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Our Ref YLL/OR/12.01

www.Oxspring-Fields.co.uk

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Dear Resident

What the Oxspring Parish Council (OPC) have not informed you...

Do you want to see circa 200 new homes constructed on land North and South of Roughbirchworth Lane, Oxspring ?

We wish to draw your attention to Barnsley Metropolitan Borough Council (BMBC) adopted Planning Policy and how it could have a major adverse affect at Roughbirchworth Lane...

You may ask, why should this concern me ?

OPC have already informed you that no large scale housing development will take place in Oxspring.

The draft Oxspring Neighbourhood Plan (ONP) which is currently being prepared by OPC gives the impression that **NO** large scale housing development will take place in Oxspring until at least after the expiry of the ONP and the Barnsley Local Plan which, when adopted, will remain in place until the year 2033.

We believe that OPC are currently misleading Oxspring residents because there is a reasonable possibility that a housing development of circa 200 new homes could be constructed on Safeguarded land to the North and South of Roughbirchworth Lane, Oxspring, which is shaded pink on the attached BMBC Draft Local Plan Policies Map extract and identified with reference 'SAF18'.

The figure of circa '200 new homes' is calculated by multiplying BMBC's expected housing density of 40 dwellings per hectare (set out within Adopted Core Strategy Policy CSP 14 and Draft Local Plan Policy H7) by the Safeguarded Site area of 5.10 Hectares. Even if the Density was reduced by 25% to 30 Dwellings per Hectare then this would still result in a development of circa 150 new homes in this location!

It is a **fact** that whilst OPC via its Neighbourhood Development Plan may seek to prevent development in the Parish on the scale required to fulfil the identified

Housing requirements, set out below; **the Strategic Policies of BMBC's Borough Wide Development Plan will always take precedence.**

Although site SAF 18 has picturesque and rural characteristics which are identical to the adjoining Green Belt fields, **it is not currently defined as Green Belt Land** in the adopted development plan. Its current allocation is '**Safeguarded Land**' which means that the site is 'Safeguarded' for future housing development.

BMBC's Adopted Core Strategy **does not** preclude housing development from taking place in the villages if it is consistent with Green Belt Policy, In fact to the contrary:

- **BMBC's Core Strategy Policy CSP 8 confirms that development will be allowed in the villages if it is consistent with Green Belt policy, is necessary for the viability of the settlement and to meet local needs; and**
- **Core Strategy Policy CSP 10 provides for 1 000 homes to be constructed in the villages over the plan period.**

In consideration of BMBC's adopted policies, we feel we must point out to you that Consultants 'URS' (who were appointed by Planning Aid England on behalf of OPC to undertake an independent review of the housing needs in Oxspring) have identified in their Housing needs and Capacity report (published in 2014) that there is a **requirement for up to 68 new homes to meet the local housing needs of the Parish** between 2008 and 2026.

The URS figure will need to be revised upwards because both the Neighbourhood and Local Plan Periods will now extend an extra 7 years from 2026 to the year 2033. **This increases the housing requirement in Oxspring to circa 96 new homes.**

In summary, as a local housing need has been identified and the land off Roughbitchworth Lane is not within the Green Belt, in principal, development may proceed in accordance with BMBC's Adopted Core Strategy Policies CSP 8 and 10.

Irrespective of the identified housing need, Whilst ever the land North and South of Roughbitchworth Lane in Oxspring remains 'Safeguarded' and BMBC cannot demonstrate a five year housing land supply as currently is the case *(and both of these factors will remain until the adoption of Barnsley Metropolitan Borough Council's 'Local Plan' currently timetabled for Summer 2017)* then **housing development could take place upon the safeguarded land in Oxspring.** OPC therefore have little, if any, power to prevent it.

You may or may not be aware that during the last 18 months a number of Safeguarded Land sites throughout the Barnsley Borough have begun to be

developed. This is because BMBC are unable to demonstrate a 'five year housing land supply' which in simple terms – leaving aside any other technical factors (i.e. access, drainage and flooding constraints e.t.c) means that any planning application for the development of safeguarded land in the Borough can be lawfully approved.

