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16 February 2016

Our Ref YLL-OPC-16.05

Sent by email to
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OXSPRING PARISH COUNCIL
C/o Ms Stephanie Tolson
Clerk - Oxspring Parish Council
43 Nether Royd View
Silkstone Common
BARNSELEY
S75 4QQ

Dear Member

HOUSING FOR OXSPRING, SUSTAINABILITY OF THE VILLAGE AND THE OXSPRING NEIGHBOURHOOD PLAN

As we have informed you in previous correspondence, our Community Consultation and Engagement event which was held at St' Aidans Church, Oxspring, on 23 January 2016, was extremely well supported by a wide range of interested parties including many Local Residents, Business representatives and a Senior officer of Barnsley Metropolitan Borough Council (BMBC). The Event was held in a totally open and transparent manner and all returned Discretionary questionnaires (a copy of the questionnaire handed out has been provided to Oxspring Parish Council) show an overwhelming favour for development of the Oxspring Fields site over the Safeguarded Land Site located North and South of Roughbirchworth Lane (Draft Local Plan Ref 'SAF18').

Whilst many attendees at our Community Consultation and Engagement Event informed us on the day that they **do support** the general aspirations of the Draft Oxspring Neighbourhood Plan (DNP) in seeking to encourage such things as a Sports/Community Building, new and enhanced links to the Trans Pennine Trail and Riverside and Small scale Tourism facilities e.t.c, many local people also expressed concern that the DNP fails to properly address the need to deliver new housing to satisfy the identified housing requirements of the village. This valid concern appears to be consistent with comments made on video by the previous chair of the Oxspring Neighbourhood Plan Steering Committee that "...***we know from what local people have told us so far that what we need is affordable housing or at least a mixture that would allow for starter up homes as well as maybe more executive homes.***"(Our emphasis)

Additionally, a recurring and important question asked by many attendees was:

How can Oxspring Parish Council ever realistically deliver any of the aspirations in the Neighbourhood Plan when they do not have the required money and resources available?

We can inform you from the proceedings of our consultation event and the detailed feedback received since, that a majority of local residents identify our 'Oxpring Fields' development proposals

as the only viable and realistic opportunity to deliver the identified aspirations of the DNP. Crucially, this highlights the existence of a major flaw in the DNP in that it does not currently address how the identified housing requirements and community infrastructure aspirations will be delivered in the Neighbourhood Plan period to the year 2033.

HOUSING FOR OXSPRING

The Draft Oxspring Neighbourhood Plan (November 2015) at paragraph 2.6 states that:

*"In 2014 the Parish Council, through PAE (Planning Aid England), asked consultants URS **for specialist advice in relation to housing needs and capacity**... Housing need will be met predominantly in Penistone: only small infill windfall sites will come forward in Oxspring. This is because Penistone is considered to be a more sustainable settlement with a range of services and facilities." (Our Emphasis)*

For clarity, the URS Housing Needs and Capacity Assessment identifies Housing Need in **Oxspring** (not Penistone) across a range of house types including **affordable**. The findings of this assessment are reinforced by comments of the former chair of the Oxspring Neighbourhood Plan Group which are captured in a promotional video available on the Oxspring Neighbourhood Plan website entitled "Discussion with NP team and BMBC Planning Officer Part 1" (<http://www.oxspringplan.org.uk/about/videos/>):

*"...as a community we think we can support the Local Authority but perhaps be more creative in trying to find a made to measure solution for Oxspring in so far as **we know from what local people have told us so far that what we need is affordable housing or at least a mixture that would allow for starter up homes as well as maybe more executive homes** and we feel that if we can try to encourage working from homes or businesses that use their homes as a base and try to bring in starter up units in that respect in the village as well as I mentioned to you if there is a new sports facility that can have some ancillary businesses that are linked to recreation such as a bicycle hire and that is linked to the Trans Pennine Trail that might help create jobs in a way that perhaps benefits our village and our parish." (Our Emphasis)*

Affordable housing which will arise from new housing developments in Penistone is required to meet the housing needs of Penistone.

