

YORKSHIRE LAND

Limited

PO Box 785, HARROGATE, HG1 9RT

E-mail: office@yorkshireland-ltd.com

Telephone: 01423 770335

Our Ref YLL/OPC/2018-01.01

05 January 2018

Oxspring Parish Council

C/o Clerk to the Council – Mrs Stephanie Tolson

42 Nether Royd View

Silkstone Common

BARNSELY S75 4QQ

Dear Councillors,

BARNSELY LOCAL PLAN – HOUSING IN THE VILLAGES

As you may be aware the Barnsley Local Plan Inspector, Mrs Sarah Housden BA (Hons) BPI MRTPI indicated to Barnsley Metropolitan Borough Council (the Council) in her Interim Findings report dated 15 August 2017, that based on what she has read and heard at Examination Hearings to date, her view is that if the Local Plan is to be found sound it should have a more positive approach to the future of the Borough's villages.

Based upon the Inspectors Findings, the Council have embarked upon several pieces of work, looking at which villages are most suitable to accommodate some growth, including the compilation of an up-to-date settlement assessment for the Boroughs villages.

The village settlement assessment work was originally carried out on behalf of the Council in 2003 and subsequently updated in 2007. However, not every village was assessed in the original work. In an attempt to address the issues raised at the Local Plan Examination Hearings, the majority of the villages have now been assessed in the updated settlement assessment document. The methodology for the settlement assessment scoring has been retained from the previous work, whereby each element scores high, medium or low. Each section is given an overall high, medium or low score which then equated to a numerical score or 1 for low, 2 for medium and 3 for high.

The Councils updated settlement scoring identifies that Oxspring has a score of 16 points, which is the second highest score for any village in the Borough, and the highest score achieved by any of the western villages.

As set out in the Councils cabinet report reference: CAB.15.11.2017/6 (Local Plan Examination – Modifications and Additional Sites Consultation) the Council consider that new housing growth in the villages should be directed towards the larger and more

sustainable villages where existing services could be sustained by the new development, rather than seeking to direct development towards the least sustainable, normally smaller, villages in the hope that this will support the provision of new facilities and services.

We are aware that landowners in the villages are now being approached by the Council, and in this respect attach a redacted version of a letter sent from the Council's Head of Planning to one of the landowners of the 'SAF18' safeguarded Land site in Oxspring. This letter identifies clearly that the Council are considering including the SAF18 site (Land North and South of Roughbitchworth Lane) as an additional development site for housing in a forthcoming consultation on the Barnsley Local Plan and enquires with the landowner whether the site is available for development.

It is documented that Oxspring Parish Council are strongly opposed to development of the SAF18 site and we understand that Oxspring Parish Council was assured by the Council during 2014, following the Council's departure from their draft spatial policy contained within the Sites and Places Document DPD, that no housing allocations were proposed for Oxspring during the Local Plan Period to 2033. We believe that this is the overarching reason why the Parish Council has resisted our proposed Oxspring Fields site in recent years. However, considering the current position and that the Local Plan can only be found sound by the Local Plan Inspector, it is clear that the need for new housing development in Oxspring is now a reality, and in these circumstances we respectfully urge Oxspring Parish Council to reflect upon its current position in respect of new housing development in the village.

As you will recall, the Oxspring Fields proposals were borne out almost five years ago when we were approached by former Oxspring Parish Council Chairman, Mr John Wade, who had in turn been approached by the current Vice-Chair of Oxspring Parish Council, Mrs Ann Walker, regarding the identification of an alternative site for Oxspring to the then proposed LD10 site north and south of Roughbitchworth Lane (site reference SAF18 in the Local Plan) which was identified to deliver 111 homes in the Council's Sites and Places DPD.

We subsequently met with Mr Wade, Oxspring Parish Council Chairman Mr Ian Goldthorpe, Mrs Walker and the clerk to Hunshelf Parish Council, Mr David Horsfall MBE on the Oxspring Sports Fields Car Park during 2014, to outline our initial proposals for the 'Oxpring Fields' development.