Recent examples where contentious planning applications for residential development **have been approved on Safeguarded Land** in the Borough despite strong local objections Include:

1. **139 Dwellings** on Land off Hartcliff Road, Penistone

Planning Application Number: 2013/0785

A Planning Application for the development of this site was submitted by Persimmon Homes in July 2013 and was subsequently approved for 139 dwellings on 5 September 2014 against 140 letters of objection from local residents and opposition from Borough Councillors Robert Barnard and Ann Rusby, Penistone Town Council and Angela Smith MP for Penistone and Stocksbridge

2. **67 Dwellings** on Land off Church Lane, Hoylandswaine

Planning Application Number: 2014/0754

A Planning Application for the development of this site was submitted by Barratt David Wilson Homes in July 2014 and was subsequently approved for 67 dwellings on 21 April 2015 against 30 letters of objection from local residents and separately by the Parochial Church Council of St John the Evangelist, Borough Councillors Robert Barnard and John Wilson, Penistone Town Council and Angela Smith MP for Penistone and Stocksbridge

3. **13 dwellings** on Land off Wellthorne Lane, Ingbirchworth

Planning Application Number 2014/0198

4. **35 dwellings** on land off Pilley Green/Lidgett Lane, Tankersley

Planning Application Number 2013/1006

5. **41 dwellings** on land off New Road/Lidgett Lane, Tankersley

Planning Application Number 2013/1007

In an attempt to prevent development of the Safeguarded Site SAF18, OPC has sent written requests to BMBC on two separate occasions asking that they return it to Green Belt allocation as part of its Borough wide Local Plan. Whilst at this stage of the draft Local Plan Process BMBC has failed to act upon OPC's requests, **reallocating the land (Safeguarded site SAF 18) as Green Belt would prevent any housing development taking place upon it.**

Here lies the problem

Consultants 'URS' working on behalf of OPC have identified a requirement for new housing in Oxspring and returning the Safeguarded Land to the Green Belt would result in the non delivery of new homes required to meet this identified need.

In November 2013 Yorkshire Land Limited formulated proposals for a suitable alternative housing site entitled 'Oxspring Fields' which is capable of meeting Oxspring's housing needs. For identification, this site is marked with a red dot on the attached plan extract.

In April 2013, BMBC commissioned consultants 'Peter Brett Associates LLP' to undertake a Housing Study including a full robust Strategic Housing Land Availability Assessment (SHLAA) in order to provide information on the land available to meet housing requirements across the Barnsley Borough and evidence-driven advice to inform the allocation of appropriate sites in the emerging Local Plan. The Oxspring Fields site, identified with unique SHLAA identifier reference 681, scored the highest possible grade as a 'category 1 deliverable' development site, whilst the Safeguarded Land Site 'SAF18' (unique SHLAA identifier reference 341) scored lower as only a 'category 2 developable' development site.

On 30 November 2015, we wrote to the Joint chair of Oxspring Neighbourhood Plan (Our Ref YLL/ONP/11.01B). *(A copy of this letter can be found on the Oxspring Fields website (www.Oxspring-Fields.co.uk) along with full in depth details of our comprehensive proposals.)* **We attach with this letter an enclosure from our letter of 30 November 2015** which details a very brief comparison of the likely

Impact and/or benefits of developing **circa 100 new homes** on either the Safeguarded Land Site North and South of Roughbircworth Lane, Oxspring (Draft Local Plan Reference SAF18) or, our proposed Oxspring Fields Site which directly adjoins Oxspring Sports Fields to the South of the B6462 'Sheffield Road'.

We hope this brief but factual information has now provided you a better understanding of the current circumstances with regard to future housing development in Oxspring, which we feel OPC have failed to inform you. More comprehensive information can be viewed on the Oxspring Fields website (www.Oxspring-Fields.co.uk)

This letter has been provided to you at this time due to the fact that OPC have asked residents for responses to its Draft Neighbourhood Plan by 31 December 2015

Irrespective of OPC's deadline of 31 December 2015; on **Saturday 23 January 2016, we are hosting a consultation event between 9:30 am and 14:00 pm at St Aidan's Church hall, Oxspring**, to discuss the Housing Development which is required for Oxspring, in order to meet the identified needs of the village. All residents and interested parties are invited to attend where all questions can be answered by professional planning consultants in a calm, friendly, open and transparent manner. We will also be inviting local Councillors and representatives, including:

- OPC and the consultants leading on the production of the Oxspring Neighbourhood Plan 'Kirkwells'
- Hunshelf Parish Council
- Penistone Town Council
- Ms Angela Smith MP for Penistone and Stocksbridge (Your Local MP)
- Barnsley Borough Councillors Mr Robert Barnard, Paul Hand-Davis, and John Wilson (Your Local Ward Councillors) and
- BMBC's Planning Policy and Development Management teams.

Further details of this event will be provided in the local press and public venues.

We look forward to meeting you at St Aidan's Church hall, Oxspring between 9:30 am and 14:00 pm on Saturday 23 January 2016

Yours faithfully

YORKSHIRE LAND Limited