

Stephanie Tolson
Clerk to Oxspring Parish Council
43 Nether Royd View,
Silkstone Common,
Barnsley,
S75 4QQ

10th April 2015

Dear Ms Tolson

We write on behalf of our client, Yorkshire Land Ltd (YLL) to inform you of the community consultation programme that we are due to undertake in respect of the Oxspring Fields development proposals and the many additional community benefits that the scheme will provide to the area.

Enclosed with this letter is a consultation brochure, comments form and accompanying cover letter which set out details of YLL's proposals for the Oxspring Fields development and these documents will shortly be posted out to every household and business within the Parish.

Further details of the proposed Oxspring Fields Development are also available online at www.oxspring-fields.co.uk. This website provides information on the individual aspects of the proposed development and includes a further number of documents which detail the background history of the site; the technical assessments that have been undertaken by professional practices and correspondence that has taken place between YLL, Barnsley Metropolitan Borough Council (BMBC), Oxspring Parish Council (OPC) and the Neighbourhood Plan Group (NPG).

In 2012 BMBC published its Local Development Framework Sites and Places Consultation Draft DPD. This document confirmed that BMBC could not meet its housing requirements without encroaching into the Green Belt and land owners and Developers were encouraged to put forward Green Belt sites that they deemed suitable for development. Importantly, BMBC confirmed that the Green Belt sites that would be considered most favourably for development were likely to have the following characteristics:

- Their development would enable the Borough to achieve the ambitions of the Economic Strategy in respect of delivering a broader housing mix;
- Their development would not harm the functions of Green Belt particularly in respect of checking unrestricted sprawl and preventing settlements merging into each other;
- Development of the site would result in a defensible Green Belt boundary;
- The site has a good relationship with a settlement, has access to facilities and is sustainable, edge of settlement is likely to be preferred;
- The development represents infilling or the partial or complete redevelopment of previously developed sites whether redundant or in continuing use, that would not have a greater impact on the openness of the green Belt and the purpose of including land within Green Belt than the existing development.
- Will contribute to the viability of a settlement.

My client submitted detailed representations of the Oxspring Fields site to BMBC and the site was included for assessment in the Strategic Housing Land Availability Assessment (SHLAA).

The SHLAA was undertaken by Peter Brett Associates, a national independent planning consultancy commissioned by the Council. A copy of the Oxspring Fields SHLAA Site Assessment Details (unique identifier reference 681) is enclosed with this letter and demonstrates that the Oxspring Fields site performed very well against the suitability, availability and achievability criteria set out in National

Planning Policy Guidance, achieving the highest overall Category 1 rating, identifying the site as being a “deliverable” residential development site.

On 14 October 2012 OPC submitted a robust objection to BMBC concerning the Council’s proposals to allocate a residential development of 111 Low Density Homes, on a site to the North and South of Roughbitchworth Lane, Oxspring, Site Reference LD10.

It is our understanding that Mr J. Wade, a resident of Oxspring for over 80 years and also a former long standing member of both the Borough and Parish Councils, was approached by Mrs A. Walker, Vice Chair of OPC, who asked Mr Wade, in the light of his vast knowledge of the village, if he was aware of any other land suitable for housing development, with better access and drainage infrastructure which could form an alternative/replacement housing site to BMBC’s Proposed LD10 site (Now BMBC Local Plan Site Reference: SAF 18).

We are advised that after much deliberation, Mr Wade identified the land to the South of the B6462 ‘Sheffield Road’ which adjoins the sports field in Oxspring. It is Mr Wade’s opinion that development in this location will importantly maintain the historical linear pattern of development of the village between the Trans Pennine Trail (TPT) and the River Don Corridor, would be contained by strong logical and defensible boundaries, would provide access directly onto the ‘B6462’ Sheffield Road and could be adequately drained on a gravity flow system. Furthermore, the Development would provide the opportunity to deliver positive drainage measures such as the provision of roadways and surface water gully grates which would help to alleviate the surface water runoff problems which Oxspring has experienced in the past. Finally, the proposed Sports Pavilion/Community building, Public House, Village Store and Primary School are easily accessible from the site and any development in this location would have the least impact on existing properties, both during and post construction.

