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14 January 2016

Penistone Town Council
St John's Community Centre
Church Street
Penistone
Sheffield
S36 6AR

Sent by email to
info@penistonetowncouncil.gov.uk

Dear Councillor,

COMMUNITY CONSULTATION AND ENGAGEMENT EVENT

All members of Penistone Town Council are invited to attend a public consultation and engagement event to be hosted by ourselves **between 0930 and 1400 at St Aidans church hall, Oxspring, on Saturday 23 January 2016**. The purpose of this event is to discuss the delivery of the identified housing needs of the Western area of the Borough and also to promote and provide further details of our 'Oxspring Fields' development proposals which aim to deliver identified needs and aspirations of Oxspring Parish Council, Oxspring Neighbourhood Plan.

All questions regarding the above can be answered in a calm, friendly, open and transparent manner at the event by professional planning consultants scheduled to attend.

Also invited to the event are:

- *All Local Residents and Interested Parties*
- *Oxspring Parish Council and their chosen planning consultants 'Kirkwells' who are currently leading on the production of the Oxspring Neighbourhood Plan*
- *Oxspring Neighbourhood Plan Steering Committee and Sub-Committee Members*
- *Hunshelf Parish Council*
- *Ms Angela Smith MP for Penistone and Stocksbridge*

- *Barnsley Metropolitan Borough Councillors Barnard, Griffin, Hand-Davis, Millner, Unsworth and Wilson*
- *Barnsley Metropolitan Borough Council's Planning Policy and Development Management Teams; and*
- *Community Action Penistone*

We believe that the Oxspring Fields site is also a suitable site to accommodate some of the housing needs of Penistone. Barnsley Metropolitan Borough Council (BMBC) appear to have already accepted the inextricable links between Oxspring and Penistone by proposing to allocate the only new employment site to meet Penistone's needs until the end of the Local Plan period in 2033 (Draft Local Plan Reference P2) within the Parish boundaries of Oxspring.

Monies generated from new housing development at the Oxspring Fields site will also assist in the delivery of a Strategic Transport Interchange on land adjoining Penistone Railway station.

YLL has a number of land interests within the Western area of the Borough and is keen to work with local stakeholders wherever possible to proactively enable the delivery of the significant number of benefits that its development proposals can provide for the local area.

BACKGROUND OF THE 'OXSPRING FIELD'S' DEVELOPMENT PROPOSALS

YLL were approached, in November 2013, to discuss the site (*see plans enclosed*) as a potential alternative development to the then proposed housing site allocation 'LD10' (land to the north and south of Roughbirchworth Lane, Oxspring) which measures 5.10 ha in size and was allocated for 111 low density homes (though the site could accommodate in excess of 150 general market homes) which would be served by new access points off of Roughbirchworth lane. Site 'LD10' now has a new BMBC Local Plan Reference 'SAF18' and is currently shown to be designated as 'Safeguarded Land.' Thus, the land is safeguarded for future housing development. This is the same allocation given to the sites off Hartcliff Road, Penistone, and Church Lane, Hoylandswaine, which are currently being developed by Persimmon Homes and Barratt David Wilson Homes for 139 dwellings and 67 dwellings respectively; These developments have been granted planning permission by BMBC because they 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

YLL believe that the development of 'SAF18' in Oxspring, at any time in the near or distant future will

create negative impacts for the village and the local environment, in respect of landscape, traffic (utilising Roughbirchworth Lane; a minor road), drainage, settlement form, the coalescence of Oxspring with the hamlet of Roughbirchworth and the amenity of existing residents residing in this part of the village. It is a matter of record that Oxspring Parish Council and a number of local residents have previously made representations to BMBC opposing housing development on the SAF 18 site, requesting that it is returned to Green Belt designation.

In 2013, BMBC commissioned consultants 'Peter Brett Associates LLP' (PBA) 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 PBA's unique SHLAA identifier reference 681, scored the highest possible grade as a 'category 1 deliverable' development site with no suitability, availability and achievability concerns, whilst the Safeguarded Land Site 'SAF18' (unique SHLAA identifier reference 341) scored lower as only a 'category 2 developable' development site on account of identified deliverability issues, including impact on landscape character.

