

Mrs A Walker & Mrs Kelleher  
Joint Chair of Oxspring Neighbourhood Plan Steering Group  
9 Brookfield,  
Oxspring,  
S36 8WG

11<sup>th</sup> December 2015

Dear Mrs Walker & Mrs Kelleher,

I write further to my email to the Clerk of Oxspring Parish Council dated 7 December 2015 (attached for your ease of reference) with regard to extending the consultation deadline of the Draft Oxspring Neighbourhood Plan from 31 December 2015 to the end of January 2016, to take into account the busy festive period.

I understand this matter was raised at the Parish Council Meeting on Monday 7 December, but I was later advised that because no members of the Neighbourhood Plan Group were in attendance at the meeting, the matter would have to be dealt with later in the week.

I subsequently received further email correspondence from the Clerk of Oxspring Parish Council at 21:07 hrs on 9 December 2015, confirming that consultation responses to the Draft Neighbourhood Plan will now be accepted until the 15 of January 2016.

Whilst the additional two weeks is appreciated, I remain concerned that this extended consultation period still only allows five weeks in which to reply and moreover, if the public notice does not appear in the Barnsley Chronicle before Friday 18 December 2015, then this further reduces the timeframe in which residents may be aware that they have additional time to further consider and comprehensively respond to the Draft Neighbourhood Plan.

Considering that many residents may be on holiday over the festive period and also that parents with young children may be extremely busy with school activities (nativities etc.), we still believe that extending the timeframe to the end of January 2016 would be more considerate, especially since the Draft Neighbourhood Plan was originally planned to be published in October and since there is no critical timeframe in which to finalise and adopt the Neighbourhood Plan, we do not believe that providing residents with the extra time in which to respond, until the end of January 2016, could be considered unreasonable.

In any event, we take this opportunity to inform you that our client (Yorkshire Land Limited) will be hosting a consultation event on Saturday 23 January 2016 between 09:30 and 14:00 hrs at St Aidans Church hall, primarily to discuss the independently identified housing needs of Oxspring, though additionally to promote the benefits of the Oxspring Fields Proposals. Further details of this event will be released very shortly.

If residents of Oxspring were provided with the opportunity to submit consultation responses after our client's event and up to 31 January 2016, we believe that they will be better informed of the circumstances regarding future development in Oxspring in addition to the full range of benefits associated with the Oxspring Fields proposals. We are of the view that this can only assist the democratic process, helping to create a sound Neighbourhood Plan for the benefit of all.

After all our client's development proposals echo Oxspring Parish Council's previously identified support for development where they stated that:-

*"A NP cannot set an agenda against development and change. There is a housing crisis across the Country, let's not turn it into a crisis for our village or for our Parish. We will not turn the tide against housing growth set by Central and Local Governments, but if we work together we can find a solution*

*that could improve all of our lives young and old, now and in years to come. The challenge is for us all to create our NP.”*

In addition, Oxspring Parish Council Minutes of 14 July 2014 confirm that at that time, Oxspring Parish Council were seeking an “*Independent Review of the Housing Needs in Oxspring*” and that the Housing Policy of the Neighbourhood Plan was not being written until the Parish Council were in receipt of the results from this Independent Review. We assumed this was so that the findings of the review could be incorporated into the Neighbourhood Plan otherwise, why was the writing of the Housing Policy deferred?

As you are aware Consultants ‘URS’ were commissioned by Planning Aid England to undertake this work on behalf of Oxspring Parish Council and their Housing Needs and Capacity report concludes that up to 68 new homes are required to meet Oxspring’s Housing needs between the years 2008 and 2026. As a result of the Borough wide Development Plan Period now extending to the year 2033, taking into account the additional seven years of plan period, we calculate that the housing requirement will increase accordingly in Oxspring, resulting in a need for circa 96 new homes to meet Oxspring’s housing needs, across all tenures including affordable homes.