Mr Wade approached my client, informing them of Mrs Walker’s enquiry to himself. YLL informed Mr Wade that they held an interest in the site and had already submitted representations to BMBC for its consideration in the SHLAA.

YLL held an initial meeting with Mr Wade, Mr I. Goldthorpe (Chair of OPC) and Mrs Walker at Oxspring Sports Field in November 2013 to outline their Oxspring Fields development proposals. At this meeting my client made known their commitment to accommodate a mix of homes (including affordable) and provide substantial funding of £500k (Five Hundred Thousand Pounds) via a Section 106 Agreement, towards the delivery of the much needed and long awaited sports pavilion/community building.

It is therefore clear that my client’s development proposals were brought to the attention of OPC at the very earliest stages of the commencement of the formal Neighbourhood Plan process and it would appear the NPG have not made residents of the Parish aware of my client’s proposals.

The Oxspring Fields development proposals seek to deliver many of the identified aspirations of the Neighbourhood Plan, though we do make it clear in our consultation documents that the Oxspring Fields development proposals **are separate** to the proposals contained within the draft Neighbourhood Plan. We believe that the consultation we are undertaking will aid the preparation of the Neighbourhood plan, and consequently we want to hear the local community’s views on the Oxspring Fields development proposals.

In addition to notifying OPC in respect of our community consultation programme, we would also like to raise with you our concerns regarding the preparation of the Neighbourhood Plan that has taken place to date, following a review of OPC minutes dated 2 February and 9 March 2015 respectively.

Extracts from OPC Minutes - 2 February 2015

- *The correspondence with Yorkshire Land’s agent Mr Butler was discussed. The Parish Council is concerned about the offer to Penistone Town Council to have an interchange built if Yorkshire Land gets planning permission to build at the Oxspring Fields site.*
- *Approximately 100 residents attended the meetings, there was some constructive criticism and some very positive comments.*
- *The NP committee are due to have a meeting with the School governors shortly.*

- *It was agreed that there is nothing to be gained from having a meeting with Hunshelf and Penistone Councils at this point re Oxspring fields.*

Extracts from OPC Minutes - 9 March 2015

- *Councillor Walker reported on the meeting held with the BMBC Planning Department.*
- *It was noted that the NP cannot include a new school in its plans if the BMBC Local Plan has no new schools planned for the Penistone area. At present, this is an unknown factor but it is not expected that there will be a plan for a new school. If this is the case, the NP cannot include a school in its policy, but can have it as an aspiration.*
- *The s106 agreement for the Paddock Land has not been signed off yet, and therefore the planning officers could not comment on the NP Committees thoughts about using the s106 money for a riverside footpath.*

The extracts from the minutes identified above provide further evidence to re-iterate and reinforce the concerns raised in YLL's consultation response to the draft Neighbourhood Plan and in other separate correspondence with the NPG.

We would be interested to hear in further detail why OPC would be concerned about the delivery of a Strategic Transport Interchange in Penistone as part of the Oxspring Fields development proposals. The facility would significantly enhance the sustainability and tourism offer of the area, whilst helping to reduce serious congestion issues in the Town, all for the benefit of residents of Penistone, Oxspring and the wider Western Rural Area of the Borough. The proposals are strongly supported by South Yorkshire Passenger Transport Executive, and we would hope and expect that the delivery of such a benefit to the area would also be supported by OPC, particularly taking into account that the only land allocated for employment purposes to serve the needs of Penistone in the draft Local Plan, is situated within the Parish of Oxspring in close proximity to two existing business parks in the Parish (Martree and Wintwire). It is apparent that Penistone and Oxspring are inextricably linked and it is highly likely that some employees of existing or future businesses based in this location are more likely to utilise a more sustainable and improved public transport system to access their place of work.

The NPG's failure to consult with YLL, a key stakeholder who controls land which is necessary to deliver the majority of the Neighbourhood Plan's identified policies and aspirations, confirms our position that proper and full consultation with key stakeholders **did not** take place prior to the publication of the draft Neighbourhood Plan. Nor it seems is there any desire by the NPG to rectify this matter now in order to ensure the successful delivery of the Neighbourhood Plan.