Whilst the site is located in the Parish of Hunshelf, this is clearly a technicality which should have no bearing on the allocation of the site to meet the needs of the village of Oxspring, to which the land relates strongly. Indeed the village of Green Moor, which is home to Hunshelf Parish Council, is located almost three miles away by road from the site, compared with Oxspring which practically adjoins the site. Furthermore, approximately half of the Oxspring Fields site (3.17 ha/7.83 acres) is already included within the adopted Oxspring Neighbourhood Plan boundary. It is also worthy to note that the Oxspring Fields site is

situated within 150 metres of the Waggon and Horses Public House, which forms the historical centre of Oxspring.

We have also previously identified that the development of the Oxspring Fields site will maintain the predominantly linear pattern of development in Oxspring, which has developed over many centuries between the Trans Pennine Trail and Sheffield Road.

As you are aware, we are a long standing investor and developer active in the western part of the Barnsley Borough and in the past 30 years have enabled the delivery of several developments in Oxspring, including at Millstones, Fox Fields, the former Wood's garage and Longley Ings. Considering our relationship with and understanding of the area, particularly having resided in this part of the Borough for many years, we believe that the Oxspring Fields site represents a realistic and most suitable alternative housing site to SAF18.

The Oxspring Fields site is available immediately and has no drainage, technical or highways constraints. The site also has developer interest from Barratt and David Wilson Homes, a five star housebuilder.

We have previously produced a comparison document of the likely impacts/benefits of developing circa 100 new homes on either the SAF18 site or our proposed Oxspring Fields site, which highlights several important factors for consideration. This is attached for your ease of reference. We would also add that the Oxspring Fields site is not immediately surrounded by any existing homes and will therefore not compromise the views of any existing properties. Furthermore, the development can be delivered from the B6462 Sheffield Road, meaning that construction traffic would not have to travel through the busier part of the village or past Oxspring Parish Primary school, which would be a necessity for the development of the SAF18 site. In addition, soils excavated on the Oxspring Fields site, would not have to be hauled away, as this material would be used to create the contours of the adjoining country park proposed as part of the development, thereby minimising road movements of construction traffic in the area and helping to minimise disruption. Unfortunately, this is not possible with site SAF18.

Oxspring Parish Council has previously discussed the problem of standing water on Sheffield Road along the frontage of the land forming the Oxspring Fields site. As the Parish Council is aware, this occurs after periods of prolonged heavy rainfall, where the ground becomes saturated causing surface water run-off from the fields, which slope away from the Trans Pennine Trail towards the B6462, Sheffield Road; development of the Oxspring Fields site will resolve this issue at no cost to the public purse.

As part of the Oxspring Fields development proposals, in addition to identifying a more suitable site in terms of minimising disruption to the village and protecting the amenity of existing residents, we have also sought to take account of the identified needs and desires of the village and as a result have committed to enable the delivery a comprehensive sports and community building at the Parish sports field as part of the development

We have also committed to the delivery of a Tourism Hub, which we propose would be located in the south east corner of the country park element of the development adjoining the well used Trans Pennine Trail. An artist's impression of this dwelling is available to view online (www.Oxspring-Fields.co.uk) and we have envisaged that this would be constructed in keeping with the area, in the form of a traditional Pennine farmstead. This particular facility seeks to take account of the aspirations of the draft Oxspring Neighbourhood Plan in respect of meeting local needs, strengthening the viability of the community and supporting and growing the local village economy.

The need for affordable housing is also well documented. In particular, paragraph 6.33 of the Council's Sustainability Assessment recognises that there is demand for affordable housing '*particularly in high demand areas such as the rural settlements in the west*'.

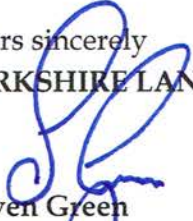
We are aware that house prices in the western part of the Borough are the highest in Barnsley, rendering it more difficult for first time buyers and those on lower incomes to purchase a home in these areas. This is especially concerning for those people that were brought up or have family in these areas and wish to stay in the locality. Our proposals seek to meet the current draft Policy of the Council, which sets out that housing developments of 15 or more dwellings in Penistone and the Western Rural Area are required to deliver 30% of the development as affordable housing.

