

15<sup>th</sup> April 2015

Dear Mr Jordan,

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

We write in response to the comments posted on the “Oxspring Against Development” Facebook page, posted 14<sup>th</sup> April 2015.

Yorkshire Land Limited (YLL) thank you for taking the time to review the information contained in the Oxspring Fields consultation brochure and presented on the [www.oxspring-fields.co.uk](http://www.oxspring-fields.co.uk) website. Constructive comments such as those you have made are exactly the type of comments YLL were hoping to receive in order to create a productive and fruitful dialogue with the local community.

Turning to your comments directly. YLL agree that at this time insufficient evidence has been provided to demonstrate the viability and deliverability of the draft Oxspring Neighbourhood Plan proposals. This, in essence, is the key driver behind YLL’s development proposals, which is to deliver the needs and aspirations of the Village that have been identified by the local community. YLL’s argument on this point is explained in detail within a number of documents which are available to review on the [www.oxspring-fields.co.uk](http://www.oxspring-fields.co.uk) website.

The identified aspirations of the Neighbourhood Plan will only be delivered if the required funding and land is in place. Two key delivery items that cannot be delivered without YLL’s Oxspring Fields development proposals.

On the point of availability and transparency of consultant reports. All of the reports undertaken to support the Oxspring Fields development proposals are available on the [www.oxspring-fields.co.uk](http://www.oxspring-fields.co.uk) website. All future correspondence and reports will also be placed on the website when prepared. YLL consider their development proposals to be robust and accordingly they welcome the full review of the prepared background documentation by the local community.

With regards to your comment in respect of the ability to only leave positive comments towards the community consultation, both the brochure and website provide facilities to provide YLL with any comments that the local community have. Both negative and positive. YLL welcome all feedback as they believe that this will enable them to shape their development proposals to meet the requirements of the local community.

Finally, in respect of the delivery of the proposed benefits, we wish to make it clear that should the development come forward in the future, details of the delivery of the recreation and community benefits being proposed will be included within a Section 106 Agreement. A Section 106 Agreement is a legal document that sets out the mechanisms associated with the delivery of the planning obligations required for a development to be considered appropriate for planning approval.

In relation to the Oxspring Fields development proposals the Section 106 Agreement will identify the timing when the payments will be made towards the Community/Sports Pavilion (£500k); the release of the land and payment towards the Strategic Public Transport Interchange at Penistone (£500k); and any further payments associated with education improvements. It will also identify the specific timings of when the developer will need to deliver the Country Park; the Visitor Centre/Tourism Hub; the three access points to/from the Tans Pennine Trail; and the transfer of the land along Oxspring Rocher Valley to the Parish Council.

The Section 106 Agreement will also provide details of the transfer of the proposed affordable homes to a suitable Registered Social Landlord. The development seeks to deliver 25% of the new homes as affordable homes for local people. Accordingly, the Section 106 Agreement would set out the following details in respect of affordable housing:-

- Where development proposals relate to 15 homes or more that 25% of the total number of homes to be built will be made available as affordable homes;
- That the affordable properties should be developed to the same quality, design and sustainable standards as those available for open market sale;
- That the properties built should be transferred by the developer at a reduced price (often a cost/non-profit price) to a Registered Social Landlord who are approved by Barnsley Metropolitan Borough Council (BMBC);
- That the properties transferred will be available at a reduced rent or ownership value, below current open market values, that are affordable to those persons and families who are currently on BMBC's affordable housing waiting list.
- That those persons and families from the Parish in which the development is located who are currently on BMBC's affordable housing waiting list are given first choice of the homes.
- The timings when the affordable properties are required to be built by the Developer and transferred to the Registered Social Landlord.

The Section 106 Agreement would be required to be signed by Barnsley Metropolitan Borough Council, the landowner and the developer.

YLL is a small privately owned family business that has successfully developed land around the Penistone and Western Rural District for over 27 years. YLL have been instrumental in delivering a number of housing sites in the Western Rural part of Borough, bringing tens of millions of pounds of investment to the area. Since 1987, YLL have redeveloped a number of previously developed sites in the area, including the former "Cammell Laird Foundry" in Penistone. In Oxspring YLL has been instrumental in the delivery of the Millstones, Brookfield, Longley Ings and Wood Cottages housing developments, and the Marrtree Business Park, all of which have brought positive changes and improvements and have provided many with an opportunity to reside within the Parish.

Not once have YLL reneged on the development obligations contained within a Section 106 Agreement that related to their developments. 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.

For these reasons the local community can be confident that each of the benefits being proposed as part of the Oxspring Fields development proposals will be delivered.

Planning obligations and community benefits associated with more customary housing developments, for example developments such as the proposed safeguarded land designation "SAF18" Land North and South of Roughbitchworth Lane, Oxspring which is capable of delivering in excess of 150 homes if/when it is developed in the future, usually relate to those matters specified by planning policy which include affordable housing, on or off site public open space and highway improvements required to mitigate the impact of the development itself.

Consequently, the magnitude of the benefits that the Oxspring Fields development can deliver are abundantly greater than that which are usually required. For this reason we consider the development proposals to be an exemplary and rare development proposition that we hope the local community can support.

We hope that you consider this response a suitable reply to the comments that you have made.

Kind regards,



**PAUL BUTLER**  
Director