Aspirations set out within the draft policies of the Neighbourhood Plan will remain as such unless the landowners of any required land are fully consulted on and are in agreement with what is being proposed. As we have set out above, OPC were first made aware of YLL's proposals for the Oxspring Fields site in November 2013, more than 13 months prior to the publication of its draft Neighbourhood Plan document.

YLL want to work proactively with the NPG and we again offer to meet with OPC, the NPG and Hunshelf Parish Council in order to seek to take matters forward constructively.

In their Consultation response to the draft Neighbourhood Plan, dated February 2015, YLL have identified issues of concern associated with the demolition and relocation of the existing Primary School; one of the Village's most attractive and historic buildings, which in recent years has seen substantial financial investment from BMBC.

Originally, YLL's concerns were associated with need, sustainability and viability, however, from a review of the minutes (extracts of which are set out above) it is now clear that prior to the publication of the draft Neighbourhood Plan, the NPG failed to meet formally with the School Governors or members of BMBC's Planning and Education Departments to discuss the proposal to construct a new primary school for the village. This raises serious concerns over the lack of consultation in the preparation of the draft Neighbourhood Plan, and it again presents evidence that key stakeholders, including my client who controls the land that would be necessary to accommodate a large part of the NPG's proposals,

were not consulted prior to the publication of the draft document; nor were the Local Planning Authority who are formally required to review the content of the document.

Firstly, if the NPG believe that a new school is required, it should first have held a formal meeting with both the School Governors and BMBC's Education Department to ensure the viability of the proposal and to ensure that the necessary funding is or could definitely be made available. Secondly, if after proper consultation it could be concluded that a new school is required, proper consideration should be given to identifying the most suitable location for the new school, and this process should take into account the need for ease of access from all existing housing developments within the village. In this regard, we consider that the safeguarded land to the North West of Roughbirchworth Lane (which forms part of BMBC Local Plan site Ref: SAF 18) which is in very close proximity to the existing school, offers a better location to construct a new primary school than that currently proposed, due to it being more easily accessible on foot from existing housing developments within Oxspring, meaning that it is more likely that pupils will walk to and from school, which is considered more sustainable. Finally, and importantly, following a meeting with the School Governors and BMBC's Education Department, the NPG would need to meet and liaise with the landowner, who may not wish to sell/dispose of his land.

Moving forward, in the event that a new school was constructed and the existing primary school site became vacant and surplus to requirements, BMBC has a fiduciary duty to its ratepayers to realise the highest value when disposing of its surplus assets by placing them for sale on the open market (this is the normal procedure). As the site is situated within the centre of a sustainable village, the highest value likely to be obtained for the site would be from a Developer wishing to construct a residential development of detached family homes. Taking into consideration the area of land involved, it is unlikely that a scheme of more than 5 detached family homes could be accommodated. Current Borough Council Policy dictates that there is no requirement for Developers to provide affordable housing on schemes of less than 15 dwellings (Core Strategy Policy 15) and any residential development proposals for the site would be below this threshold, therefore no affordable homes would be delivered. In reality, any new homes will be designed and constructed to meet sustainable design standards as set out within nationally prescribed Building Regulations (which are soon to supersede the code for sustainable homes) and any residential development in this location would fall into the criteria of redevelopment of a previously developed site and would therefore meet the planning policies and criteria set out in National Planning Policy Guidance and the emerging Local Plan, which take precedence over a Neighbourhood Plan, on this basis the Parish Council would have no valid policy grounds to object. Though the above scenario contrasts greatly with the draft Neighbourhood Plan proposals; it is based on sound fact and reasoning.

Whilst the Oxspring Fields site is currently designated as Green Belt land, We feel it prudent to note that neither OPC nor it's NPG, appear to object to the principal of built development taking place on the site, as illustrated in the Consultation Draft Neighbourhood Plan.

YLL question the motive behind the NPG's proposals for development on its Oxspring Fields site without full and proper consultation with them, and therefore have reason to believe that it is an unjust and ill thought out attempt of the NPG to stifle their Oxspring Fields proposals. We would consider that such actions are not in the spirit of sound Neighbourhood Plan making.