The proposed 'Oxspring Fields' development site is located on the eastern edge of Oxspring, close to the heart and historic centre of the village and is contained on all sides by Strong, Logical and Enduring boundaries. These are formed by the B6462 'Sheffield Road' to the North East, the Trans Pennine Trail to the South West, the decommissioned industrial works to the South East and the village sports ground to the North West. This can be seen on the attached location plan.

The proposed development will therefore have minimal impact on the wider Green Belt. All traffic from the development, including construction traffic, can access the strategic highway network without travelling through the central parts of the village and all drainage connections will be satisfactorily accommodated on gravity flow to the East of the development, away from the village

In addition to being the most appropriate site to deliver future homes to serve Oxspring's needs, importantly the development will also maintain the village's historical linear pattern of development between the Trans Pennine Trail and the B6462 'Sheffield Road'. From an environmental point of view, the proposed 'Oxspring Fields' development will deliver a significant and unmatched level of social and economic benefits to the local community and can, realistically, achieve many of the aspirations portrayed by Oxspring Parish Council and its Neighbourhood Plan Group

BENEFITS TO THE LOCAL AREA

The benefits that the Oxspring Fields development proposals will deliver to the local area are summarised in the bullet points below. Full details of these benefits along with Technical Professional Assessments and Reports that have been undertaken and Correspondence between YLL, BMBC, Oxspring Parish Council and its Neighbourhood Plan Group, are all available to view online at www.Oxspring-Fields.co.uk:

- Delivery of approximately 150 new homes providing a major contribution to delivering open market housing which includes the construction of 36 much needed affordable homes, at no cost to the public purse, to help re-balance the Borough's Housing Supply, which includes Oxspring and Penistone;
- Investment of Capital Expenditure of £18m creating 46 direct construction jobs & 65 indirect construction jobs of which a number will be retained in the local area;
- New Homes Bonus of £1,249,248 of which a proportion will be spent in the local area and £208,208 additional Council Tax receipts per annum to help retain local services;
- New first occupation Retail & Leisure Expenditure of £715,000 & ongoing expenditure of £2,621,438 each year by new residents spent in local shops and facilities;
- Provision of £500,000 funding and the land required to deliver a new Strategic Public Transport Interchange on land adjoining Penistone railway station, which will also include a 100 space car park, a pedestrian bridge crossing, 21st Century waiting facilities with toilets and provision for additional facilities such as a Café and Tourist Information centre e.t.c. (These will all be delivered in conjunction with draft housing Site allocation H81 (Land South of Halifax Road, Penistone));
- Delivery of significant community and recreation benefits for Oxspring including funding of £500,000 for the construction of a Community Centre/Sports Pavilion providing such facilities as; changing rooms, toilets and meeting and function rooms. In addition, YLL also propose an adjoining facility capable of housing a Drop in Doctors surgery to meet the needs of the village

- Provision of a new country park with the potential to provide footpaths, trim trails, picnic areas, general kick about areas and play spaces alongside enhancements to the area's tourism offer of the Trans Pennine Trail through improving accessibility (including dedicated disabled access) onto the Trans Pennine Trail and constructing a new Visitor Centre/ Tourism Hub, to be situated alongside the Trans Pennine Trail in the South East corner of the Country Park. This facility will be designed to emulate a traditional Pennine Farmstead and will vastly enhance the tourism offer of Oxspring and the wider Western area in accordance the 'Tourism and Visitor Economy' section of the Draft Oxspring Neighbourhood Plan, providing for facilities such as a cycle hire/shop, a café and other appropriate facilities, all of which will ultimately help to create local employment opportunities.
- Access to private land alongside the River Don stretching from Willow Bridge to Bower Hill Road named 'Oxspring Rocher Valley' enabling long desired riverside walks and the potential to create a local parish fishing club, footpaths and picnic areas.

