

YORKSHIRE LAND

Limited

PO Box 785, HARROGATE, HG1 9RT

Email: office@yorkshireland-ltd.com

Telephone: 01423 770335

Our Ref YLL/NP/07.01

15 July 2015

www.Oxspring-Fields.co.uk

Mrs Ann Walker / Mrs Cheryl Kelleher
Joint Chair of Oxspring Neighbourhood Plan
c/o 9 Brookfield
Oxspring
SHEFFIELD
S36 8WG

Dear Mrs Walker / Mrs Kelleher

OXSPRING NEIGHBOURHOOD PLAN

Further to all previous correspondence from our planning consultants, PB Planning, we write to you as joint chair of the Oxspring Neighbourhood Plan Group to provide a summary of our current views in respect of the role of the Neighbourhood Plan Group and the Parish Council in the preparation of the Oxspring Neighbourhood Plan.

We provide below a list of the key areas of concern that we wish to raise, in respect of the preparation of the Oxspring Neighbourhood Plan:-

- There has been no attempt to work with YORKSHIRE LAND Ltd. Though the consultation draft document identifies that discussions have taken place with the landowners associated with the Neighbourhood Plans identified policies/proposals, this has quite frankly not taken place. Furthermore, there has been no effort or desire to undertake discussions with YORKSHIRE LAND Ltd since this matter was pointed out to the Neighbourhood Plan Group in January 2015.
- An independent housing capacity assessment for the Village was commissioned by your group and the findings have been completely ignored. The URS survey identifies the need for circa 68 new homes in the village up to the year 2026 (we note that the emerging Barnsley Local Plan will run until the year 2033). The consultation draft Neighbourhood Plan makes no attempt to meet the full identified housing needs of the Village.
- The suggested demolition and relocation of Oxspring Primary school is not needed, is un-viable and would result in the loss of one of the Village's buildings of character and heritage value. In addition the suggested demolition and redevelopment of the school site for 17 interim eco homes, a proposal which is again ill thought out and un-viable, would only meet a small proportion of the Village's housing needs and would not provide a suitable, or proportionate, benefit to the Village to render the loss of the existing primary school as being acceptable. Frankly, the First Consultation Draft Neighbourhood Plan which illustrates eco housing on the site of the existing village primary school is simply ludicrous

- There has been no consideration of viability throughout the preparation of the consultation draft Neighbourhood Plan. Whilst the land required to deliver a number of the policies/proposals of the document is not currently available, there is also no funding in place to deliver any of the identified proposals without attaining funding from private developments. Evidence of this is the inability to gain funding for the Sports Pavilion/Community Facility for which Oxspring Parish Council held planning permission for over 8 years and remains undeveloped. At present local residents are being misled into supporting a Neighbourhood Plan document on completely inaccurate grounds.

- The Borough Council 's Sports and Active Lifestyles Strategy 2015 (<http://edemocracy.barnsley.gov.uk/Oxac16000b%200x00585e33>) confirms on page 8 that:

“The Leisure provision we have across the Borough today has grown organically, in the future there will be fewer resources and grants available and our approach will need to be smarter and more co-ordinated to take advantage of these funding opportunities.”

(Our Emphasis)

- Oxspring Neighbourhood Plan Group members have previously commented publicly that the infrastructure of Oxspring is incapable of accommodating developments such as our Oxspring Fields Proposals; **this is simply an untrue and unfounded remark.**
- The B6462 'Sheffield Road' has spare capacity and is more than adequate in providing safe vehicular access to the proposed development and connectivity to the wider road network. Waste water from the development can be adequately dealt with at the local Sewerage Works at 'Cheese Bottom' and surface water attenuation will be adequately managed to the satisfaction of the Environment Agency via the creation of attenuation/wildlife ponds, which are to be sited on the adjoining Country Park, which is to be provided as part of the Oxspring Fields Development.
 - As set out in previous correspondence, the existing village primary school will have spare capacity to accommodate pupils generated from the development and furthermore will benefit from the delivery of new and improved facilities including the construction of the long awaited Sports/Community building (to include toilets and changing rooms) at the existing Oxspring recreation ground.
 - The existing village Primary School is best placed to accommodate local children and development at Oxspring Fields will reduce car journeys and subsequently the traffic and congestion currently experienced on Roughbirchworth Lane adjacent to the School, largely caused by those pupils commuting by car from adjoining villages and further afield.
 - The additional trade generated by our proposals will help to ensure the longer term viability of the Travellers/Waggon and Horses public houses/restaurants and local Post Office and Village Store.
 - There are two existing business parks within the Parish and a third much larger business park is proposed by the Barnsley Metropolitan Borough Council (Local Plan Site Reference P2). The Railway Station in Penistone is in close proximity to Oxspring, a point previously acknowledged in Parish Council notes