When viewed against Oxspring Parish Council’s statement that they do not wish to turn the housing crisis of the country into a housing crisis for the Parish, it is clear that the independent Housing Needs and Capacity report was specifically commissioned to assist the preparation of the Neighbourhood Plan and inform the local housing needs. After initial review we are disappointed that the latest Draft Neighbourhood Plan, produced by Kirkwells, does not seek to address the fundamental issue of delivering the identified housing needs of the Parish. On this basis alone, we do not believe that the Oxspring Neighbourhood Plan as currently drafted could be considered sound upon examination if it is progressed prior to the adoption of the Barnsley Local Plan.

The whole concept of any Neighbourhood Plan is to provide the Local Community with an opportunity to identify the needs of their village, whether these are Housing or Community needs such as a new Community Hall and/or Sports Pavilion or new Housing across all tenures, including affordable homes. Following the identification of such needs, a Neighbourhood Plan can then set out how it will assist the delivery of the identified needs – but should not attempt to stifle them. In terms of new Housing Development, it is also acceptable for a Neighbourhood Plan to identify and support a more favourable housing site, if it is considered that its development will provide benefits to the Neighbourhood area (i.e. minimum detrimental impact and maximum community benefits).

Following the identification of the identified needs and aspirations of the Local Community those producing the Neighbourhood Plan should then seek to work in collaboration with the Local Planning Authority to ensure that the strategic planning policies to be contained within an emerging Local Plan can enable their delivery.

With regard to local circumstances in Oxspring, we have observed that Oxspring Parish Council requested in its letter to BMBC of 14 October 2012 that the Safeguarded Land North and South of Roughbitchworth Lane, Oxspring, be returned to Green Belt designation and that a large number of residents along with the elected Ward Councillors and Angela Smith MP (for Penistone and Stocksbridge) also objected separately to the proposal to develop the Safeguarded Land site, citing numerous legitimate concerns. Oxspring Parish Council again reiterated its objections to BMBC’s proposal for the Safeguarded Land North and South of Roughbitchworth Lane in 2014.

We acknowledge that 3.17 ha of the Oxspring Fields Site is included within the adopted Neighbourhood Plan Boundary and we refer you to our clients letter to you of 30 November 2015 (Ref YLL/ONP/11.01B) which is available on the Oxspring Fields website ([www.Oxspring-Fields.co.uk](http://www.Oxspring-Fields.co.uk)), and provides further evidence of how development can be supported in this location. If BMBC is minded to remove the Oxspring Fields site from the Green Belt then there is nothing of legal status preventing development of the site.

Indeed, there is no legislation preventing cross parish boundary development and in any event, there is nothing preventing Oxspring Parish Council/Oxspring Neighbourhood Plan or local Residents from writing to Barnsley Metropolitan Borough Council to inform them that they would welcome development on the Oxspring Fields site in preference to the Safeguarded Land Site located North and South of Roughbirchworth Lane.

Within their recent Local Plan Additional Consultation Document (October 2015), BMBC have proposed to re-designate a site as Green Belt. Providing evidence that such a mechanism is available and can be utilised in respect of the Safeguarded Land North and South of Roughbirchworth Lane, Oxspring. Our proposal is simply to seek the allocation of our client's land at Oxspring Fields in its place to ensure the delivery of Oxspring's independently assessed Housing needs. Given the Oxspring Fields site has minimal impact on the Green Belt and local infrastructure (roads/drainage); and its development will deliver an unprecedented number of community benefits to the local area, we consider our approach to be sensible and in accordance with relevant planning guidance.

Given the importance of the Neighbourhood Plan Process and in the interest of Residents and Businesses alike, we trust that you will give careful consideration to the valid points raised in this letter and also to the various statements which have been published by Oxspring Parish Council and/or Oxspring Neighbourhood Plan Group, which we have reproduced in the enclosed document.

