan Period. The Oxspring Fields site can deliver 150 new homes over the 19 year development plan period (2014-2033) which would equate to only eight homes per annum of which 2.5 would be affordable, at no cost to the public purse. Without the delivery of new homes in the Village the majority of the identified ambitions of the draft Neighbourhood Plan will not be viable and as consequence are un-deliverable.
- 2.12 In addition our client does not believe that a new school is needed nor it's delivery viable and that the draft Neighbourhood Plan contains policies in respect of climate change matters that are not required as they replicate or seek to go beyond the requirements of national planning policy guidance.

3.0 WELLBEING POLICIES & PROPOSALS

- 3.1 This section of the representations provides our client's response to the Wellbeing Policies and Proposals chapter of the document

Response to Policies CW/H1 & CW/H2 – Accessible Housing for Local People & Windfall Housing Sites

- 3.2 Our client wishes to object to Policy CW/H1 and Policy CW/H2 of the draft Neighbourhood Plan on the basis that the policies will not enable the delivery of the Village's housing needs or the provision of the funding needed to deliver the Village's identified aspirations.
- 3.3 Barnsley Metropolitan Borough Council's Strategic Housing Market Assessment identifies that there is a short fall of all property types in the Borough, but specifically in detached family house types. **It concludes that future development should focus on addressing identified shortfalls to reflect household aspirations by delivering a house type mix that should take account of the identified imbalances.
- 3.4 The identified imbalances of the housing supply are Borough wide, but they can also be clearly identified in the Penistone area. There is a need to deliver high quality family houses in the Penistone area to meet housing needs. We consider that a number of the sites that have currently been identified for release within the area will not deliver the quantum and type of homes needed to meet the Borough's adopted economic and housing strategies. We also disagree with the identified strategy of not seeking to identify housing allocations in the Borough's Villages as this will not foster the sustainable growth of the Borough nor enable such settlements to deliver their identified needs and aspirations. These are matters which we are taking up directly with the Borough Council.
- 3.5 With specific regard to the draft Neighbourhood Plan, YLL are concerned that the only potential housing site identified in the draft plan relates to the redevelopment of the existing primary school site, which is to be delivered alongside other potential wind fall developments. This proposed strategy will not meet the Village's housing needs nor contribute to the delivery of the wider area's housing needs. Furthermore, this site houses a sustainable village school which is in continuing use and is unlikely to become vacant.
- 3.6 With regard to Oxspring's housing needs, the Oxspring Housing Needs Capacity Study prepared by URS on behalf of the Neighbourhood Plan Group identifies the need to deliver between 53 and 68 new homes in the Village. The document identifies a need for a range of house types, including affordable housing.

- 3.7 The draft Neighbourhood Plan provides no policies, nor does it identify the intention to deliver the identified housing needs presented in an evidence base document prepared on its behalf.
- 3.8 The figures presented in the document were generated using an assessment of the latest population projections, alongside other factors. It is important to state here that updated projections are expected to be published in February of this year (2015). The results of which should be used to update the URS study.
- 3.9 One element the study doesn't consider, given its intended purpose, is how the delivery of a maximum of 68 homes could contribute to and enable the delivery of the Village's identified non-housing needs and aspirations.
- 3.10 The development of our client's development proposals at their Oxspring Fields site can deliver the entirety of the Village's housing needs identified in the URS study, but through the delivery of only 80 further homes (150 in total) can also deliver a further significant number of benefits with it. Benefits that the draft Neighbourhood Plan's proposed redevelopment of the existing primary school site for only 17 'intermediate' homes along with other windfall sites would not deliver.
- 3.11 Importantly, the Council's own assessment of the site (Ref 681) within the 2012 SHLAA identified the site as representing a Category 1 'deliverable' residential development site. It specifically identified that it performed well against suitability, availability and achievability criteria. Importantly the SHLAA also stated that the development of the site provides the potential to deliver much needed low-density housing. A direct response to the Borough's economic and housing strategy aspirations.
- 3.12 The Borough Council must identify land within its Local Plan to accommodate 20,621 new homes. Penistone is identified as a Principal Town and must accommodate approximately 1,471 (7%) of these new homes. We consider a more appropriate figure for Penistone to be 2,062 homes (10%) and have made appropriate representations to the Borough Council. On account of the close physical relationship between the settlements of Oxspring and Penistone (as previously recognised by the senior UDP inspector); the suitability of the Oxspring Fields site for housing (as identified by the SHLAA 2012); and the close distance of the site from both existing and proposed employment facilities, we consider the site to represent a suitable and sustainable location for new housing development.
- 3.13 The economic and social benefits that the Oxspring development proposals can deliver, align with the spirit of the NPPF and would contribute to the local area are as follows:-

- 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 shops and facilities;
- Provision of £500k funding and the land required to deliver a new Strategic Public Transport Interchange on land adjoining Penistone railway station, which will also include a 100 space car park, a pedestrian bridge crossing, a tourist information centre, café and toilets. This would be delivered in conjunction with site draft housing allocation Site H81 (Land South of Halifax Road, Penistone);
- 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.

3.14 The development proposals can deliver up to 150 new homes, including a viable level of affordable housing on-site, to meet the housing needs of the Village. The draft Neighbourhood Plan identifies that there is a need to deliver new affordable homes for local people. As a direct response, the Oxspring Fields proposals will deliver circa 36 new affordable homes. These homes will be delivered on site at no cost to the public purse and would in due course be transferred to a Registered Provider for management in perpetuity.

3.15 The draft Neighbourhood Plan's housing strategy relates to the delivery of new homes in the Village on smaller sites rather than sites of the size of the Oxspring Fields site. Small sites, and even a collection of small sites, do not have the potential to deliver the identified level of affordable housing needed due to issues associated with viability and of course the Borough Council's affordable housing policy, set out in draft Policy H8 of the emerging Local Plan, which identifies that only sites of 15 or more dwellings will be required to deliver affordable homes.