Many of the above benefits are long held aspirations of Oxspring Parish Council which have also recently been identified by its associated Oxspring Neighbourhood Plan Groups' as needs and desires of the Parish. Evidence of this is presented in the group's meeting minutes; and specifically in the videos of the groups meeting with a senior Planning Policy officer of BMBC. All of these can be found online at: <http://www.oxspringplan.org.uk/>.

Whilst we wholly support the delivery of the long desired Community aspirations included within the Draft Oxspring Neighbourhood Plan, including the delivery of a comprehensive Community Building/Sports pavilion/Drop in Doctors Surgery for the Parish, there is simply no financial means of facilitating them without the delivery of new homes as part of the Oxspring Fields development proposals. Indeed we note that Oxspring Parish Council first gained planning permission for a Community/sports pavilion in 2008 (Planning Reference 2008/1249), subsequently gaining an extension of time in 2011 (Planning Reference 2011/0785) before the permission time expired in August 2014. A webpage controlled by and independent Charity supported by Oxspring Parish Council which is dedicated to providing background information about the sports/community facility, including its previously approved location and design (www.oxspring-centre.org.uk) highlights the many fund raising attempts (Charitable and public sector grants to local resident donations and a 'stakeholder wall' scheme) which were undertaken prior to the expiration of planning permission in 2014, all of which unfortunately proved unsuccessful. The Oxspring Field's proposals will deliver the funding required and community benefits can be secured via Section 106 (S106) or Community Infrastructure Levy (CIL) Agreements

In order to meet the National Planning Policy Framework's (NPPF) objective of significantly boosting the supply of housing land through the delivery of sustainable developments, YLL believe that developments such as the Oxspring Fields proposals, which can provide an unprecedented number of economic, social and environmental benefits, should be supported in place of (or at the very least ahead of) those currently proposed by BMBC to the South of Penistone on Land off Joan Royd Lane (Draft Local Plan Site Reference H80) and West of Castle Lane (Additional Consultation Site Reference AC35).

Though the Oxspring Fields development can be delivered over a 5 year build out period, when averaged out over the entire 19 year plan period the contribution of approximately 150 new homes would equate to just 8 homes per annum of which 2.5 homes per annum would be affordable properties. The overall impact of the proposals will therefore be minimal, whilst enabling the delivery of a wide mix of housing for those on low incomes, first time buyers through to families and those wishing to up/down size, to meet the Oxspring Parish Council's identified housing needs.

In January 2015, YLL instructed Pell Frischmann (recognised as one of the UK's leading firms of Consulting Engineers) to undertake a Sustainability and Accessibility Study of Oxspring. This Study (which was both undertaken and published in January 2015) was compiled jointly with PB Planning and concludes that Oxspring is a highly sustainable location given its accessibility and connectivity to a wide range of services and facilities. Indeed, the built form of the Principal Town of Penistone adjoins the built form of the Martree Business Park and the Draft Local Plan Employment Site Proposal P2; both of these sites are located in Oxspring. Moreover, the B6462 Sheffield Road which traverses the length of Oxspring is also the Main Spine Road into and out of Penistone. No other village in the Western Area of the Borough shares the same physical connectivity with Penistone.

Crucially, Paragraph 4.12 (Volume 13) of the Adopted Unitary Development Plan (the remaining saved policies of which will remain in place until the adoption of the Local Plan, currently timetabled for Summer 2017) states that:

"Oxspring is one of the locations in the Western community Area for additional development because of its physical relationship to the Penistone Urban Area and because it has the infrastructure capacity to accommodate some further development without serious detriment to the quality and character of the Green Belt."

"If in the long term, there is a need to release further land for housing then there is the scope to accommodate additional development..."

Furthermore and importantly, the senior UDP inspector MR D A Harmston JP, FRICS, DipTP, MRTPI confirms in paragraph 13.4.219 on page 1201 of his inspectors report:

“I consider Oxspring is well located in the Community Area for additional housing development. This is particularly so in the light of its relationship to Penistone...”

HOW DOES THIS RELATE TO PENISTONE?