In July 2015, long prior to the publication of the latest DNP, Oxspring Parish Council and its associated Neighbourhood Plan Steering committee were provided with a comprehensive report commissioned by ourselves and undertaken by Planning consultants 'PB Planning' entitled "***Oxspring Windfall and Safeguarded Land Capacity and Deliverability Assessment***". The report is attached and we request that it is read in conjunction with this letter. In short, The report justifiably concludes that there are insufficient deliverable small scale windfall sites to meet Oxspring's identified housing needs and that unless the Safeguarded Land located North and South of Roughbirchworth Lane (Draft Local Plan Reference 'SAF18') is released for housing development to meet Oxspring's identified housing requirements, then our proposed Oxspring Fields site should be released to accommodate these needs.

Firstly, In the event that there were sufficient deliverable small scale windfall sites available in Oxspring (although this is not the case) BMBC Policy dictates that developments of less than 15 dwellings are not required to provide affordable housing as part of any proposed development mix. Whilst we acknowledge that Draft Policy OH1 of the DNP does recognise this fact, it only identifies that new housing development for between **two and nine** houses will be supported; clearly, developments of this size will not deliver the Neighbourhood Plan aspiration for new affordable homes to meet local needs. A primary example of this is the development of what was a windfall site

on Roughbirchworth Lane, Oxspring. This site was owned by former Oxspring Parish Councillor A Wood who sold it after having been granted planning permission by BMBC for the construction of large detached houses upon it. Oxspring Parish Council did not object to the fact that the development scheme does not provide affordable homes in order to provide suitable accommodation for first time buyers, young families and older people wishing to downsize to smaller properties, despite it seeking to encourage such on windfall sites in the village to meet local needs as part of the Neighbourhood Plan. This demonstrates that where a windfall site becomes available, naturally, landowners are most likely to promote their site for maximum financial gain and there is a recognised need and demand for more Large Executive style homes in Oxspring. On this basis, only new housing developments consisting of fifteen dwellings and above will deliver affordable housing.

Secondly, Oxspring Parish Council supported by many local residents and representatives has on two separate occasions during the Barnsley Development Plan Review requested that BMBC return the Safeguarded Land Site 'SAF18' to Green Belt designation, citing a range of factors and viability concerns including:

- An Unwilling Landowner;
- Traffic and Safety Constraints; and
- Drainage issues

Clearly Oxspring Parish Council does not wish to see the Safeguarded Land Site 'SAF18' developed.

We enclose for your attention and consideration two separate 'Flood and Drainage Feasibility' Reports which have been undertaken on our behalf by 'Topping Engineers' and contain an assessment of our proposed Oxspring Fields site and the Safeguarded Land Site 'SAF18'. Briefly, these reports conclude that:

OXSPRING FIELDS

- The proposed Residential Site **is not at risk of flooding;**
- Gravity Flow Drainage systems for both foul and surface water are achievable based on topography **without the need** to provide pumping stations.

SAFEGUARDED LAND SITE 'SAF18'

- **The site is at risk of flooding** should the upstream highway drainage fail;
- Drainage Capacity represents a significant risk to the feasibility of the site;
- Gravity Flow Drainage systems for both foul and surface water **are not achievable** based on site topography without the need to provide **two separate pumping stations** on each land parcel (North and South of Roughbirchworth Lane) for both surface and foul water;
- Any specific site layout proposals will need to take the requirements for pumping stations and the associated 15 metre no build zone into account.

Whilst the proposed Oxspring Fields site is considered suitable to accommodate housing development in drainage terms with no feasibility constraints identified, the Safeguarded Land Site

'SAF18' has significant feasibility issues which render the site financially unviable for housing development due to the fact that any development scheme will need to incorporate two pumping stations (which each require a 15 metre no build area and will reduce the developable area of the site) and technically because it has also been identified that drainage capacity issues are likely to exist at the site.