3.16 The development of the Oxspring Fields site can deliver the entirety of the Village's housing needs alongside the delivery of a further significant number of benefits. Benefits that are unrivalled by any other site in the Village in isolation or together with a combination of other sites.

- 3.17 As there are currently no available Brownfield sites in Oxspring, if it can be reasonably accepted that the development of a Greenfield site would have limited or no environmental impact yet would deliver significant economic and social benefits to the Village, then YLL believe it is both fair and reasonable to also give individuals / families (including those on low incomes and also existing residents who wish to stay within the Village via down/up sizing etc.) the opportunity of a new home in Oxspring and in doing so ensuring the Village's sustainable growth.
- 3.18 Though the Borough Council have not identified the release of any housing allocations in the Village at this point, historically Oxspring has been considered a sustainable location for housing development as set out in the Councils adopted UDP. Previous developments in the Village have provided people the opportunity to meet their housing needs and live in an area in which they choose to live.
- 3.19 The previous developments include Greenfield sites which, though once considered controversial, are now considered an integral part of the Village. YLL believe their development proposals at Oxspring Fields will provide these same opportunities, but in addition deliver far more benefits to the local community, situated in a more sustainable location in respect of connectivity to the Village. In addition they will also have far less impact on the Green Belt and other environmental considerations than the proposed Safeguarded land designation, reference SAF 18.
- 3.20 As identified above, YLL support the need to deliver new market and affordable homes in the Village. However we object to the redevelopment of the existing primary school site for new homes for the following reasons:-
- There is no identified need for the relocation of the school or demolition of one of the Village's oldest buildings which is of historic significance and design character;
 - The Oxspring Fields development proposals can deliver sufficient pupils to sustain the school's capacity from within the Village, which is a more sustainable option;
 - The Oxspring Fields development proposals can deliver considerable funding that can be used to enhance both the schools on-site and off-site facilities;
 - The delivery of 17 intermediate homes on the school site as currently suggested by the Neighbourhood Plan Group would not generate sufficient funding to deliver a new school, at a cost of over £2m in addition to the cost of purchasing suitable land;
 - The delivery of 17 intermediate homes on the school site would, in isolation, fail to meet the housing needs of the Village and wider Penistone area;
 - The Borough Council are legally required to maximise the value of their assets on disposal, and as a consequence the likely best market value of the site would be for a development of approximately 5 large family homes; and
 - The aspiration to deliver Code Level 6 homes on the site will be unviable and the design parameters associated with climate change and renewable energy, such as Code for Sustainable Homes, should be considered in the context of the Government's *Housing*

Standards Review which will place sustainable design standards within the Building Regulations.

- 3.21 The final point identified above also relates to proposed Policy CW/H2 in respect of future windfall housing sites. Should future revisions of the Neighbourhood Plan seek to include a policy associated with the delivery of new homes YLL believe that no reference should be made to specific climate change or renewable energy targets over and above the national standards prescribed in national planning policy or the soon to be updated Building Regulations. Such policies are unviable and would have a negative impact on the deliverability of future development schemes.
- 3.22 Overall we believe that the Neighbourhood Plan’s current approach to housing delivery does not meet the Village’s market and affordable housing needs and will not provide the level of funding needed to deliver the Village’s identified aspirations and ambitions.

Response to Policy CW/E1 – A New School at the Heart of the Community

- 3.23 As stated in the previous sections of these representations, our clients support many aspects of the draft Neighbourhood Plan’s ambitions in respect of delivering enhanced recreational and community facilities within the Village. The only element they do not believe is necessary, and have seen no evidence to the contrary, is the requirement for a new primary school.
- 3.24 YLL agree that the Primary School is the most important community infrastructure asset in Oxspring. However they consider that there is no requirement to deliver a new school as part of the enhanced recreational and community facilities on grounds of the viable and available capacity of the existing primary school; sustainability; the character of the existing school building; and the contribution which their Oxspring Fields development proposals will deliver to further enhance the existing schools facilities, which have only recently been extensively rebuilt and refurbished at significant cost to the public purse.
- 3.25 An article published in the Barnsley Chronicle (Penistone Edition) on Friday 6 February 2015 identifies that predicted pupil admissions and subsequently the overall pupil capacity of Oxspring Primary School will decrease over the next 5 years. The figures presented in the article are identified in the table below:-

Oxspring Primary School	Total	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Pupil Admissions	20	21	12	14	6	10
School Capacity	140	132	126	116	113	104

- 3.26 YLL understand that the school is currently operating close to capacity on account of pupils that live outside of the Parish being admitted to the School role. Indeed the draft Neighbourhood Plan specifically states in Policy CW/E1 that the development of a new school ***“should help to relieve the pressure for school places across the wider Penistone Area”***. It is therefore accepted that the identified need for increasing the school’s capacity is not generated by the Village itself. Increasing in commuting from outside of the Parish is contrary to the draft Neighbourhood Plan’s proposed, and indeed the NPPF’s, sustainability policies. Should a suitable proportion of new homes not be delivered in the Village in the future this existing trend will only worsen and consequently lead to an unsustainable and increasing number of pupils commuting from outside of the Parish. YLL believe that the draft Neighbourhood Plan should seek to increase the sustainability of the Village through delivering new homes in locations where all pupils can easily walk and cycle to the existing school.
- 3.27 In addition to the above YLL object to the demolition of the existing primary school on the basis of its historical nature and existing character, and especially since significant public expense has recently been expended on its comprehensive refurbishment. There are few, if any, other buildings within Oxspring of this quality.
- 3.28 Finally, and most importantly, we consider there to be no prospect of delivering the required funding to provide a new primary school within the Village or indeed to provide further future improvements to the existing school devoid of cost to local taxpayers, without the delivery of an appropriate amount of new housing. The cost of a new two form entry primary school of a capacity of circa 200 homes (sufficient capacity to warrant the need for an expanded school site) would amount to over £2m to deliver. The redevelopment of the existing school site for residential use therefore could not generate sufficient funding to deliver a new school.
- 3.29 On account of the above points YLL therefore believe that the future enhancement of the existing education facilities of the Village would be a more appropriate and viable proposition. The delivery of new homes as part of YLL’s Oxspring Fields development will secure the funding to provide future enhancements to the education facilities of the Village.
- 3.30 The Oxspring Fields development proposals will be required to deliver a financial contribution towards improving the Primary School’s facilities to cater for the pupil places required by the development. The required contribution can usually equate to £13,000 per primary school place and using the standard calculation of 1 place for every 4 homes provided, this could result in a financial contribution of up to £455,000 being delivered to improve the school’s facilities.
- 3.31 With regards to the school’s existing capacity, YLL believe that the Oxspring Fields development proposals present a sustainable way in ensuring the school’s capacity is maintained in the long term.