We believe what will be of particular interest to Penistone Town Council (who have previously made known their support for local tourism in the district) will be the proposed Tourism Hub to be constructed adjacent to Trans Pennine Trail in the South Eastern corner of the Oxspring Fields development and separately the provision of £ 500,000.00 (Five Hundred Thousand Pounds) funding from the Oxspring Fields site toward the long overdue Strategic Public Transport Interchange in Penistone. This facility, which will be constructed on land in the ownership of YLL off Laird’s Way, Penistone, will generate major economic benefits to the area. It will deliver enhanced facilities including a 100 space car park for the community, visitors and local businesses, promote tourism in the Rural West area of the Borough and additionally, will be of great sustainable benefit to Penistone and its environs, which includes Oxspring with which it is inextricably linked, helping to achieve a much improved Public Transport service and reduced traffic congestion around the Square-about in the centre of Penistone as well as on the local road network. Additional land could possibly be made available for the formation of a coach parking area to cater for numerous events held throughout the year (i.e. those held at Penistone Paramount Cinema)

Whilst we note that Penistone Town Council are now progressing with a Neighbourhood Plan for the area following a vote by the local community, Pages 29 and 35 of the existing ‘Penistone Community Led Parish Plan 2013’ (a non statutory document) make specific reference to the need to:

- *Encourage discussion with developers and our Business partners to provide more parking for the Town;*
- *Look to improve transport links in and around Penistone and better advertise these services;*
- *Look at a wider range of facilities for commuters at the train station. Ie a shop;*
- *Look at a wider range of facilities to best serve those using the Trans Pennine Trail; and*
- *Review the provision of a dedicated rail station interchange, including increased parking*

We understand that the long standing issue of congestion within the central area of Penistone is of increasing concern to local residents, the Town Council and local Ward Members; especially as many new homes will be constructed in the district. The development of the proposed draft housing allocations to the south of Penistone, especially those located in and around Cubley, will only serve

to exacerbate the existing highways issues of the town, particularly at peak times when many residents are likely to commute to and from work and school. This could lead to a large increase in traffic utilising country lanes, in and around both Penistone and the surrounding Parishes (including Oxspring and Hunshelf) in an attempt to bypass the congestion; Oxspring Parish Council have already highlighted in their representations to BMBC regarding the Local Development Framework 2012 and the Draft Local Plan (dated 14 October 2012 and 10 January 2015 respectively) how these narrow country lanes are currently running to capacity, and we are advised that Hunshelf Parish Council have also raised similar concerns with BMBC.

In addition, due to a number of development constraints associated with the majority of the draft housing allocations in the Penistone area (Site H80, land at Joan Royd Lane and Site AC35, Land West of Castle Lane) should these constraints be overcome, we believe that the potential for each of these sites to deliver additional community benefits is severely limited in comparison to the Oxspring Fields Proposals.

BMBC has a legal responsibility to allocate sufficient land for housing across the whole Borough to ensure that both its current and perceived future Housing Needs and Aspirations will be satisfied throughout the nineteen year Local Plan Period to 2033. Crucially, BMBC has now made known that the Borough's Housing Needs and Aspirations cannot be accommodated without the need to release land from the Green Belt. The fact is that new housing must be delivered somewhere and as such, any effort to prevent **all** large scale new housing developments in the area is futile.

BMBC's current anticipated distribution of 1287 (One Thousand Two Hundred and Eighty Seven) New Homes for Penistone (approximately a seven percent share of the overall supply of new homes to be distributed across the Barnsley Borough and constructed over the Local Plan Period to 2033) will be allocated to sites in the area.

YLL appreciate that housing schemes can be contentious and such an example is the Persimmon Homes site of Hartcliff Road, Penistone, where 139 new homes are currently under construction despite 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, who all sought to highlight the site's constraints and unsuitability for housing. We note that an even larger area of land in close proximity to the Hartcliff Road Site (Local Plan Reference H80 – Land North and East of Joan Royd Lane), which is indicated as a housing proposal for 318 dwellings within the current Draft Local Plan, is proposed by the same developer

Considering the above, we contend that if a common sense comparison is undertaken between BMBC's current proposed housing site allocations to the South of Penistone including H80 (Land off Joan Royd Lane) and AC35 (West of Castle Lane) and our 'Oxspring Fields' site (*including such key considerations as Site access, Road traffic, Drainage, Potential for disruption to existing residents both during and after the construction period and any proposed benefits that the developments will deliver to the local area*), that the Oxspring Fields site is unquestionably superior; helping to accommodate housing needs whilst at the same time delivering unmatched Community Benefits to the area. We **enclose** for your consideration an example comparison between the Safeguarded Land Site SAF 18 (North and South of Roughbircworth Lane, Oxspring) and our proposed Oxspring Fields site.