Even if the Safeguarded Land Site 'SAF18' were viable for new housing development, it would not satisfy the National and Local environmental aims (including in the Oxspring Neighbourhood Plan) of seeking to minimise energy consumption and reduce carbon footprints, this is because the required pumping stations would result in a heightened usage of energy/electricity (24 hours a day for 365 days a year) when compared with a site where pumping stations are not required (i.e. the 'Oxspring Fields' site where Drainage is viable via Gravity Flow). The Safeguarded Land Site 'SAF18' is therefore less sustainable than the proposed Oxspring Fields site. Additionally, another factor for consideration is that in the event a prolonged power outage was to occur, the pumping stations on the Safeguarded Lane Site 'SAF18' would cease to operate with a flood and pollution likely to ensue; this could result in damage to properties within the immediate vicinity of the development.

Considering the above **facts**, we question how the identified housing requirements of **Oxspring** (including affordable) can ever be delivered in the plan period to the year 2033 without the delivery of new housing arising from the Oxspring Fields development, which will enable the construction of 36 new affordable homes to meet local needs. Significantly, if the proposed DNP policy that 'Oxspring's Housing needs will be predominantly met in Penistone' is progressed; this will only enable the delivery of new affordable homes in Penistone, not Oxspring, and this will ultimately result an ever growing requirement for new housing in Oxspring, above that identified in the URS Housing Needs and Capacity Assessment.

Yorkshire Land Limited and its full team of professional advisers believe that on this basis alone the Draft Neighbourhood Plan is likely to be successfully challenged.

SUSTAINABILITY OF OXSPRING

Whilst we wholly agree with the DNP statement at paragraph 2.6 that "Penistone is considered to be a more sustainable settlement with a range of services and facilities" this **does not mean** that Oxspring is by definition 'Unsustainable'. **In fact, the village has been identified as Sustainable** and this is unquestionably evidenced by BMBC's own adopted Unitary Development Plan (UDP) policies, the comments of the Senior Planning Inspector who found the UDP a sound Development Plan (thereby endorsing its content), written scripture of Oxspring Parish Council/Oxspring Neighbourhood Plan Steering Committee/Sub Groups, and comprehensive reports commissioned by ourselves and undertaken by leading consultancies.

Paragraph 4.1 of the DNP states that "Oxspring is a small village community..." and at paragraph 6.1.3 that Oxspring is "...considered to be an unsustainable location for large housing developments because it lacks services and facilities, and has limited transport accessibility."

Firstly, the statement that Oxspring has 'limited transport accessibility' wholly contradicts paragraphs 4.3 and 6.3.9 of the same DNP document which state that:

Paragraph 4.3

*"The Village (Oxspring) has **good accessibility** to public transport, there are direct bus services to Penistone, Barnsley and Sheffield running on a regular basis. The nearest train*

station is only a couple of miles away at Penistone, with direct, hourly services to Huddersfield, Barnsley, Meadowhall and Sheffield.” (Our Emphasis)

Paragraph 6.3.9

*“The village (Oxspring) is positioned on the Trans Pennine Trail (TPT) and is **easily accessible** by foot, cycle and horse users from other areas.” (Our Emphasis)*

The statement also contradicts the ‘Travel and Transport’ page of the Oxspring Parish website which has confirmed for many years (prior to the production of the Neighbourhood Plan) that:

- 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.

Perhaps most importantly however, both statements of the DNP **wholly contradict the adopted Barnsley UDP** (Volume 13 – Western Rural Community Area) which **identifies Oxspring** as a ‘Selected Village’ at section 2.16 Village Hierarchy:

*“These are where the majority of housing developments in the Community Area will be located; mainly on sites exceeding 0.4 hectare. Generally, these are the **larger villages which have the range of services and facilities considered sufficient to accommodate a modest level of development and where it is not considered that the level of development proposed would adversely affect their character.**” (Our Emphasis)*

Furthermore, paragraph 4.12 of the adopted UDP also identifies that:

*“Oxpring 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.**” (Our Emphasis)*

Finally, the Senior Planning Inspector of the UDP stated in paragraph 13.4.219 of this Inspectors Report that:

*“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 and***

the proposed allocation of land for employment development at the former Oxspring sidings (WR8/1).” (Our Emphasis)

This comment was made by the UDP Inspector following his extensive and detailed Public Inquiry at which detailed evidence was presented for his consideration from many sources. We believe it is highly pertinent and equally applies to the present day circumstances, especially considering that the only proposed Employment Site contained within BMBC’s Draft Local Plan to meet the employment needs of the Principal Town of Penistone and the Western Rural Area until the end of the Local Plan Period in 2033 is located within the Parish Boundary of Oxspring. This site is identified with Draft Local Plan Reference ‘P2’ and is located North of Sheffield Road, Oxspring.