- 3.32 The calculation of school place requirements is based on a 1 place per 4 homes ratio on the basis that not all homes will generate the need for additional school places; the school places required by the development will not all be needed at the same time, given that new homes are built at an average of 30 homes per annum; and as the age of the children moving into the new homes will likely vary considerably.
- 3.33 As identified above in YLL's response to Policies CW/H1 and CW/H2, the development of the Oxspring Fields proposals can be delivered over a 5 year period, however, 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. It is anticipated that the earliest point that the Oxspring Fields development proposals would generate a need for new school places is 2017/2018. At a ratio of one space being generated from every 4 homes, at 150 homes the development would deliver circa 38 places over the course of its development. However, at an average delivery rate of 30 homes per year the school place requirement for the development would be calculated to be 8 places per year. From the table above it can be identified that there will be sufficient school places available for the development proposals from 2017/2018 onwards when considered against the potential to require a need for 8 places per annum. From the evidence above it can also be established that there would be close to sufficient capacity for the whole of the development by 2018/2019 as there are 36 places available against a 38 place demand.
- 3.34 In addition to providing the potential for direct improvements to the school's on-site facilities the funding can also be used to improve the connectivity of the school to other proposed facilities within the village located off-site to enhance the overall educational package. The funding generated from the Oxspring Fields proposals could be utilised to create two new ramped accesses, the first leading from the existing school playground onto the Trans Pennine Trail (to include Security Gates) and the second from the Trans Pennine Trail leading directly onto the village recreation ground where it is envisaged that enhanced recreational and community facilities (including the proposed Community Building/Sport pavilion) will be situated. These enhanced facilities could also be utilised as extended educational facilities, particularly with regard to Physical Education.
- 3.35 These assets would enable pupil's safe and secure access to the enhanced facilities proposed via passage of the Trans Pennine Trail, resolving the current circumstances whereby pupils must first negotiate public roads including the B6462 Sheffield Road. This enhanced connectivity is an ambition which is identified within the draft Neighbourhood Plan in Policy CW/E1 and the funding for this can be delivered via YLL's Oxspring Fields proposals.
- 3.36 Should in the long term it be decided by the neighbourhood that building a new school would be the most viable and appropriate way forward to delivering the education facilities that the

Village needs, then YLL would reason that the most appropriate site for the school would be on land to the West of Roughburchworth lane, currently identified as Safeguarded site "SAF 18" in the emerging Local Plan. Firstly, this land is situated in close proximity to the existing school site and the delivery of a school in this location would have far less of an impact on the Green Belt than residential development. Secondly, this location could be easily reached by all in the village as it is located approximately equidistant from both the existing Eddyfields development to the West and our client's proposed Oxspring Fields development to the East

- 3.37 Though again, without significant development in the Village we are concerned that there would be no funding available for such a proposal.

Response to Policy CW/SRC1 – Sport and Leisure Community Infrastructure

- 3.38 YLL are fully in support of the Neighbourhood Plan's ambitions to deliver a new community sports and recreational hub for the Village. However, they are concerned that at present the proposed facilities within the Neighbourhood Plan are not deliverable on grounds of available funding and in part the availability of the land required.

- 3.39 With regards to land availability, YLL object to the area of land immediately adjoining the existing Village recreation ground to the East being utilised for extended sport and leisure community infrastructure. This land is under the legal control of YLL who have not been consulted by the Neighbourhood Plan Group and whom we understand were aware of YLL's proposals to develop the land for housing prior to it being proposed for sport, leisure and community infrastructure.

- 3.40 The policy lists a number of aspirations that align with YLL's and which can be provided through the delivery of their Oxspring Fields development proposals. The only aspiration identified in the policy which they do not support is the delivery of a new school, for the reasons set out above.

- 3.41 YLL's Oxspring Fields development proposals will deliver:-

- 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; and
- The 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.