Consequently, we hope you will agree that in order for local communities to accept the new developments which BMBC are required to deliver, housing schemes and sites that are supported by superior infrastructure (*i.e. the Oxspring Fields Site which is served directly by the B6462 'Sheffield Road' with direct access to the A629 without the need to traverse the centre of Oxspring or Penistone, as opposed to Draft Barnsley Local Plan Site Reference H80, which would be served existing narrow estate roads and/or Joan Royd Lane from where traffic must then travel through Penistone (which becomes congested at peak times) or via narrow country lanes to the B6462 in the centre of Oxspring or the A616 'Stocksbridge Bypass' in Stocksbridge*) and will provide a number of Community benefits similar to those that the Oxspring Fields proposals will deliver, should be supported and promoted in place of (or at the very least ahead of) those that cannot.

Access into the proposed Oxspring Fields site will be directly from the B6462 'Sheffield Road' with one or two points of access being easily achievable. To the south east the B6462 leads to the A629 Halifax Road at a priority junction. From here work-related trips to and from places such as Barnsley, Sheffield, Leeds and Huddersfield can access the wider highway network without the need to utilise narrow country lanes or travel directly through Oxspring or Penistone Town centre.

Whilst we accept that new residents of the Oxspring Fields development will access Penistone to utilise its facilities, locating housing development to the East of the Town, in Oxspring, will enable inward commuting to Penistone at more dispersed times and also provides a wider choice of satisfactory access routes (including the A629, or the Trans Pennine Trail for those who wish to travel by foot or by bicycle) to Penistone in comparison to new housing development to the south of the Town; which must be accessed either from Mortimer Road or indirectly by Country Lanes and/or minor estate roads. Moreover, should residents wish to commute away from the area, as identified above, the location of the Oxspring Fields development will allow residents to do so without the need to navigate through Penistone Town centre or rat run along narrow country lanes which could pose a safety hazard should more traffic begin utilising them in an attempt to avoid congestion in the centre of Penistone. Additionally, the proposed Penistone Strategic Transport Interchange and associated car parking will be easily accessed from the Oxspring Fields site, being

located on the eastern side of Penistone. We believe that the delivery of the proposed Penistone Strategic Transport Interchange will encourage the use of alternative modes of transport to the private car through the improvement of public transport and supporting facilities.

A further superior feature of the proposed Oxspring Fields development is the 'Trans Pennine Trail' which forms the southern Boundary of the site. Whilst travel by private car is clearly inevitable from the majority of housing developments (especially in the West of the Borough), the Trans Pennine Trail provides excellent access to and from Penistone for those seeking alternative modes of transport. Penistone Railway Station and the location of the proposed Strategic Transport Interchange is only 7 minutes away by bicycle on this safe, vehicle free, flat and dedicated route.

The 'Travel and Transport' page of the Oxspring Parish website (www.oxspring-parish.com/travel) which is operated by Oxspring Parish Council confirms:

- A. Oxspring is well connected with good links to both public transport and the national road network;
- B. The nearest train station is only a couple of miles away at Penistone, with direct services to Huddersfield, Barnsley, Meadowhall and Sheffield;
- C. Oxspring is well served by local bus services with direct services to Penistone, Barnsley and Sheffield running on a regular basis; and
- D. Oxspring is close to the motorway network with the M1 being only 10 minutes drive away. For those going westward, then the start of the Woodhead Pass (A628) is again only 10 minutes away