YLL also question why land in its ownership to the North of Roughbirchworth Lane, adjoining the river Don (The Paddock), is depicted in the draft Neighbourhood Plan as a wild flower meadow with riverside access to the public given that they were granted Planning Approval for the erection of three detached dwellings on the site in December 2014 (the Planning Application was registered on 25 June 2014 – Planning Reference: 2014/0684). Again it is clear that the NPG have failed to consult on their proposals with YLL.

It is evident that many of the proposals contained within the draft Oxspring Neighbourhood Plan are undeliverable and the document is therefore grossly misleading to the public, whom may perceive that the preparation of the plan to date has been a misuse of public resources.

The final point we wish to make in respect of the OPC meeting minutes dated 9 March 2015, is with regard to the S106 agreement monies associated with the approved Paddock development. It is imperative that OPC and the NPG identify and accept that both funding and landowner consent are

required to deliver the Neighbourhood Plan proposals, irrespective of the scale of development, and although the S106 monies from the approved Paddock development could provide the necessary funding towards the delivery of a new riverside footpath, such will not be deliverable without landowner consent. In this case the landowner, YLL, have not granted consent for the delivery of the riverside footpath on their land.

OPC objected to YLL's Paddock development, yet now seek to utilise the S106 funds generated from it to deliver benefits to the local community. This is proof of how the delivery of new development can be beneficial to the Parish and presents further evidence that if OPC and its NPG continue to oppose and attempt to prevent YLL's sustainable Oxspring Fields development proposals it will severely limit the funding available for the provision of affordable housing and desired community infrastructure improvements. This is why we believe that the Oxspring Fields development proposals should be supported on account of the truly substantial and significant community benefits that the development can provide and we trust OPC and the NPG will take this fact into account when fully assessing the Oxspring Fields development proposals, which will also assist BMBC in meeting its own identified housing objectives.

As OPC are already aware, the NPG has a strong aspiration to deliver a Sports Pavilion/Community Building and create a heart to the village. OPC first obtained planning permission for such a building to be located on the Sports Field on 22 October 2008 (Planning Reference: 2008/1249) however due to a lack of funding which prevented the delivery of the facility, the application had to be renewed on 5 August 2011 (Planning Reference: 2011/0785). Whilst disappointing for residents of the Parish, it is evident from the meeting minutes of OPC (available on the OPC website) that despite strenuous efforts, over nearly a seven year period, that they have unfortunately not been able to raise the necessary funding to deliver this facility, including the display of a banner on the Sport Field (Please see the attached photograph which was taken in 2012). The draft Neighbourhood plan highlights that a Sports Pavilion/Community Building will be of great benefit not only to the community, but also to the Primary School who do not currently have such a facility on site. However, the NPG again fail to identify how they will deliver this facility. Other than the current offer by YLL to provide £500,000.00 (Five Hundred Thousand Pounds) via a S106 agreement as part of its Oxspring Fields development proposals, we are unaware of any other funding to take this project forward. In light of the current situation we ask how such an offer can continue to be ignored.

The NPG have also identified a need for affordable homes to serve the Parish, but crucially, have failed to demonstrate how these homes will be delivered. We note the video featured on the Oxspring Neighbourhood Plan Website entitled 'Affordable Rural Housing' which demonstrates how private sector housing development can provide much needed affordable homes, which otherwise would not be constructed due to a lack of available land and the required level of funding.

For over 25 years OPC has held strong aspirations to create a Parish Fishing Club and to gain access to form riverside walks along the Oxspring Rocher Valley (land owned by YLL) and these are just a few of many further benefits that the Oxspring Fields development will deliver to the Parish, however, YLL are only able to deliver these benefits as part of their Oxspring Fields development proposals.

Overall, we consider that the recent OPC meeting minutes have provided a great insight and further evidence to corroborate YLL's concerns that the aspirations of the Village will not be delivered if the Neighbourhood Plan is not appropriately amended.