We once again reiterate our client's desire to work with Oxspring Parish Council to ensure the successful delivery of the independently identified housing needs together with a multitude of Community Benefits for the Parish, including the construction of the long desired Community Building/Sports Pavilion.

Kind regards,



**PAUL BUTLER**  
Director

Enc.

## Paul Butler

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**From:** Paul Butler  
**Sent:** 07 December 2015 16:46  
**To:** Alan Walker; 'Steph Tolson'; 'Louise Kirkup'  
**Cc:** 'office@yorkshireland-ltd.com'  
**Subject:** Draft Oxspring Neighbourhood Plan - Consultation Timescales

**Importance:** High

Good evening,

I write on behalf of Yorkshire Land Limited (YLL) in respect of the Draft Oxspring Neighbourhood Plan (Draft ONP) and specifically in association with the proposed consultation deadline of the 31<sup>st</sup> December 2015. Which provides a consultation process of less than 4 weeks.

Whilst we understand that the current consultation relates to the "First Draft" of the document and is identified as "Informal" we believe that additional time should be provided in order for people to be able to review the document in detail and to comment appropriately. Especially in light of Christmas, when a number of people will be away from home for up to a 2 week period.

The statutory timescale for consultation on the "Pre-Submission" version of a Neighbourhood Plan is identified as "not less than 6 weeks". Whilst the document being consulted is not the pre-submission version, a consultation timescale of 6 weeks has been identified on the grounds that this would provide an appropriate length of time for people to respond to a document by the Government. Accordingly, in order to provide an appropriate length time of consultation on the First Draft ONP we believe that the consultation deadline should be extended to the 31<sup>st</sup> January 2015. This would provide an 8 week consultation timescale, giving an allowance for 2 weeks due to the Christmas break.

I understand that the final Parish Council meeting before Christmas, and indeed the consultation deadline of the Draft ONP, is tonight and accordingly we wanted to raise our concern with the shortness of the proposed consultation deadline so that it can be discussed at tonight's meeting.

Should you need to discuss the content of this email further please do not hesitate to contact me.

Kind regards,

Paul

**Paul Butler**  
**Director**

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## Oxspring Neighbourhood Plan Steering Group – Support for Housing & Community Infrastructure

Set out below are the various statements which have been published by the Oxspring Neighbourhood Plan Steering committee with regards to the delivery of housing and community infrastructure in the Village:-

### NP STEERING COMMITTEE MINUTES – 11 FEBRUARY 2014

*“The Chair suggested that...writing our NP would influence how many and where any new housing is built in Oxspring.”*

### PARISH NEWSLETTER – SPRING 2014

*“A NP cannot set an agenda against development and change. There is a housing crisis across the Country, let's not turn it into a crisis for our village or for our Parish. We will not turn the tide against housing growth set by Central and Local Governments, but if we work together we can find a solution that could improve all of our lives young and old, now and in years to come. The challenge is for us all to create our NP.”*

### NP STEERING COMMITTEE MINUTES – 10 APRIL 2014

*“If we are going to have more housing it may well be that we need to increase the facilities that are available to support additional housing, i.e. shops, other business ventures, doctor's surgery facilities etc. We are not suggesting that we inundate our village with lots of different buildings, but it may be viable to consider that if we are ever successful in building our sports hall on the village football field, that we might for instance be able to rent out space to someone wanting to sell refreshments, host a doctor's surgery, hire cycles for the trans-Pennine trail etc.”*

*“It was also suggested that we had completely discounted the pieces of land marked in pink that BMBC had earmarked for building (Tollbar and Roughbitchworth Lane). Again, it was pointed out that this is definitely not the case and that it may well be that when our plan is finalised that these two pieces of land are the only ones that are practical for building purposes.”*

