

YORKSHIRE LAND

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Our Ref YLL/ONP/11.01B

30 November 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

THE PROPOSED OXSPRING FIELDS DEVELOPMENT

It is pleasing to note, from the comments posted on the Oxspring Neighbourhood Plan website on Sunday 29 November 2015, that you have successfully viewed and (hopefully) given careful consideration to our Open Letter to Residents of Oxspring, which was uploaded to our Oxspring Fields website (www.Oxspring-Fields.co.uk) on Friday 27 November 2015. This letter is not intended to be contentious, but just to state facts and provide clarity for the Residents of Oxspring.

We wish to highlight the following facts for your further consideration:

1. The Parish Council's Spring Newsletter 2014 confirms:

"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."

2. The Housing Needs and Capacity Assessment commissioned on behalf of Oxspring parish Council, Identifies a need for up to 68 new homes in Oxspring to the year 2026

The PB Planning "Oxspring Windfall and Safeguarded Land Capacity and Deliverability Assessment" (the PB Planning Assessment) which was produced and submitted to yourselves in July 2015, identifies that the URS figure is likely to rise to 96 new homes, taking into account the seven additional years of the Development Plan Period which will now extend to the year 2033 (2026-2033)

3. Oxspring Parish Council has written to Barnsley Metropolitan Borough Council on at least two separate occasions requesting that they reallocate the Safeguarded Land North and South of Roughbirchworth Lane (Barnsley Draft Local Plan Site Reference SAF18) to Green Belt status.

Oxspring Parish Council has identified a number of Highway and Technical Issues as reasons not to develop the Safeguarded Land Site SAF 18.

In consideration of the above, we would like to ask you two very straight forward questions;

- A. Where does Oxspring Parish Council/Oxspring Neighbourhood Plan wish to see new housing development take place to deliver the identified needs of the Parish?**
- B. Which of the proposed Housing Sites will deliver the most Community benefits to the Parish?**

Oxspring Parish Council has asked Barnsley Metropolitan Borough Council to reallocate the Safeguarded Land Site SAF18 as Green Belt as part of its Local Plan process, but, in the full knowledge of Oxspring's identified Housing Needs, has failed to put forward to Barnsley Metropolitan Borough Council an alternative site of the size required to meet these Needs.

Do you agree that if Barnsley Metropolitan Borough Council reallocates the Safeguarded Land Site SAF 18 as Green Belt, then a suitable alternative site for housing will need to be identified?

We again urge you to read and carefully consider paragraph's 3 through to 5.11 of the PB Planning Assessment, which is available on our Oxspring Fields website. This document provides a factual and balanced appraisal irrespective of whether you support or oppose our Oxspring Fields proposals.

We feel that the comment posted yesterday on the Oxspring Neighbourhood Plan Website that the Oxspring Fields site is located in Hunshelf Parish rather than Oxspring, is misleading because In January 2015, the Consultation Draft Oxspring Neighbourhood Plan proposed development to meet Oxspring's identified Community needs on a large part (3.17 ha) of the proposed Oxspring Fields site located in Hunshelf Parish, which, following consultation, has since been included within the Adopted Oxspring Neighbourhood Plan Boundary.

The Proposed Oxspring Fields Site directly adjoins Oxspring Sports Field and is in very close proximity to the 'Waggon and Horses' Public House, which forms the historical centre and heart of the village. In contrast, Green Moor which is home to Hunshelf Parish Council, is located 3.25 miles away by road. It is therefore evident that the Oxspring Fields site relates far more to Oxspring than it does to Green Moor!

If Barnsley Metropolitan Borough Council are minded to remove the Oxspring Fields site from the Green Belt, then there is nothing of legal status preventing development in this location 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 SAF18 located North and South of Roughbitchworth Lane.

We were disappointed earlier this year when, following receipt of our Oxspring Fields consultation Brochure, Oxspring Parish Council swiftly distributed a questionnaire to Residents of Oxspring simply asking whether they

"Agree or Disagree with the Yorkshire Land Limited proposals to build 150 homes on Green Belt land"

'Yes' or 'No'

Clearly, this question appears biased against our Oxspring Fields proposals which have been formulated following a comprehensive assessment of a number of evidence based documents, and which seek to deliver many of the identified needs and aspirations of both Oxspring Parish Council and local residents.

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We feel that what Oxspring Parish Council should have done is inform Residents of the Identified Housing Needs of the village and then ask them on which site they would prefer to see these Needs delivered:

- A. *The Safeguarded Land North and South of Roughbirchworth Lane; OR*
- B. *The Oxspring Fields Site East of Oxspring Sports Field and South of the B6462 Sheffield Road*

The Parish Council could then have made the results of this fair and balanced question available to Barnsley Metropolitan Borough Council to help inform their site selection process.

As the Neighbourhood Plan is still in its earliest draft stages;

Do you agree that residents should now be given the opportunity to decide where new housing development should be located to address the identified housing needs of their village?

Finally, in conclusion, we would like to draw your attention to the enclosure.

Yours sincerely
YORKSHIRE LAND Limited

Steven Green
Managing Director

Cc Mrs Stephanie Tolson - Clerk to Oxspring Parish Council

Encs