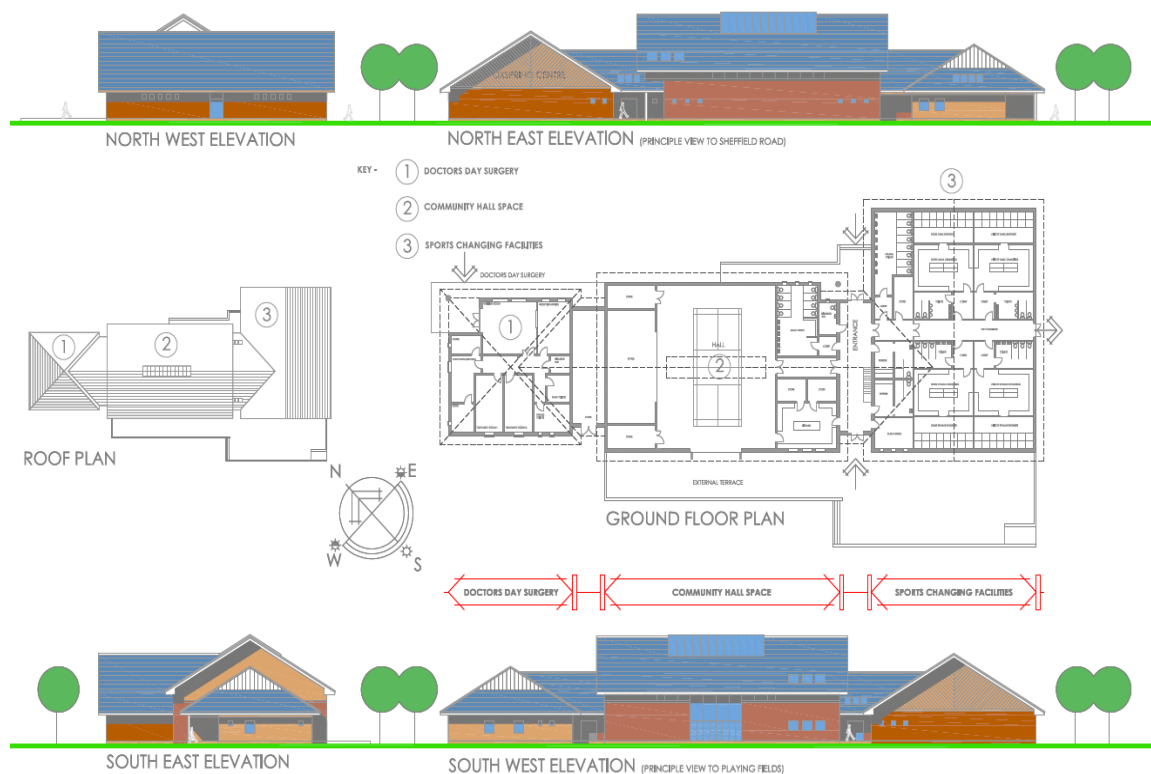
- 3.42 The development proposals for the Oxspring Fields site include a £500k contribution towards the delivery of a new Community Centre/Sports Pavilion to be at the "Heart of the Village". We

understand that this is a long-standing aspiration of the Village and that there is planning permission in place for the facility, but that a lack of the required funding over the last 7 years has led to its non-delivery at this time. We are informed that the contribution to be provided by YLL can be used to draw further match funding from other sources.

3.43 YLL would like to work with the local community on the detailed design of the facility and of course the process of delivering it.

3.44 In accordance with the aspirations of the draft Neighbourhood Plan it is envisaged that the facility could cater for sports/fitness, school P.E lessons, youth and after school clubs etc. providing such facilities as; changing rooms; toilets; meeting and function rooms; and health facilities such as a Dr's surgery. The facility is proposed to be located in the historic centre of the Village on the southern side of Sheffield Road, which has significant safety benefits in respect of children no longer having to cross the road as they do currently. Its delivery alongside, and as part of, the Oxspring Fields proposals will centralise the Village's services and facilities around the Waggon and Horses public house enabling the creation of a "heart" to the Village as desired by the draft Neighbourhood Plan.

3.45 An illustrative potential design of the type of Community Centre/Sports Pavilion that will be delivered is identified below:-



3.46 In addition to the provision of a financial contribution towards the delivery of the community facility in the historic centre of the village, the Oxspring Fields proposals also seeks to provide

a new country park to its Eastern boundary. The detailed design of the country park will be consulted on with the local community to ensure that it meets the aspirations of the Village. However, at this stage it is considered that the country park could deliver such features as footpaths, trim trails, picnic areas, general kick about areas and play space. The country park will deliver a substantial enhancement to the Village's current recreational and tourism offer.

3.47 As part of the new Country Park proposals, located to the eastern boundary of the site adjacent to the Trans Pennine Trail, YLL are proposing to deliver a new tourism facility to make Oxspring a "green hub" of pedestrian, equestrian and cycle journeys along its routes. Such facilities to be provided could include new and increased accessibility to the Trans Pennine Trail (importantly including disabled access), the provision of a cycle hire shop, a café, small craft workshops/business units and additional car parking facilities in the south eastern corner of the country park. All of which will aid the tourism offer of the Village. Such measures are attainable and YLL wish to work with the local community towards their delivery.

3.48 The image below identifies the indicative masterplan for the development and identifies how the position of the new country park would enable the proposed residential element of the Oxspring Fields development to be integrated into the Village, and how the country park's location on the eastern boundary would provide an appropriate long term defensible boundary for the Green Belt.



- 3.49 YLL are in the process of updating their identified plans to ensure that they further align to the draft Neighbourhood Plan proposals. Specifically in respect of providing additional connection points to the Trans Pennine Trail from the enhanced recreational facilities, proposed new Tourism facilities, and Country Park. The amended proposals will also include details of the proposed position and indicative design of the tourism facility to be located within the Community Park and adjacent to the Trans Pennine Trail.
- 3.50 Whilst the aspirations of the Oxspring Neighbourhood Plan to facilitate improved Sports, Recreation, Leisure and Amenity facilities (including a new community Building/Sports Pavilion) are commendable it is clear that the key (and financial ability) to ensuring the delivery of those aspirations is the delivery of our client's Oxspring Field's proposals, especially given that the delivery of your Neighbourhood Plan relies on the availability of our client's land.
- 3.51 Without the delivery of the Oxspring Fields proposals none of the identified aspirations of the draft Neighbourhood Plan will be achieved. With them, not only will a significant proportion of the identified ambitions of the draft Neighbourhood Plan be delivered, but a number of additional benefits will be provided as well.
- 3.52 Paragraph 184 of the NPPF states that neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. They can however promote more, especially where development proposals are considered to achieve the NPPF's principles of sustainable development.
- 3.53 The development of the Oxspring Fields site will enable the delivery of the NPPF's sustainable development objectives through the provision of mutual enhancements to the economic, social and environmental characteristics of Oxspring, Penistone and the wider Barnsley Borough as a whole.
- 3.54 The Oxspring Fields development proposals offer the only opportunity to deliver the Village's identified needs and aspirations and the land's release from the Green Belt would comply with national planning policy guidance, even in the event that the emerging Local Plan's strategy for future development in Oxspring remains the same.