Taking all of these factors into consideration, it is apparent that paragraph’s 4.1 and 6.1.3 of the DNP are **inaccurate**. We therefore request that they are amended in the next version of the DNP.

BMBC PRECEDENT FOR DEVELOPMENT IN THE VILLAGES

BMBC has recently approved a number of planning applications for new housing developments in the Western Villages of the Barnsley Borough, including at Ingbirchworth and Hoylandswaine.

The Hoylandswaine Application (BMBC Planning Reference: 2014/0754) was submitted by Barratt and David Wilson Homes for the construction of 60 large executive style homes and 7 affordable homes on land off Church Lane. A financial contribution was also agreed by the developer to fund a further nine affordable homes offsite. This planning application was approved by BMBC’s Planning Regulatory Board on 17 February 2015 and we believe it is highly relative and supportive of our case for the release of the Oxspring Fields site from the Green Belt as part of the Barnsley Local Plan Process. Of vital significance to our Oxspring Fields development proposals is the fact that in considering the planning application by Barratt and David Wilson Homes, BMBC’s planning officers undertook a thorough assessment of the three dimensions of Sustainable development; Economic, Social and Environmental. In determining the planning application BMBC concluded that on balance the development of new homes in the village (which like Oxspring is also identified as a selected village in the UDP) is **Sustainable**.

When considering the Planning Application by Keyland Developments Limited for the construction of 13 detached executive style dwellings (delivering no affordable housing) on Land off Wellthorne Lane, Ingbirchworth, BMBC again assessed its performance against the three dimensions of Sustainable development. Although Ingbirchworth is situated a greater distance from Penistone than Oxspring or Hoylandswaine, its Bus Services are limited and it does not have a school (in fact BMBC specifically noted within its Planning Report that ‘services are limited within the village’) it was concluded that:

“Overall, whilst some of the contributions to Sustainable development would be largely neutral the sites location adjacent to existing housing within 400 metres of a Bus stop and opposite a public house and recreation ground, means there are considered to be sufficient credentials to consider that the presumption in favour of sustainable development applies.”

We attach for your attention the ‘Sustainability’ section of BMBC’s Planning Report regarding the approved Hoylandswaine Planning Application. Having carefully considered the statements made by BMBC in this report, it is evident that the majority equally relate (and if not more so) to Oxspring and our proposed Oxspring Fields development. For instance:

- BMBC identify that Economic benefits are delivered by all residential developments but that they gain more weight the larger the development proposed. In this regard, the proposed

Oxspring Fields development is larger than the development approved by BMBC at Hoylandswaine and the level of benefits proposed far outweigh those which will be delivered by the approved development at Hoylandswaine or are currently proposed by any development in the West of the Barnsley Borough.

- BMBC confirm that the 'Strategic Housing Market Availability Assessment' demonstrates a clear need for affordable homes in the west of the Borough and also acknowledge that this attracts significant weight in favour of the development proposal. In Oxspring, **this fact is further strengthened and compounded** by the findings of the URS Housing Needs and Capacity Assessment which has been commissioned as part of the Oxspring Neighbourhood Plan Process and identifies that **Oxspring specifically** has a housing requirement. No other Western Village of the Barnsley Borough has undertaken a Housing Needs and Capacity Assessment which confirms that housing is required.
- BMBC's statement that **private housing is required in order to viably deliver affordable homes** also adds significant weight and credibility to our viewpoint that the Oxspring Fields development Proposals represent the only viable method presently available to ensure that the identified Housing needs and Community infrastructure aspirations of Oxspring are delivered over the Local and Neighbourhood Plan Period to the year 2033.
- BMBC are clear that significant land will need to be taken out of Green Belt in order to get close to the identified housing growth figure of 1471 homes within Penistone between 2014 and 2033 and identify that three current Green Belt sites (H80, H81 and H82) are proposed, which have a total indicative figure of 975 dwellings.