On Saturday 23 January 2016, we held a community consultation and engagement event at St Aidans Church between 0930 and 1400 hrs which was attended by many local residents and business representatives and provided an opportunity to learn about our proposals for the Oxspring Fields site. Unfortunately Oxspring Parish Council members chose not to attend this event, however we respect their decision considering that no housing allocations were planned for Oxspring at that time. Upon entry to the consultation event each individual was offered a discretionary questionnaire, which also provided space to provide any additional comments or questions. Once completed these questionnaires were submitted to a sealed post box by attendees upon exiting the building. As you may recall, we wrote to you on 29 January 2016 to inform you that following analysis of the questionnaires it was clear that if there was to be development in Oxspring, favour was shown for the Oxspring Fields site; there was no support whatsoever for the SAF18 site.

In formulating our development proposals we have always tried our best to incorporate the needs and desires of the village into the requirement for new housing in an attempt to deliver an outstanding scheme, and would welcome the opportunity for ourselves and the Parish Council to re-engage and work together to ensure that the best possible outcome is delivered for Oxspring. We remain committed to the delivery of an outstanding sports and community building as part of our development proposals.

Yours sincerely

YORKSHIRE LAND Limited



Steven Green
Managing Director



Place Directorate
Economic Regeneration Service
Service Director: David Shepherd

[REDACTED]
Roughbirchworth
Oxspring
Barnsley
S36 8YZ

My Ref: LP Site Availability
Your Ref: ID
Date: December 2017
Enquiries to: Planning Policy
Direct Dial: 01226 772606
E-Mail: localplanconsultation@barnsley.gov.uk

Dear [REDACTED]

Local Plan Examination in Public: Site SAF18, North and south of Roughbirchworth Lane, Oxspring

According to information obtained from the Land Registry it appears that you own all or part of the above site. I am writing to inform you that we are considering including this as an additional development site for housing in a forthcoming consultation on the Barnsley Local Plan.

In order to finalise our assessment of the site we need to ensure that it is available for development during the plan period which is up to 2033. I would be grateful if you could confirm whether or not the site is available as soon as possible or by Friday 12th January at the latest. Please let us know by email to localplanconsultation@barnsley.gov.uk Please use the reference 'Local Plan site availability' and include the site reference number in your response.