It is for all of the reasons identified in this letter that YLL and its full team of Professional Planning Advisers hope that residents and members of Hunshelf Parish Council, Oxspring Parish Council and Penistone Town Council will support the Oxspring Fields proposals in preference to the Safeguarded Land off Roughbirchworth lane, Oxspring (which can be returned to Green Belt allocation by BMBC) and the housing sites currently proposed by BMBC in its Draft Local Plan to the South of Penistone and Cubley including:

- Site AC35 - Land West of Castle Lane
- Site H80 - Land North and East of Joan Royd Lane

We are aware that Oxspring Parish Council has already written to BMBC on two occasions recently requesting that the Safeguarded Land 'SAF18' (North and South of Roughbitchworth Lane, Oxspring) is returned to Green Belt allocation and we are advised that Hunshelf Parish Council has also made known its concerns regarding the possible development of the SAF18 site for housing.

INDEPENDENTLY IDENTIFIED HOUSING NEEDS OF OXSPRING

In 2014, Planning Consultants 'URS' were instructed by an **Independent** public body 'Planning Aid England' on behalf of Oxspring Parish Council to undertake a 'Housing Needs and Capacity Assessment' to assess **Oxspring's 'fair share of development'** which would subsequently inform the policies and proposals of the Oxspring Neighbourhood Plan. The document concludes by identifying the **need to deliver up to 68 new homes for the village** in the period 2008 to 2026 (which is based on the current Barnsley Core Strategy timescale 2008-2026), circa 4 homes per annum. The document identifies a need for a range of house types, including affordable housing.

The figures presented in the Housing Needs and Capacity Assessment were generated using an assessment of the population projections available at that time, alongside other evidence. It is important to state here that updated population projections were published earlier this year and that an assessment of the impact of these projections on the housing figures for Barnsley are currently being undertaken, which may result in an increase in household growth in the Barnsley Borough area above the previously published projections. In addition, the Draft Barnsley Local Plan, with which the Oxspring Neighbourhood Plan is required to conform, now seeks to identify local planning policies for the Borough up to 2033, **7 additional years of housing need which is unaccounted for in the URS Housing Needs and Capacity Assessment**. There is therefore reasonable justification for the figures identified in the URS Housing Needs and Capacity Assessment to be increased accordingly to a level closer to **96 new homes**.

Whilst Oxspring Parish Council and its Neighbourhood Plan Group are **fully aware** of the findings of the **Independently commissioned** 'Oxspring Housing Needs and Capacity Assessment' which sought to identify the **fair share of Housing for Oxspring** and concluded that up to 68 new homes are required to meet the needs of the Parish, and that there is now reasonable justification for this figure to be increased to circa 96 homes to take account of the additional seven years of Local Plan period which are not accounted for in the URS Assessment; Currently, their Consultation Draft

Oxspring Neighbourhood Plan seeks to largely ignore the recognised requirements for new housing to serve the needs of the Parish by proposing that the Housing Needs of **Oxspring** “*will be met predominantly in Penistone*”. (Our emphasis)

In our opinion, not only does Penistone have its own identified housing needs to meet (which we believe that Oxspring can help to accommodate given its inextricable links with the Town); housing need in Oxspring has been formally established, unlike in any other area within the Western district of the Barnsley Borough, by an independently commissioned planning consultancy. The concept of forcing those in housing need who presently live with family in Oxspring and are seeking homes of their own; who currently live outside of the area and desire to move to Oxspring like others have before them; or perhaps those who have left the Village and wish to move back: to reside in another settlement away from their families and friends is socially unethical.

Within their recent Local Plan Additional Consultation Document (October 2015), BMBC have proposed to re-designate a safeguarded site located elsewhere in the Borough as Green Belt. **Providing evidence that such a mechanism is available and can be utilised in respect of the Safeguarded SAF 18** (North and South of Roughbirchworth Lane, Oxspring) YLL’s proposal is simply to seek the allocation of the Oxspring Fields site in its place to ensure the delivery of Oxspring’s independently assessed housing needs (which includes **affordable home**) together with a myriad of significant and long desired Community Benefits. 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. Additionally, considering the inextricable links between Oxspring and Penistone, YLL believe that the Oxspring Fields proposals can assist Penistone by accommodating an element of its housing needs on this suitable site contained within strong, enduring and defensible boundaries.