We can reliably inform you that Detailed site plans have now been prepared for site 'H82' in Penistone showing a maximum density of 35 dwellings per hectare/ 15302.9 square feet per acre, and that on this parcel of land alone, there is a shortfall of 122 (One Hundred and Twenty Two) dwellings from BMBC's published dwelling yield figures. We also expect further shortfalls from BMBC's other identified Green Belt sites within the area, and this will result in a reduction of the number of new homes (including affordable) delivered. BMBC will therefore need to identify Additional Housing Sites to meet its identified growth figure.

- BMBC make clear in their Planning Report that whilst provision of housing within Hoylandswaine would not count toward meeting the needs within Penistone, Hoylandswaine is one of the closest villages within the Rural West to the Principal Shopping Area of Penistone. Indeed, this is wholly applicable to the circumstances in Oxspring where in a reverse situation, placing Oxspring's housing needs in Penistone would not count toward meeting the housing needs within Oxspring, a location where consultants URS working on behalf of Oxspring Parish Council to give specialist advice, have identified **specifically** has a requirement for new housing.

Secondly, in terms of Hoylandswaine being one of the closest villages in the Rural West to the Principal Town of Penistone, Oxspring is superior because it directly adjoins the built form of Penistone. The B6462 Sheffield Road which traverses the length of Oxspring is also the Main spine Road into and out of Penistone and furthermore, the Trans Pennine Trail which runs through Penistone also forms the 'backbone' of Oxspring and serves as the Southern Boundary of the Oxspring Fields site, the two settlements are therefore linked Sustainably; Hoylandswaine does not have these features or a Village Store and Post Office and is located a further distance away from Penistone. Undeniably, **No other Western Rural village shares the same physical connectivity and inextricable links with Penistone as Oxspring. Unlike any other settlement** within the Western Rural Area the relationship of Oxspring to Penistone is **specifically identified** by the Senior UDP Inspector in paragraph 13.4.219 of his Inspectors report, as set out above.

In January 2015 we commissioned a “**Sustainability and Accessibility Assessment**” of Oxspring. This was undertaken jointly between Pell Frischmann (one of the UK’s leading firms of consulting engineers) and PB Planning and takes account of a myriad of factors, concluding that Oxspring is a highly Sustainable location given its Accessibility and Connectivity to a wide range of services and facilities; this comprehensive assessment was provided to Oxspring Parish Council and the Neighbourhood Plan Steering Committee months prior to the publication of the DNP, however, we enclose with this letter for your ease of reference.

The findings of the ‘Sustainability and Accessibility Assessment’ regarding the ‘Accessibility’ of the settlement are also supported by South Yorkshire Transport Executive (SYLTE). In a Formal letter from SYLTE’s Planning Officer, dated 12 June 2014, regarding the proposed Oxspring Fields development, it is confirmed that:

“The proximity to the Trans Pennine Trail (TPT) is a very good feature of this site and this should not be overlooked. The High levels of accessibility to the TPT promote this site as a very sustainable option given the connections to a high quality High Quality walking and cycling network. Although this is not picked up within site assessment criteria, this should be stated within any supporting document. As the site is within 2km from the station (Penistone Railway Station) SYLTE would deem it acceptable to expect a proportion of cycle based park and riding from Penistone, as well as a higher proportion of cycling trips for commuter purposes.”

This statement from SYLTE accords with section 6.3.9 of the DNP which as set out above, confirms that the village (Oxspring) is positioned on the Trans Pennine Trail (TPT) and is **easily accessible** by foot, cycle and horse users from other areas.