4.0 NURTURING LOCAL BUSINESSES POLICIES & PROPOSALS

- 4.1 This section of the representations provides our client's response to the Nurturing Local Businesses Policies and Proposals chapter of the document.
- 4.2 One initial comment that our client wishes to make is that the draft Neighbourhood Plan does not consider the linkage between new housing development and wider economic development.
- 4.3 Housing development should be specifically identified as a driver to stimulate economic growth, the creation of jobs, and as a means to enhance the Village's tourist offer.
- 4.4 The direct benefits that housing development can deliver include the following:-
- The Creation of sustainable communities through meeting both market and affordable housing needs, offering existing and potential residents of the Village and wider area the opportunity to live in the home and location they desire.
 - Delivering significant financial contributions that are not otherwise available, towards the improvement of infrastructure including highways, drainage, education and community facilities.
 - New capital expenditure creating substantial direct and indirect employment opportunities.
 - Sustaining and improving the area's labour market through delivering the right homes in the right locations.
 - Provision of funding towards public services through new homes bonuses & council tax payments.
 - New first occupation Retail & Leisure Expenditure & ongoing expenditure by new residents spent in local shops and facilities
- 4.5 The NPPF seeks to encourage sustainable growth and identifies that significant weight is to be placed on the need to support economic growth through the whole of the planning system. It identifies in Paragraph 8 that economic growth can secure higher social and environmental standards. It can also address significant barriers to investment that can lead to a lack of housing.
- 4.6 We believe that the importance of housing delivery as a means of facilitating the sustainable growth of the Village needs to be given greater weight in the Neighbourhood Plan.

Response to Policy NLB/C2 & Policy NLB/RE2 – Improve Transport Connectivity Infrastructure & Developing a Sustainable Rural Visitor Economy

- 4.7 We object to the constant reference throughout the document that Oxspring is not a sustainable settlement. YLL consider Oxspring to be a highly sustainable location which

provides residents with accessibility to a range of services and facilities. If the Neighbourhood Plan Group genuinely believe that Oxspring is not currently sustainable then they should be seeking to use the Neighbourhood Plan as a mechanism to deliver viable developments that can enhance the Village's sustainability. The existing proposals, which include the wish to encourage in commuting to a new school within the Village, will not deliver this aim.

- 4.8 During the previous public plan inquiry the Inspector recognised Oxspring as a sustainable and well located settlement for additional development. He felt this to be particularly so in the light of its relationship to Penistone and the location of Penistone's employment facilities which connect Penistone with Oxspring. This view was shared by the Council throughout the UDP process, initially recognised in Volume 14 Western Rural Community Area Draft (1993) and later in the adopted Western Rural Community Area (Volume 13 paragraph 4.12) UDP (2000) that:-

“Oxspring is one of the locations in the Western Community Area for additional development because of its physical relationship to the Penistone Urban Area and because it has the infrastructure capacity to accommodate some further development without serious detriment to the quality and character of the Green Belt.”

- 4.9 YLL consider Oxspring to be a sustainable location for future development and support the Neighbourhood Plan's aspirations to further enhance the settlement's sustainability, as these align with their own.
- 4.10 The Oxspring Fields development site is located in a highly sustainable location given the accessibility of the site and its connectivity to a wide range of services and facilities, including the Trans Pennine Trail. Of greater importance though is the potential for the development to significantly enhance the public transport accessibility and connectivity of the Village with Penistone, the Barnsley Borough and the wider area.
- 4.11 As part of their Oxspring Fields proposals, and in combination with their scheme at Wellhouse Lane, Penistone (a draft housing allocation), YLL intend to facilitate the delivery of a new Strategic Public Transport Interchange at Penistone Train Station. A scheme which would also include a 100 space car park, a pedestrian bridge crossing, a tourist information centre, café and toilets.
- 4.12 The provision of these facilities will generate major economic benefits to the area. They will deliver enhanced facilities for communities, local businesses and promote tourism in this area of the Borough. The facility will deliver a great sustainable benefit to Penistone and its environs, which include Oxspring, leading to a much improved Public Transport service, reducing congestion on the local road network and ultimately addressing significant barriers to the future growth of the area.

- 4.13 Moreover, the Penistone Community Led Parish Plan (2013) identifies support towards the delivery of the Strategic Public Transport Interchange and additional parking facilities. The Plan identified parking issues and bus connectivity as being a barrier towards the growth of the area's tourism industry.
- 4.14 In correspondence during June 2014, South Yorkshire Passenger Transport Executive (SYLTE) acknowledged the proximity of the Oxspring Fields proposal site to the Trans Pennine Trail as a very good feature which should not be overlooked. *"The high levels of accessibility to the TPT promote this site as a very sustainable option given the connections to a high quality walking and cycling network... As the site is within 2km from the station, SYLTE would deem it acceptable to expect a proportion of cycle based park and riding from Penistone, as well as a higher proportion of cycling trips for commuter purposes."*
- 4.15 Whilst the cost of delivering these facilities is substantial, YLL are committed to their delivery. The total funding being offered by YLL towards the provision of the facility is £1m (£500k each from both their Penistone and Oxspring sites) alongside the "gifting" of the required land (which is currently in their ownership) at nil cost, and which has a current book value of £750k. This equates to a total contribution of £1.75m.
- 4.16 The facilitation of the Strategic Public Transport Interchange through the delivery of YLL's development proposals will have significant environmental benefits in the form of increasing sustainable transport modes and reducing the reliance on the private car. It will also reduce congestion within the central area of Penistone.
- 4.17 It is again important to state that without the Oxspring Fields development proposals the delivery of the Strategic Public Transport Facility in Penistone and the benefits which it will provide to the Principal Town, the Western Rural villages (including Oxspring) and overall the Borough as a whole, will not be possible.
- 4.18 The Oxspring Fields development proposals will also provide new and enhanced foot/cycle connections as well as dedicated disabled access to the Trans Pennine Trail which will provide existing/future residents of the Village, together with tourists, the ability to take full advantage of the myriad of walking and cycle routes that connect the Village to services and facilities available both locally and across the wider area., Including Penistone and its railway station which is a 7 minute commute by bicycle from the site.
- 4.19 Finally, as part of the new Country Park proposals, YLL are proposing to deliver a new tourism facility that intends to make Oxspring a "green hub" of pedestrian, equestrian and cycle