We therefore believe that BMBC are in a defensible position to re-designate the existing Safeguarded Land Site SAF 18 as Green Belt, given that it meets a number of Green Belt functions, and in turn remove the Oxspring Fields site from the Green Belt and allocate it for housing development. The key reasons being that:

- Local residents and Oxspring Parish Council have made numerous objections to previously proposed development of Site SAF18 for housing citing highways and drainage issues.
- BMBC have the ability to remove as well as re-designate land within the Green Belt;

- BMBC's adopted Unitary Development Plan identifies the inextricable settlement linkages between Penistone and Oxspring, and Oxspring's capacity to accommodate growth as a result;
- The Draft Barnsley Local Plan identifies the need to release land from the Green Belt to meet the Borough's housing needs and proposes both safeguarded land designations and employment land allocations in the Parish of Oxspring, which recognises the settlement's capacity to accommodate future development;
- BMBC's Green Belt Review, which doesn't include a full assessment of Site SAF18, identifies that the retention of Site SAF18 as Safeguarded Land would weaken the integrity of the Green Belt on account of a lack of defensible boundaries and openness of the area immediately surrounding the site. A position that is entirely the opposite to that of the proposed development at Oxspring Fields where the Green Belt Review identified that the Trans Pennine Trail (which forms the Southern Boundary of the Oxspring Fields site) could represent a strong internal boundary;
- The SHLAA identifies Site SAF18 as a Category 2 housing site on account of identified deliverability issues, including impact on landscape character. The Oxspring Fields site is identified as a better Category 1 'deliverable' housing site due to there being no suitability, availability and achievability concerns; and
- Further assessment work undertaken by YLL's Landscape Consultants (available to view at www.Oxspring-Fields.co.uk) has identified that the Oxspring Fields development proposals perform better than Site SAF18 against a number of environmental concerns including the historic settlement pattern, landscape character and ecology.

It is abundantly clear from the factual points presented above that the proposed Oxspring Fields development represents a sound, robust and deliverable alternative development to the proposed safeguarded land designation "SAF18", which measures 5.1 Ha in size and has the capacity to deliver up to 150 homes, which would need to be served from two new access points (North and South) onto Roughbitchworth Lane; a minor road. The Oxspring Fields development proposals can deliver a myriad of community benefits that Site SAF18 simply cannot whilst the trade of sites (i.e. returning the Safeguarded Site SAF 18 to the Green Belt and removing the Oxspring Field's site from the Green Belt in its place) will result in **no significant nett loss of Green Belt in Oxspring**

SUMMARY

In summary, we highlight the fact that there is a rare and unprecedented opportunity here for both Oxspring and Penistone. Land, owned privately by YLL, is being offered to contribute significantly to the delivery of housing (which despite many objections will ultimately be delivered across sites to be allocated by BMBC somewhere in the Penistone area) together with unrivalled community benefits that will facilitate sustainable development and importantly, deliver numerous long held and overdue needs and desires for both Oxspring and Penistone, including both the land and funding required for the construction of the Strategic Transport Interchange on land off Laird's Way, Penistone.

Importantly, the funding required to deliver these benefits (including the proposed Strategic Transport Interchange in Penistone) is not available without the Oxspring Fields development, which is why YLL is committed to working in partnership with Penistone Town Council, Oxspring Parish Council/Neighbourhood Plan Group, Hunshef Parish Council and local residents to seek to successfully facilitate the delivery of these identified needs and aspirations.

We kindly request that you review this letter and previous correspondence sent to you regarding the Oxspring Fields Proposals and we hope that you can attend our event **between 0930 and 1400 at St Aidans Church Hall, Oxspring, on Saturday 23 January 2016.**

For further detailed information of the Oxspring Fields development proposals, please visit:

www.Oxspring-Fields.co.uk

Yours sincerely

YORKSHIRE LAND Limited

Steven Green

Managing Director

*Encs Proposed Oxspring Fields Development Location Plan
Proposed Oxspring Fields Development Master Plan
Example Site Comparison*