In comparing the Sustainability of Oxspring and Hoylandswaine, we contend that upon detailed examination of the evidence base, a Planning Inspector would conclude that Oxspring is **by far** the more sustainable of the two settlements. This is because of its closer proximity to the Principal Town of Penistone and its Railway station (where it is proposed to construct a ‘Strategic Transport Interchange’) which can be directly accessed by more sustainable means than the private car from Oxspring, including on foot or by bicycle using the Trans Pennine Trail and because, unlike Hoylandswaine, Oxspring does have:

- A Village Store and Off Licence
- A Post office
- Employment Facilities/Business Parks
- More Bus Stops with a greater frequency of Buses and Direct Services to Sheffield (as identified by Oxspring Parish Council and the DNP)
- The ‘B6462’ Sheffield Road (B-Road) traversing the length of the village.
- The Trans Pennine Trail Traversing the length of the Settlement, connecting it with Penistone and its Railway Station, which is just seven minutes away by bicycle.
- Allotments and a higher proportion of dedicated Public Greenspace e.t.c

Additionally, as set out above the only proposed Employment Site contained within BMBC’s Draft Local Plan to meet the employment needs of the Principal Town of Penistone until the year 2033 is located within the Parish Boundary of Oxspring. When developed, this will form the third business park in Oxspring and at 3.27ha, it will certainly be the largest serving the Penistone and Western Rural Area. This point again reinforces Oxspring’s Sustainability in demonstrating its ability and capacity to accommodate further development.

Crucially, when considering new housing developments in Hoylandswaine and Ingbirchworth **BMBC have assessed them to be Sustainable** and granted planning permission accordingly, this clearly puts

beyond question Oxspring's credentials as a Sustainable settlement **because Oxspring has more Services and Facilities, better Accessibility and is situated in a Superior Location.**

All in all, taking into account the mountain of evidence across a broad range of sources (including from BMBC and Oxspring Parish Council) which points to the fact that Oxspring **is a Sustainable Village location**, we request that the next version of the DNP is amended accordingly to show this.

CONCLUSION

Oxspring is a sustainable Village which **unlike any other Western Village within the Barnsley Borough** has an assessed and identified Housing Need for a range of House Types, including Affordable. This fact is supported by the material evidence base which is referenced in this letter; there is no credible evidence which indicates that Oxspring is unsustainable.

A professional Planning Consultancy (PB Planning) has identified in the attached report entitled "*Oxspring Windfall and Safeguarded Land Capacity and Deliverability Assessment*" that there is an insufficient number of deliverable windfall sites within Oxspring on which the identified housing needs can be delivered. We have also identified that the Safeguarded Land site North and South of Roughbirchworth Lane (Draft Local Plan reference 'SAF18') is not viable for housing development; this is evidenced by the findings of the "*Drainage and Flood Feasibility Report*" produced by Topping Engineers. **Therefore, the identified Housing needs of Oxspring cannot be met over the plan period to the year 2033 without the need to release land from the Green Belt.**

BMBC has confirmed in its Draft Local Plan that the Boroughs Housing Needs and Aspirations cannot be accommodated without the need to remove land from the Green Belt and **importantly** the Adopted Development Plan for the Borough **does not restrict development within the Boroughs villages** provided it is necessary for the viability of the settlement and to meet local needs. Furthermore, the Draft Local Plan sets out in section 5.4 'Spatial Strategy and Location of Growth':

"Development in the villages will be encouraged where it meets local needs and supports vitality, the local village economy and viability of the local community... development may take place in villages where it is allocated through a Neighbourhood Plan..."
(Our Emphasis)

In this regard, we wish to emphasise that the DNP identifies in paragraph 6.1.4 that the long term **viability** of the Parish is compromised by the lack of affordable housing and paragraph 6.1.5 identifies that the findings of the URS Housing Needs and Capacity Assessment demonstrate that in the interest of providing suitable housing for local people, retaining young people, families and older people wanting to downsize and thus having a sustainable and balanced population, a small amount of **housing growth is critical**.

The DNP also sets out a number of aspirations which aim to **meet Local Needs**, strengthen the **viability of the community** and support and grow the **local Village Economy** but fails to identify how these aspirations can be funded or delivered.