- The Oxspring Fields Development will aid the viability of Oxspring and its services. (e.g. St Aidan's Church would welcome new members.)
- There are currently ample amenities within and around Oxspring, including the Trans Pennine Trail which adjoins the Oxspring Fields site, however, our proposals also include the delivery of a significant country park with full public access.
- There has been no consideration of the overall deliverability of policies and proposals identified in the consultation draft Neighbourhood Plan. The combination of the above factors renders the current policies and aspirations of the Neighbourhood Plan completely undeliverable and not based on sound or robust planning grounds. Again, misleading local residents
- Over the last 6 months both the Neighbourhood Plan Group and the Parish Council have failed to act in a co-operative and constructive manner with landowners of the land they require to deliver the identified policies/proposals of the consultation draft Neighbourhood Plan. Evidence of this can be highlighted in not informing YORKSHIRE LAND Ltd of the decision to extend the Neighbourhood Plan Boundary onto land in their control, not taking up our offer to meet to discuss our Oxspring Fields development proposals, refusal to release the URS housing study (despite this having been paid for with Public Funds), refusal to identify the Planning Consultants appointed Neighbourhood Plan Group when initially asked to do so and finally acting aggressively/obtusely in the public domain in respect of our Oxspring Fields proposals.

Yourselves and fellow neighbourhood Plan Group members, along with Parish Council members, have made known your strong **personal opposition** to our proposals.

Having publicly made known your strong personal opposition to the Oxspring Fields Development, how can you and your colleagues act independently in a fair and balanced manner ?

As stated above the Neighbourhood Plan Group has flatly refused to engage with us on the proposed Oxspring Fields development. As can be seen on the Oxspring Neighbourhood Plan Facebook Page the Neighbourhood Plan Group confirmed, in a statement on 14 April 2015 that; quote:

"There is no intention on behalf of the Neighbourhood Plan or the Oxspring Parish Council to work alongside YLL on this at all."

The role of the Neighbourhood Plan Group and the Parish Council **is to act independently and in the interest of the wider public**, especially when public funding is being utilised. We are presently concerned that such a role is not taking place and it is becoming evidently clear that the views of the few individuals working on the Neighbourhood Plan are out-weighting the wider discussion. Views which look to be based on seeking to use the Neighbourhood Plan as a defensive mechanism to stifle development, rather than a productive one that seeks to proactively meet the needs and aspirations of the Village. For example, by delivering Affordable Homes and many other long overdue community facilities including a Sports/Community Building, which has been a long standing aspiration of Oxspring Parish Council.

We can assure you, from the positive responses received to our Consultation program that there are many residents within the Local Area who are supportive to our Oxspring Fields proposals. It is **Your Duty** to take this into consideration, rather than promoting your own polarized views.

For the reasons identified above it is our view that your positions as joint Chair of the Neighbourhood Plan Group are untenable.

The intention of this letter is to again identify our concerns with the process of the preparation of the Neighbourhood Plan in the hope that significant changes will be made so that a more constructive consultation process can take place.

Together with local residents we hold the key to delivering the entire Village's identified needs and aspirations. We for one are committed to enhancing the recreational facilities and community infrastructure of the Village through the delivery of much needed new homes, making Oxspring an even better place for both existing and prospective residents and future generations.

Our valid comments and concerns should be taken seriously and acted upon, thereby ensuring the ongoing preparation of the Oxspring Neighbourhood Plan proceeds fairly and effectively

Yours sincerely

YORKSHIRE LAND Limited

Steven Green
Managing Director

Cc: Mr Michael Wellock - Kirkwells Ltd
Mrs Louise Kirkup - Kirkwells Ltd