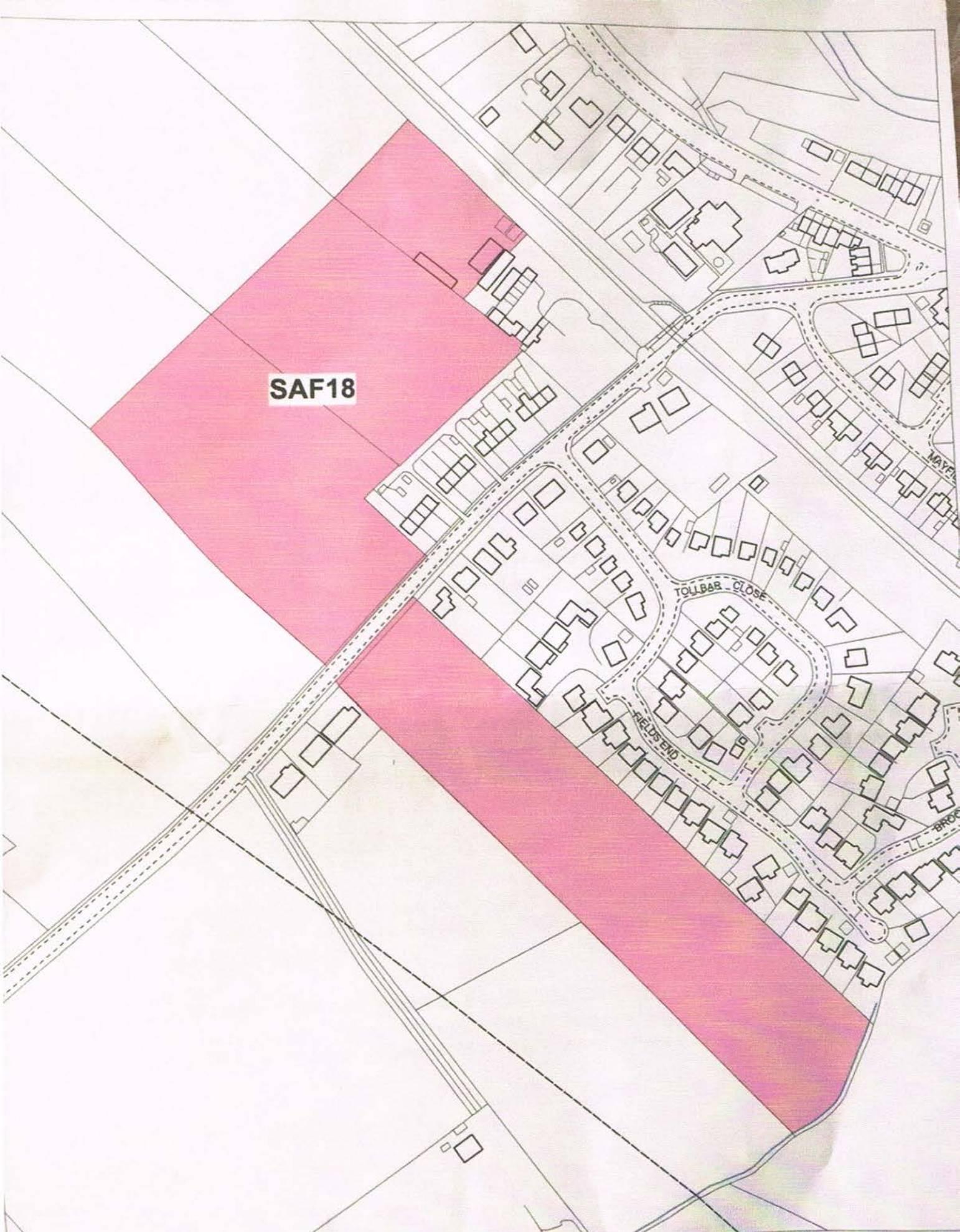
I have included a plan of the site for your information.

If you are unable to email us, then you can write to us at Planning Policy Team, Economic Regeneration, BMBC, PO Box 634, Barnsley, S70 9GG. **All responses should be received by 12th January 2018.**

Details of the progress that has been made to date with the current Local Plan Examination in Public can be found here <https://www.barnsley.gov.uk/local-plan-examination> If you require any further information, please contact the Planning Policy Team on 01226 772606.

Yours sincerely

Joe Jenkinson
Head of Planning and Building Control



SAF18

TOLLBAR CLOSE

FIELDSEND

MAYFIELD

BROOK

Barnsley Local Plan Publication 2016
Site Reference: SAF18
Site Name: Land off Roughbirchworth Lane, Oxspring
Safeguarded Land Allocation

THIS IS THE ENCLOSURE TO OUR LETTER OF 30 NOVEMBER 2015 (OUR REF: YLL/ONP/11.01B) TO THE JOINT CHAIRS OF OXSPRING NEIGHBOURHOOD PLAN, WHICH IS AVAILABLE ON THE OXSPRING FIELDS WEBSITE (WWW.OXSPRING-FIELDS.CO.UK).

ENCLOSURE

This enclosure sets out a very brief comparison of the likely impacts/benefits of developing circa 100 new homes on either the Safeguarded Land Site North and South of Roughbirchworth 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'.