The NPG has presently provided no evidence to demonstrate that either the funding or the land required to successfully deliver the policies or aspirations contained within the Neighbourhood Plan is currently, or can ever be, in place. The only mechanism that can and will ensure the delivery of many of the aspirations and proposals contained within the Neighbourhood Plan is YLL via the development of their Oxspring Fields proposals, and we again urge OPC and the NPG to start to work constructively and proactively with YLL to seize this rare and unprecedented opportunity to obtain the great number of public benefits that are available for the Parish.

The proposed Oxspring Fields development represents a sound, robust and deliverable alternative development to the proposed safeguarded land designation "SAF18", Land North and South of

Roughbitchworth Lane, Oxspring” which measures 5.1Ha in size and is capable of delivering in excess of 150 homes, which would be served from new access points onto Roughbitchworth Lane. As set out above, OPC has previously made written representations to BMBC, objecting strongly to the development of this site (SAF 18) for housing, citing a number of concerns, including an increase in traffic using narrow country lanes and surface water drainage/flooding issues. In view of this, the NPG could request that BMBC re-designate this land (site SAF 18) as Green Belt, given that it meets a number of Green Belt functions, and in turn request the removal of the Oxspring Fields site from the Green Belt. In contrast to the safeguarded land, the Oxspring Fields site benefits from strong, logical and defensible boundaries, is deliverable and has no access or drainage issues.

Paragraph 184 of the National Planning Policy Framework (NPPF) states that Neighbourhood Plans should not promote less development than set out in the Local Plan, however, they can promote alternative allocations/designations or more development where proposals are considered to achieve the principles of sustainable development. We consider that 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. Furthermore, as set out above, BMBC have already confirmed that they cannot meet their housing requirements without encroaching onto land currently within the Green Belt and the Oxspring Fields site obtained the highest category of scoring (Category 1) within the SHLAA, which deems it a deliverable site for residential development.

We ask that you carefully consider and digest the video recording of a meeting (<http://www.oxspringplan.org.uk/about/videos/>) which took place on the village Sports Field, between a senior BMBC Planning Officer, Ms Helen Willows, and representatives of the NPG including the Chair, Ms Ruth Rovira-Wilde. A Transcript of this video, together with a summary, is attached with this letter.

The Oxspring Fields development proposals offer the only viable opportunity to deliver the Village’s identified needs and aspirations, and the site’s release from the Green Belt and inclusion in the Oxspring Neighbourhood Plan would comply with National Planning Policy Guidance, even in the event that BMBC’s emerging Local Plan strategy concerning future development in Oxspring remains the same.

BMBC’s Unitary Development Plan (Adopted December 2000) confirms that Oxspring is one of the most suitable 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.

Again we reiterate that the Oxspring Fields development proposals provide an unprecedented and once in a lifetime opportunity for residents of both Oxspring and Penistone. Land, owned privately by YLL is being offered to provide substantial community benefits that will greatly enhance the sustainable development of Oxspring and the wider Western Rural part of the Borough.

The final purpose of this letter is to inform OPC of a further benefit that the Oxspring Fields development proposals can deliver to the local community. Enclosed are indicative plans which detail the provision of new access points onto the TPT. One point of access being from the Sports Ground, as suggested in the draft Neighbourhood Plan, and the two further proposed access points being from the Primary School, ensuring safe and secure access along the TPT to the sports field where the proposed sports pavilion/community building will be located; and to the proposed Tourism Hub, which will incorporate a safe access to the TPT for all, including the disabled and those on horseback.

The delivery of each of the three new access points will require further significant funding in addition to that already offered by YLL, subject to the delivery of the Oxspring Fields proposals. YLL anticipate that the provision of the access point from the primary school to the TPT, to include security gate, fencing and a staff supervision shelter (as illustrated on the enclosed plan), would cost circa £30,000 (Thirty Thousand Pounds) to deliver, whilst the access point from the Sports Field to the TPT would cost in excess of £70,000 (Seventy Thousand Pounds) to deliver, due to the differential in levels between the TPT and the sports field. YLL are willing to commit this further funding as part of their Oxspring Fields development proposals, however, it is important to note that no evidence is provided within the draft Neighbourhood Plan to identify how the funding will be delivered to construct just one proposed access

point between the TPT and the sports field, which again raises questions marks over the NPG's ability to deliver this aspiration alone. The Oxspring Fields development proposals should therefore also be supported on the grounds that it will not only deliver one new access point to the TPT, but three alongside a wide spectrum of other deliverable benefits including:

- **Construction of 150 new homes of which 25% affordable** which will provide a major contribution to delivering the housing needs of the area for first time buyers through to families. 25% of the 150 proposed new homes will be made available as affordable homes at no cost to the public purse, with the provision of first choice to residents of the Parish.
- **Funding of £500,000.00 (Five Hundred Thousand Pounds)** towards a Community Centre/Sports Pavilion, providing such facilities as a sports/events hall, changing rooms, toilets, meeting and function rooms; in addition, we also propose an adjoining facility capable of housing a doctor's surgery to serve the needs of the village.
- **Delivery of a new Country Park** to the East of the proposed housing development, which will provide footpaths, trim trails, picnic areas, general kick about areas and play spaces, alongside enhancements to the area's tourism offer of the TPT.
- **Delivery of a Visitor Centre/ Tourism Hub**, to be situated alongside the TPT in the South East corner of the Country Park. This facility will be designed to emulate a traditional Pennine Farmstead and be constructed to an exacting standard to incorporate strong eco-credentials. This facility will vastly enhance the Tourism offer for Oxspring and the wider Western Rural Area and also provide jobs for the local community.
- **Access to private land** alongside the River Don stretching from Willow Bridge to Bower Hill Road known as the 'Oxpring Rocher Valley' enabling riverside walks and the creation of a local parish fishing club, footpaths and picnic areas.
- **New Strategic Public Transport** – The Oxspring Fields Development (together with a draft housing site proposal south of Halifax Road, Penistone) will facilitate £500,000.00 (Five Hundred Thousand Pounds) funding together with the land required to construct a new strategic public transport facility to the east of Penistone Railway Station, to include a much needed Waiting Area/Tearoom with toilets, a Tourist Information Centre, pedestrian bridge crossing and a 100 space car park.

In conclusion, YLL are committed to the delivery of the Oxspring Fields development which will fund and facilitate many of the identified needs and aspirations of the village.

Following the receipt of the consultation responses from our community consultation programme we will review our proposals and liaise with Oxspring Parish Council and the NPG appropriately.

Yours sincerely,



PAUL BUTLER
Director



Keep Our Kids Safe

Raising money to build changing rooms
HERE



CHARTER STANDARD
CLUB

OXSPRING PARISH COUNCIL - OXSPRING PARISH SPORT & COMMUNITY CENTRE - OXSPRING JUNIOR FOOTBALL CLUB

TRANSCRIPT

Oxspring Neighbourhood Plan Video

Discussion with NP team and BMBC officer Part 1

Those Present:-

Helen Willows (HW) - Planning Officer of Barnsley Metropolitan Borough Council

Ruth Rovira-Wilde (RRW) - Chair of Oxspring Neighbourhood Plan Steering Committee

Cheryl Keller (CK) – Oxspring Neighbourhood Plan Committee member

Start:-

RRW – The reason we're here now is because, the current sport fields would, the people in the village would like to develop a sports, a better sports facility for its changing rooms, rather than the shed that they're occupying at the moment at the other side of the road and ancillary to that we would want to have some other recreational facilities at this particular site.

HW – We'll be looking at the historic development and form of Oxspring and how to support that and how to not change it, change the character so that it loses what's important about Oxspring.

RRW – Looking at the current demand through surveys of residents in the village, we know that some neighbourhood plans have looked at prioritising existing residents, the needs of existing residents in their own neighbourhoods and for example we're looking at the possibility of saying well if people in the village want to downsize or perhaps they have families, if they have members of families that want to stay in Oxspring is that the kind of housing that we need for Oxspring so that's one of the things that we're trying to really work, well trying to define in our plan.

HW – And you'll know that we've done, we're in the process of producing a report that does the same job for the whole Borough.

RRW – Yeah.

HW – The Strategic Housing Market Assessment

RRW – ah ah

HW – We're hoping that we're going to be able to make that publicly available soon and that will be able to give some detail about the type of housing that we want to see in Oxspring over the next 15 years. That's looking to support not only local needs housing but also to make a significant contribution to the council's economic aspirations, to make a significant contribution towards the provision of executive, low density housing to meet the aspirations of the economic strategy.