### NP STEERING COMMITTEE – 21 MAY 2014

*“A discussion took place regarding some of the conflicting information and aspirations that have been gathered so far, such as a piece of land that might be suitable for building, but that might also have been identified as space that people in the village might want to protect. Ruth Rovira Wilde advised that she had spoken with the planning officers at the Local Authority and asked for their advice on how best to deal with such issues. An option highlighted by the Local Authority was that the residents of Oxspring, through the emerging NP, could identify and prioritise a number of potential sites, from least preferred to more acceptable, for different land uses, including housing development. The Local Authority could then consider these sites as part of their Strategic Housing Land Review which is to be completed by the autumn”*

*“Regarding possible land identified for future housing needs assessment (refer to paragraph 5.2 above) it was agreed that it would be of benefit to present BMBC with a selection of sites agreed by Oxspring residents, prioritising the most appropriate to least appropriate sites. This needs to be done by the end of July. BMBC will then give consideration to including these sites into their housing need land assessment as part of their local plan process.”*

*“M Dando (Planning Aid England) suggested that we may wish to request some Consultancy support through the time allocation and resources provided to Oxspring NP. **This consultancy could then be used to produce a professional Housing Needs Assessment and Site Appraisal for Oxspring.** RRW will contact M Dando to see what the implications are and she will ask him if we should use the BMBC proposed process detailed above... it was also agreed to put some of Planning Aid England's time to use to help us with the site assessment surveys. This obviously means that we are getting appropriate expertise to assess any possible suitable sites for development in the village.”*

## OXSPRING NEIGHBOURHOOD PLAN FACEBOOK PAGE – 2 SEPTEMBER 2014

*“An independent housing needs study has been completed on behalf of the NP which will form part of the plan's draft housing policy.”*

## NP SOCIAL SUB GROUP – 4 SEPTEMBER 2014

*“The Group discussed in detail the following issues, to be proposed in the overall neighbourhood plan, aimed at developing and improving the social elements of the village, and the wellbeing of current and future residents:*

- **Developing a community spirit** – *it is felt that Oxspring is seen by many residents and visitors as a crossroads and place to simply pass through. However during recent resident's group survey, community spirit is an often mentioned as a priority. It is proposed that in future building and community projects should drive towards creating a 'heart' to the village. This could be achieved with a new development that included –*
  - *Sports and fitness – Gym, Tennis and badminton etc*
  - *Changing rooms/ toilet facilities (for visitors to the village as well/Pennine trail)*
  - *Community Meeting and function facilities (possibly using a private company to run the non educational facilities)*
  - *Youth Club/ After School club*
  - *Health care (as Thurgoland), with drop in facilities for Dentist, Chiropody, Opticians etc.*
- **Sports and Leisure** – *School/ Heart of village project would include much of this;*
  - *General Changing rooms and keep fit facilities, indoor and outdoor*
- **Housing/Accommodation** – *it is clear that Oxspring will have more houses/accommodation, within a short space of time, and around the table the position taken was that if handled correctly, this may be a positive process, and strengthen the community, whilst importantly providing significant funding for the neighbourhood projects.”*

## PARISH NEWSLETTER – SPRING 2015

*“An audit of the village's existing services and facilities will be undertaken and policies written to protect and enhance those services and facilities for the future. For example, **it has long been an ambition of the village to provide up to date changing facilities etc for anyone using the playing fields for sport and recreation. If it is practicable to do so, in line with Barnsley's emerging Local Plan, a policy will be formed along the lines of the previously approved but now lapsed plans for improved facilities on the playing fields' site. This would include improvements to the fields as well as the construction of a suitable building.** With improved facilities both the school and community sports groups could be encouraged to make more use of the site. This could possibly incorporate a commercial venture such as a café, shop, room for hire or cycle hire business in order to provide the necessary funding to maintain the improved facilities.”*

## NP STEERING COMMITTEE MINUTES – 8 SEPTEMBER 2015

*“A discussion took place about the first draft of the Neighbourhood Plan produced by Louise Kirkup of Kirkwells. Those present at the meeting felt that the first draft plan was well produced and that the draft policies met the needs and aspirations of the village”*