journeys along its routes. Such facilities to be provided will include new and increased accessibility to the Trans Pennine Trail (including disabled access), the provision of a cycle hire shop, a café, small craft workshops/business units and additional car parking facilities to the south eastern corner of the country park. All of which will aid and enhance the tourism offer of the Village. Such measures are attainable and YLL wish to work with the local community towards their delivery.

- 4.20 Together the proposals identified above will significantly enhance the sustainability and tourism offer of Oxspring and the wider Penistone area, delivering significant benefits to the local economy. These benefits are not possible without the provision of private funding and the required land.
- 4.21 The development of the Oxspring Fields site would enable the delivery of the NPPF's sustainable development objectives through delivering mutual enhancements to the economic, social and environmental characteristics of Oxspring and Penistone.
- 4.22 The Oxspring Fields development proposals offer the **only** opportunity to deliver the number of benefits identified above and the land's release from the Green Belt would comply with national planning policy guidance.

5.0 NURTURING THE ENVIRONMENT POLICIES

5.1 This section of the representations provides our client's response to the Nurturing the Environment chapter of the document.

Response to Policy NRE/PE – Protecting and Enhancing Natural Biodiversity Assets

5.2 YLL support the aim of the policy to nurture the rural environment for future generations through the enhancement of Oxspring's Green spaces. Such aims align with their own in respect of the delivery of a new Country Park and the creation of riverside walks throughout the Oxspring Rocher Valley.

5.3 YLL's County Park and Oxspring Rocher Valley proposals, included within their Oxspring Fields development proposals, offer the potential to deliver each of the identified aspirations of the policy.

5.4 As YLL control a large proportion of land that surrounds the Village they believe that the key to delivering an integrated package of improvements to Oxspring's Green Spaces is through the Neighbourhood Plan Group engaging fully with both themselves and the local community.

Response to Policy NRE/LC – Creating New Links & Connections to the Tans Pennine Trail, the Riverside and Within the Village

5.5 Our client supports the creation of new links and connections to the Trans Pennine Trail and the Riverside as these align with their own aspirations for the Village.

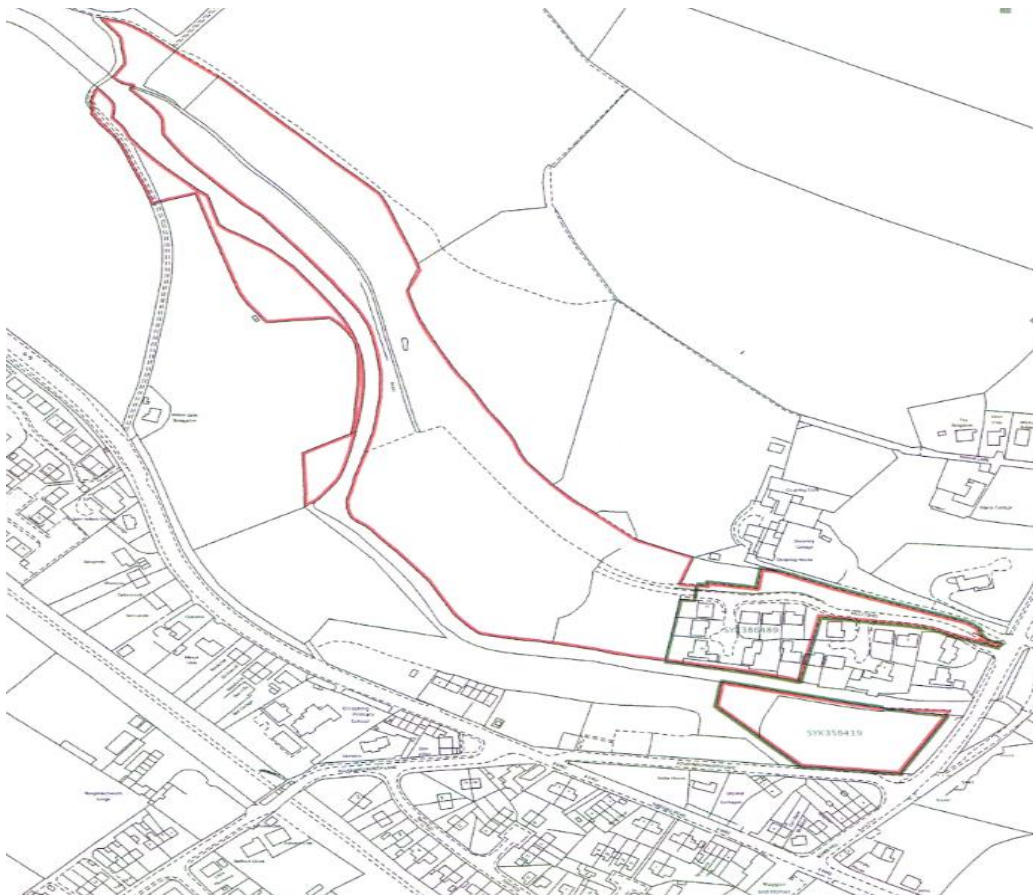
5.6 As identified above our client's Oxspring Fields development proposals will seek to create new and enhanced foot/cycle connections including designated disabled access to the Trans Pennine Trail, which will provide residents of the Village together with tourists, both now and in the future, the ability to take full advantage of the myriad of walking, equestrian and cycle routes that connect the Village to services and facilities available across the wider area.