CONSTRUCTION OF THE SAFEGUARDED LAND SITE NORTH AND SOUTH OF ROUGHBIRCHWORTH LANE, OXSPRING (DRAFT LOCAL PLAN REFERENCE SAF18)

- The build out period for a development of circa 100 new homes on this site is approximately four (4) years. During this time, it is inevitable that existing residents who reside in close proximity to the site will experience inconvenience and disruption on a daily basis from Noise, Vehicular Movements and general Construction Works including dust e.t.c. Additionally, those Homes in close proximity will also suffer loss of immediate view.
- Upon commencement of Development, all earthmoving equipment and muck shifting Lorries will need to access the site from Roughbirchworth Lane at its junction with the B6462 Sheffield Road. Obviously, this will result in additional traffic passing Oxspring Primary School (where traffic congestion already exists during peak times including school drop off/collection e.t.c) and the narrow/restricted road bridge over the Trans Pennine Trail.
- Two new access points/road junctions will need to be created to serve the development to the North and South of Roughbirchworth Lane.
- During the build out period all deliveries of construction materials (i.e. Concrete, Sand, Cement, Bricks, Roof tiles, Timber and Scaffolding e.t.c) will be delivered to the site via Heavy Goods vehicles, again with the need to access Roughbirchworth Lane from its junction with the B6462 'Sheffield Road'.
- As foundations for the new homes are excavated, the surplus earth/soil will need to be removed from site, resulting in further Heavy Goods traffic passing along Roughbirchworth Lane.
- Oxspring Parish Council has previously identified that the development of this site could exacerbate the surface water flooding to existing homes.
- Upon completion of the development, there will be a noticeable increase in vehicular movements along Roughbirchworth Lane near Oxspring Primary School and at the junction of Roughbirchworth Lane with the B6462 'Sheffield Road'

In Comparison;

CONSTRUCTION OF THE PROPOSED OXSPRING FIELDS SITE EAST OF OXSPRING SPORTS FIELD AND SOUTH OF THE B6462 SHEFFIELD ROAD

- The build out period for a development of circa 100 new homes on this site is approximately four (4) years. As there are no existing homes bordering any part of the site, existing Oxspring residents will experience minimal disruption in terms of Noise, Vehicular Movements and general Construction Works including dust e.t.c. Additionally, and importantly, no home will suffer loss of immediate view.
- Upon commencement of Development, all earthmoving equipment and muck shifting Lorries will access the site directly from the B6462 'Sheffield Road'. Obviously, this will not affect or increase vehicular traffic by Oxspring Primary School and the narrow/restricted road bridge over the Trans Pennine Trail.
- Two new access points/road junctions will be created onto the B6462 Sheffield Road; however, this 'B-road' is far more suitable in Highway Safety and Capacity terms to accommodate additional vehicular traffic than Roughbirchworth Lane.
- During the build out period, all deliveries of construction materials (i.e. Concrete, Sand, Cement, Bricks, Roof tiles, Timber and Scaffolding e.t.c) which will be delivered to the site via Heavy Goods vehicles can be delivered to site with the minimal of disruption to village life.
- As foundations for the new homes are excavated, surplus earth/soil will be retained on site for the formation of the Country park adjoining the East of the development
- Because of the sloping topography of the Oxspring Fields Site, during prolonged periods of heavy rainfall there has previously been surface water run-off onto the B6462 'Sheffield Road'. This matter will be alleviated by the development of this site which will include the installation of new surface water drainage systems; storing surface water within attenuation ponds which will be created and located within the Country Park. These attenuation ponds are also intended to attract wildlife and biodiversity to the area.
- Upon completion of the development, vehicular movements from the new homes will equal those of a development at the Safeguarded Land Site (SAF 18); however, traffic leaving the Oxspring Fields Site will not exacerbate existing problems on Roughbirchworth Lane because the Oxspring Fields site provides access to the major road network without the need to traverse the centre of the village.
- Development of the Oxspring Fields site will also deliver many long held aspirations of Oxspring Parish Council. Details of all of the proposed community benefits are set out on the Oxspring Fields website (www.Oxspring-Fields.co.uk).