It is for all of these reasons why we believe there is a compelling case for the allocation of the Oxspring Fields site as a housing proposal within the Draft Barnsley Local Plan and we question why Oxspring Parish Council will not support the release of the proposed Oxspring Fields site from the Green Belt as part of BMBC's Local Plan process, considering that 3.17 ha (7.83 acres) is already contained within the adopted Oxspring Neighbourhood Plan Boundary and it is the only available and

deliverable mechanism to ensure that Oxspring's identified housing needs and community aspirations are delivered in the Neighbourhood Plan Period to the year 2033 ?

Furthermore, we have been informed that Hunshelf Parish Council would support the Oxspring Fields Proposals should they be endorsed by Oxspring Parish Council and as set out above, the Draft Barnsley Local Plan states that development may take place in villages where it is allocated through a Neighbourhood Plan.

It is stated in the Oxspring Parish Spring Newsletter 2014 that a Neighbourhood Plan 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. However, we contend that Oxspring Parish Council's current failure to properly address the identified requirement for new housing in Oxspring is creating a housing crisis for the Parish.

As we have informed you previously the Oxspring Fields Site has been assessed and scored the highest possible grade as a 'category 1 deliverable' development site within BMBC's Strategic Housing Land Availability Assessment (SHLAA) which was commissioned in order to provide BMBC with 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 proposed Oxspring Fields site is contained within Strong, Logical and Enduring boundaries and development in this location will importantly maintain Oxspring's historical linear pattern of development.

Whilst the Oxspring Fields site has not subsequently been identified as a possible housing site within the **Barnsley Green Belt Review** undertaken by Arup on behalf of BMBC. We have made it clear in paragraphs 3.4 to 3.21 of our latest representations regarding the Draft Oxspring Neighbourhood Plan (compiled and submitted to Oxspring Parish Council in January 2016 by PB Planning) why we believe this process is flawed. BMBC is wholly aware of our position in this regard and that we will have no alternative than to challenge the Green Belt Review Document if it is not amended as part of the ongoing Local Plan Preparation Process.

We once again reiterate our desire to work in harmony with Oxspring Parish Council and the Oxspring Neighbourhood Plan Steering Committee to ensure that the Oxspring Neighbourhood Plan is both sound and deliverable. The proposed Oxspring Fields Development represents the only viable and realistic opportunity to guarantee this and will satisfy the majority of the aspirations set out within DNP including:

- New Housing to meet Local Needs
- A Sports/Community Building
- New and Improved access to the Trans Pennine Trail
- New and improved links to the Riverside
- New Green Infrastructure
- Small scale Visitor/Tourism facilities including a cafe and catering facilities

The Oxspring Fields development both during and post Construction will generate much welcome trade and custom for local services including the two Public Houses, General Store and Post office, thereby helping to ensure the long term viability of these businesses. Equally, the proposed Tourism Hub with cafe/tearoom and refreshment facilities will create local employment opportunities with the ability to serve and sell locally grown produce. Such a facility will undoubtedly attract visitors with spending power into the area and this will both help to sustain and grow a thriving local economy in accordance with DNP Policy 'OEMP1'. Having an extensive knowledge of Oxspring, we are unaware of any site within the centre of the village where such a facility (which will also require adequate provision of visitor parking) could be accommodated. By providing our proposed 'Tourism

Hub' facility alongside the Trans Pennine Trail it will support Oxspring whilst providing toilet and refreshment facilities for those persons travelling along the Trans Pennine Trail. This is also a far superior location for any bicycle hire and maintenance business.

We kindly request that you properly consider and reflect carefully on the full content of this letter and that a meaningful response is provided shortly.

Yours sincerely
YORKSHIRE LAND Limited

Steven Green
Managing Director

Cc Mr Joe Jenkinson - Head of Planning, Barnsley Metropolitan Borough Council
 Mr Paul Butler - Managing Director, PB Planning Limited

Encs *Topping Engineers, Drainage and Flood Feasibility Report – Oxspring Fields*
 Topping Engineers, Drainage and Flood Feasibility Report – Roughbirchworth Lane
 Sustainability Section of the Barnsley MBC Planning Report Regarding Planning Application Reference 2014/0754
 Oxpring Windfall and Safeguarded Land Capacity and Deliverability Assessment – July 2015
 Oxpring Sustainability and Accessibility Study – January 2015