5.7 In addition they will also deliver a new Country Park adjacent to the Trans Pennine Trail, which will include the provision of a number of new and enhanced access points helping to make Oxspring a "green hub" of pedestrian, equestrian and cycle journeys along its routes. YLL are also proposing to deliver a new tourism facility that will include the provision of a cycle hire shop, a café, small craft workshops/business units and additional car parking facilities to the south eastern corner of the country park. All of which will aid the tourism offer of the Village.

5.8 With regard to the delivery of improved access to the riverside, YLL own an expanse of land along the River Don corridor to the north of the Village, known as the Rocher Valley, which

extends from the Millstones development in the East to Willow Lane and an existing footpath in the West. As part of the Oxspring Fields development proposals they are willing to offer the land and provide enhancements to improve accessibility to the river side to include the Neighbourhood Plan's identified aspirations of footpaths and picnic areas, and the long standing ambition for the creation of a parish fishing club.

- 5.9 The plan below verifies the area of YLL's ownership which stretches along the River Don corridor. This provides evidence of their capability to deliver the identified enhancements.



- 5.10 The funding required to deliver these facilities will be generated by the development of new homes within the Oxspring Fields development proposals. At present the Neighbourhood Plan Group have presented no material evidence within the Neighbourhood Plan to demonstrate the viability and deliverability of their identified aspirations.
- 5.11 Without the development of YLL's Oxspring Fields proposals the delivery of the ambitions identified in the nurturing the environment chapter of the draft Neighbourhood Plan proposals are not be deliverable and consequently we urge the Neighbourhood Plan Group to engage with YLL to discuss their proposals further.

Response to Policy NRE/CC – Preparing for Climate Change

- 5.12 Overall YLL support the intent of the proposed policy, however, they question its necessity given that it replicates national planning guidance and a number of policies that will be included within the emerging Barnsley Borough Local Plan.
- 5.13 Policies to be contained within the Neighbourhood Plan should not repeat national and local planning policy guidance as this could create a further layer of unnecessary guidance that could constrain future development.
- 5.14 In light of the above, we believe the policy should be removed in the future versions of the Neighbourhood Plan document.

6.0 SITE SPECIFIC DEVELOPMENT PROPOSALS

6.1 This section of the representations responds to the site specific development proposals that are presented within the draft Neighbourhood Plan.

6.2 YLL support a number of the proposals identified within the draft plan as these align with their 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.

Response to Site A – A New Primary School at the Heart of the Community's Sports & Recreational Hub

6.3 As stated in the preceding sections of these representations, our client supports many aspects of the draft Neighbourhood Plan's ambitions in respect of delivering enhanced recreational and community facilities within the Village. The only element they do not believe is necessary, and have seen no evidence to the contrary, is the requirement for a new primary school.

6.4 The reasons for this are set out in Section 3 above in YLL's response to Policy CW/E1 of the draft Neighbourhood Plan which relate to the following:-

- There is no identified need for the expansion of the school on the basis of the School's anticipated admissions and capacity figures;
- The redevelopment of the site would involve the demolition of one of the Village's remaining buildings of character;
- Without the delivery of new homes in the Village the School's capacity will be taken by pupils un-sustainably commuting from outside of the Parish;
- The development of a new school will cost over £2m pounds in addition to the cost of purchasing suitable land, and no funding is available for such a facility without private investment which is highly unlikely to be forthcoming ;
- The Oxspring Fields development proposals can deliver sufficient pupils to sustain the school's capacity from pupils living in the Parish which is a more sustainable option; and
- The Oxspring Fields development proposals will deliver funding that can be used to enhance the existing schools on-site and off-site facilities.

6.5 YLL are full in support of the Neighbourhood Plan's ambitions to deliver a new community sports and recreational hub for the Village. However, they are concerned that at present the proposed facilities within the Neighbourhood Plan are not deliverable on grounds of available funding and in part the availability of the land required.

6.6 Whilst many of the Neighbourhood Plan's identified concepts are supported, they will remain as theoretical concepts unless feasible and viable delivery mechanisms are identified. Evidence

of this is presented by the inability to generate the funding necessary to deliver the sports pavilion for which the Parish council were first granted planning permission over 7 years ago.

- 6.7 YLL hopes that the Neighbourhood Plan Group will now work collectively and transparently with both themselves and the local community it represents towards the delivery of the enhanced recreational and sporting facilities which will be facilitated through the development of their Oxspring Fields development proposals. Such ambitions are not deliverable without them.
- 6.8 As identified in our response to Policy CW/SRC11 of the draft Neighbourhood Plan their Oxspring Fields development proposals will deliver:-
- 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; and
 - The 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.
- 6.9 The funding required to deliver these facilities will be generated by the development of new homes within the Oxspring Fields development proposals. At present there is no evidence presented within the Neighbourhood Plan to justify the viability and deliverability of the identified aspirations.
- 6.10 The images and masterplan presented in Section 3 of this statement which identify the facilities proposed above, are only indicative at this time and YLL wish to work together with the local community to tailor the detailed design of these areas in order to deliver the communities desired aspirations.
- 6.11 The delivery of the above mentioned facilities will provide a significant proportion of the Village's identified ambitions. Ambitions that are not deliverable without the Oxspring Fields development proposals, which will provide both the funding and the land required.

Response to Site B – Oxspring's Riverside Biodiversity Nature Trail

- 6.12 As identified in our response to Policy NRE/LC of the draft Neighbourhood Plan we support the creation of enhanced riverside access in order to deliver the communities identified aspirations. However, there are a number of issues associated with the delivery of the Neighbourhood Plan's 'Site B' proposals which include:-
- All of the land required to deliver the proposals is located within our client's ownership, and they have not been consulted on the proposals directly by the Neighbourhood Plan Group;

- Our client has planning permission for residential development on the area identified as a 'wild flower meadow' and as such this element of the Neighbourhood Plan is undeliverable;
- The remaining proposals cannot be delivered without the delivery of our client's Oxspring Fields development proposals which will provide the funding and the land required.