RRW – Right yes we appreciate that though as a community we think we can support the Local Authority but perhaps be more creative in trying to find a made to measure solution for Oxspring in so far as we know from what local people have told us so far that what we need is affordable housing or at least a mixture that would allow for starter up homes as well as maybe more executive homes and we feel that if we can try to encourage working from homes or businesses that use their home as a base and try to bring in you know starter up units in that respect in the village as well as I mentioned to you if there is a new sports facility that can have some ancillary businesses that are linked to recreation such as a bicycle hire and that its linked to the Trans Pennine trail that might help create jobs in a way that perhaps benefits our village and our parish.

HW – In general terms aspiration towards mixed community, mixed density housing in general terms I think is something that is very sustainable

RRW – Yes

HW – And meets lots of national and local policy aspirations

RRW – Yes

HW – I'd have to keep asserting the role of the Green Belt though it's a National Policy Designation and changing the green belt is not something that the council can do lightly, the test that we have is that we have to find exceptional circumstances to justifying changing the Green Belt. Now we believe we have those at the moment and the reason that we have exceptional circumstances is because of the economic growth needs in the borough we know that we need to find land for economic development but we're concentrating on Barnsley and the principle towns in the search for that land for economic development and we also...

RRW – We have some in Oxspring as well and the other side of Oxspring which you have identified for and it's adjacent to the business park, the Oxspring business park.

HW – But we also believe that we have a need to find land in the Green Belt for housing and we are developing an evidence base that will underpin the Local Plan. We are developing that evidence base at the moment. What we don't have is any evidence that would support your economic aspirations in relation to the TPT and your sports ground so I think that's something that would bear sort of a deeper conversation and perhaps more consideration about how you can justify that development in the Green Belt

RRW – OK

HW – You know there are things that you can use, there is policy guidance about essential facilities to support sport and recreation, my gut feeling is that you're going beyond that so you will need to develop a, sort of a more complex case.

RRW – well the example I've given you is just an example

HW – Yeah

RRW – It is really also to, as I said to you earlier, to make the new sports facility viable in a commercial sense

CK – yes I think people feel that any large scale development will be difficult for the Oxspring infrastructure to support in terms of schooling and all sorts of facilities that new residents would be looking for so I think smaller scale developments would certainly be more favourably received by residents than a large scale development such as the one proposed for the fields adjacent to this sports field.

HW – there's loads and loads of support at national level for self builds, small schemes, recognising that they can help just as much as the big sites that councils and developers perhaps sometimes assume that we would look to the big sites first but the government is very much pushing the smaller sites so you're at one with the government on that.

RRW – yes, yes (agreeing throughout with above comments)

End of Transcript

YLL Summary

- **HW** identifies that development in Oxspring should consider the historic development and form of the Village.
- **HW** states that Barnsley Metropolitan Borough Council (BMBC) are in the process of identifying the type of housing that is needed in areas such as Oxspring over the next 15 years that can support not only local housing needs but also make a significant contribution to meeting BMBC's economic aspirations through the provision of executive, low density housing.
- **RRW** identifies that the Oxspring Neighbourhood Plan Group (NPG) can support the Local Authority housing aspirations but states that the NPG desires a made to measure solution for Oxspring which can deliver the needs of local residents through the delivery of affordable housing, or a mixture of housing that would allow for starter homes as well as executive homes.
- **HW & RRW** agree that the delivery of a development that provides a mixed community/mixed density housing would be sustainable and would meet national and local planning policy aspirations.
- **HW** identifies that to amend Green Belt boundaries BMBC requires exceptional circumstances and states that the economic growth needs in the Borough, including the delivery of new homes, can be considered an exceptional circumstance.
- **RRW** believes that the delivery of a new sports facility can create some ancillary businesses that are linked to recreational uses and the Trans Pennine Trail (TPT), such as a bicycle hire, which will help to create jobs and benefits for the Village and the Parish.
- **HW** states that further evidence is required to support the deliverability of the NPG's proposals for the sport/recreation ground and any business/ancillary uses associated with this and the TPT.