6.13 YLL's Oxspring Fields development proposals will deliver the creation of riverside walks throughout the Oxspring Rocher valley, providing the potential for the formation of footpaths, picnic areas and a local fishing club. They will deliver each of the Neighbourhood's Plans ambitions and more in this regard.

6.14 The funding required to deliver these facilities will be generated by the construction of new homes within the Oxspring Fields development proposals. At present there is no evidence presented within the Neighbourhood Plan which justifies the viability and deliverability of the identified aspirations.

6.15 As set out above, the 'Site B' proposals currently contained within the Draft Neighbourhood Plan are undeliverable and consequently we urge the Neighbourhood Plan Group to engage and consult fully with YLL in future to prevent the publication of material which may be considered misleading to residents of the Parish.

Response to Site C – Accessible Homes for Oxspring

6.16 As identified in our response to Policy CW/H1 and Policy CW/H2 of the draft Neighbourhood Plan we support the need to deliver new market and affordable homes in the Village. However we object to the redevelopment of the existing primary school site for new homes for the following reason:-

- There is no identified need for the relocation of the school or demolition of one of the Village's oldest buildings of historic design character;
- The rebuilding and refurbishment of the school at great cost to the public purse has recently been completed;
- The Oxspring Fields development proposals can deliver sufficient pupils to sustain the school's capacity from pupils located in the Village which is more sustainable;
- The Oxspring Fields development proposals will deliver funding that can be used to enhance the schools on-site and off-site facilities;
- The delivery of 17 intermediate homes on the school site would not generate sufficient funding to deliver a new school at a cost of over £2m in addition to the cost of purchasing suitable land;
- The delivery of 17 intermediate homes on the school site would not in isolation, or with a collection of smaller sites, meet the housing needs of the Village or the wider Penistone area;

- The Borough Council are legally required to maximise the value of their assets and as a consequence the likely best market for the site would be a development of approximately 5 large family homes; and
- The aspiration to deliver Code Level 6 homes on the site will be unviable and the design parameters associated with climate change and renewable energy, such as Code for Sustainable Homes, should be considered in the context of the Government's *Housing Standards Review* which will place sustainable design standards within the Building Regulations.

6.17 On account of the above comments the continuation of the Neighbourhood Plan's current approach will only result in no new homes being developed within the Village, other than those on small windfall sites which will not be of a sufficient size to meet the Villages market and affordable housing needs, which in turn will not provide the level of funding needed to deliver the Village's identified aspirations and ambitions.

Summary of Site Proposals

6.18 Should the Neighbourhood Plan Group seek to progress with the current policies of the draft Neighbourhood Plan it is evident that none of the identified aspirations and ambitions of the Village will be delivered.

6.19 Whilst our client supports many of the Neighbourhood Plan's identified concepts, they will remain as theoretical concepts unless feasible and viable delivery mechanisms are embraced. YLL's Oxspring Fields development proposals are unrivalled and are the only feasible and viable delivery mechanism available to deliver the communities aspirations as they will provide both the funding and land required to do so. Each of which is not presently available.

7.0 SUMMARY & CONCLUSIONS

- 7.1 In conclusion, we wish to highlight the fact that our client's Oxspring Fields development proposals present a rare, unprecedented and unrivalled opportunity for Oxspring. Land owned privately by YLL is being offered to provide community benefits that will facilitate the sustainable development of Oxspring, 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 the wider Penistone area.
- 7.2 At present we are concerned that the draft Neighbourhood Plan does not comply with the planning policy guidance presented within the NPPF and NPPG on grounds of deliverability and promoting sustainable development.
- 7.3 We trust that the Neighbourhood Plan Group will now work with YLL towards the delivery of an exemplary Neighbourhood Plan which can be considered "best practice" in respect of providing evidence of the significant number of benefits that can be delivered when the local community and developers work together.
- 7.4 Whilst many of the Neighbourhood Plan's identified concepts are supported, they will remain as theoretical concepts unless feasible and viable delivery mechanisms are identified. YLL are the only feasible and viable delivery mechanism available to deliver the village's aspirations and provide an unrivalled opportunity for the Neighbourhood Plan Group to deliver a future for the village that they, and most importantly the local community can be proud of.
- 7.5 National Planning Policy Guidance clearly states that Neighbourhood Plan bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. More specifically Paragraph 184 of the NPPF states that neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. They can however promote more development, especially where development proposals can be considered to achieve the NPPF's principles of sustainable development.
- 7.6 We acknowledge that national planning policy guidance identifies that a Neighbourhood Plan must be in general conformity with the Borough Local Plan. However, given the Borough's Local Plan is at the consultation stage there is an opportunity for the Neighbourhood Plan Group and the local community to proactively influence the production of the Barnsley Borough Local Plan to ensure the delivery of the Village's identified needs and aspirations.

- 7.7 The development of the Oxspring Fields site would enable the delivery of the NPPF's sustainable development objectives through delivering mutual enhancements to the economic, social and environmental characteristics of Oxspring, Penistone and the wider Barnsley Borough as a whole.
- 7.8 The Oxspring Fields development proposals offer the only opportunity to deliver the Village's identified needs and aspirations and the land's release from the Green Belt would comply with national planning policy guidance, even in the event that the emerging Local Plan's strategy for future development in Oxspring remains the same.
- 7.9 We trust that both the Parish Council and Neighbourhood Plan Group will thoroughly review and consider the above representations in the ongoing Oxspring Neighbourhood Plan preparation process which we believe in its current form is unviable and consequently undeliverable.
- 7.10 We hope that the Neighbourhood Plan Group will acknowledge our client's detailed concerns contained within this representation and will moving forward work with YLL to ensure the delivery of a robust, viable and deliverable Neighbourhood Plan document which meets each of the Village's ambitions.