

# YORKSHIRE LAND

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Our Ref YLL/OPC/2018-02.02

14 February 2018

**Oxspring Parish Council**

*C/o Clerk to the Council – Mrs Stephanie Tolson*

42 Nether Royd View

Silkstone Common

BARNSELEY S75 4QQ

Sent by email to  
[clerk@oxspring-parish.com](mailto:clerk@oxspring-parish.com)

Dear Councillors,

**OXSPRING PARISH COUNCIL MEETING - MONDAY 05 FEBRUARY 2018**

At the Oxspring Parish Council Meeting on Monday, 05 February 2018 Barnsley Council's Head of Planning, Mr Joe Jenkinson, **incorrectly** informed the Parish Council and the many residents present that the proposed Oxspring Fields development would create **Ribbon Development** along Sheffield Road.

Mrs Walker commented at the Parish Council meeting that the Parish Councillors have no planning qualifications and it is clear to us that the Parish Council rely on Barnsley Council for sound planning advice.

Our Landscape consultant, Mr Mark Smeeden of Smeeden Foreman, has now written formally to Mr Jenkinson to inform him of his misapplication of the term ribbon development in relation to the Oxspring Fields development proposals.

The Letter by Smeeden Foreman is enclosed for the attention of the Oxspring Parish Council and this will also be uploaded to the Oxspring Fields website: [www.Oxspring-Fields.co.uk](http://www.Oxspring-Fields.co.uk)

Yours sincerely

**YORKSHIRE LAND Limited**



**Samuel S. Green**

Business Manager

Encs Letter from Mark Smeeden of Smeeden Foreman to Barnsley MBC Head of Planning

**Mr J Jenkinson**

Head of Planning & Building Control  
Economic Regeneration Service  
Barnsley Metropolitan Borough Council  
Westgate Plaza  
PO Box 604  
BARNLSLEY S70 9FE

13<sup>th</sup> February 2018.

Dear Mr Jenkinson,

**PROPOSED OXSPRING FIELDS DEVELOPMENT**

I have provided advice to Yorkshire Land Limited, on Landscape and Ecology matters for over 25 years and in May 2014 prepared a Landscape Assessment for their proposed Oxspring Fields, a copy of which is attached.

My client tells me that at a meeting which took place at the Council offices in November 2017, you commented that the Oxspring Fields site would form 'Ribbon Development' and I understand that at the meeting of Oxspring Parish Council on Monday, 05 February 2018 you repeated to the Parish Councillors, and many members of the public, that development of the Oxspring Fields site would create 'Ribbon Development'.

Ribbon development has long been recognised as a particularly undesirable form of development where a single row of dwellings are built along a highway. This was popular with developers as individual access was provided to the public highway, and any associated services, and such housing was therefore cheap to build. A consequence of this form of development was that land to the rear of such dwelling was landlocked and thus unavailable for further development.

The visually and socially undesirable nature of ribbon development was recognised in the Restriction of Ribbon Development Act 1935. Subsequent legislation in Town and Country Planning has strengthened the presumption against this form of development. I believe it is correct to say that ribbon development would be viewed by the public, and by members of the local Parish Council as a pejorative label to the proposals being promoted by Yorkshire Land at Oxspring Fields.

As you will see from the illustrative layout within the attached documents it is simply incorrect to refer to the proposals for Oxspring fields as 'Ribbon Development' where a comprehensive scheme is proposed containing new housing, leisure and recreational uses.

The proposed Oxspring Fields site is contained between Sheffield Road and the Trans Pennine Trail, which is a pattern of development that would maintain the historical linear pattern of development in Oxspring. This is an important matter which we illustrate on page 17 of the Oxspring Fields Landscape Statement, entitled 'Historical Settlement Pattern'.

We also wish to draw your attention to advice given to members of the Oxspring Neighbourhood Plan Steering Group by one of your Senior Policy officers, Ms Helen Willows, who in a recorded interview with members of the Oxspring Neighbourhood Plan Steering Group which was published on 25 November 2014, commented:

*"We'll be looking at the historic development and form of Oxspring and how to support that and how to not change it, change the character so that it loses what's important about Oxspring."*

Of further importance, the Draft Oxspring Neighbourhood Plan (March 2016) sets out on page 14 (paragraph 4.2) that:

*“The main village settlement is largely linear in form and lies between Sheffield Road (the B6462) and the route of the Trans Pennine Trail.”*

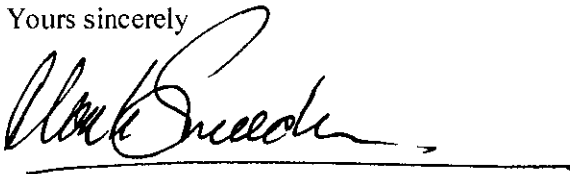
This is illustrated on the plan at page 27 of the Draft Neighbourhood Plan document, in which the Trans Pennine Trail is shaded Pink and the B6462 Sheffield Road is shaded brown.

The proposed Oxspring Fields development therefore represents an opportunity to support the continuation of the historical development and form of Oxspring, in accordance with your Policy officer’s comments to members of the Oxspring Neighbourhood Plan Steering Group.

In our studies we have identified that the Oxspring Fields development site represents a natural extension of the historic settlement pattern. The site is contained between the B6462 Sheffield Road and the Trans Pennine Trail and is also sandwiched between two existing areas of development, being Oxspring village to the northwest and the large industrial complex to the southeast, creating clear, well defined barriers to define the expanded settlement.

We would hope that having viewed the assessment and illustrative material we have provided for the proposed Oxspring Fields site the Planning Authority will be able to refrain from language that might be considered misleading and pejorative in ascribing the term ‘ribbon development’ to proposals sympathetic to the historic linear pattern of Oxspring village.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Smeeden', written over a horizontal line.

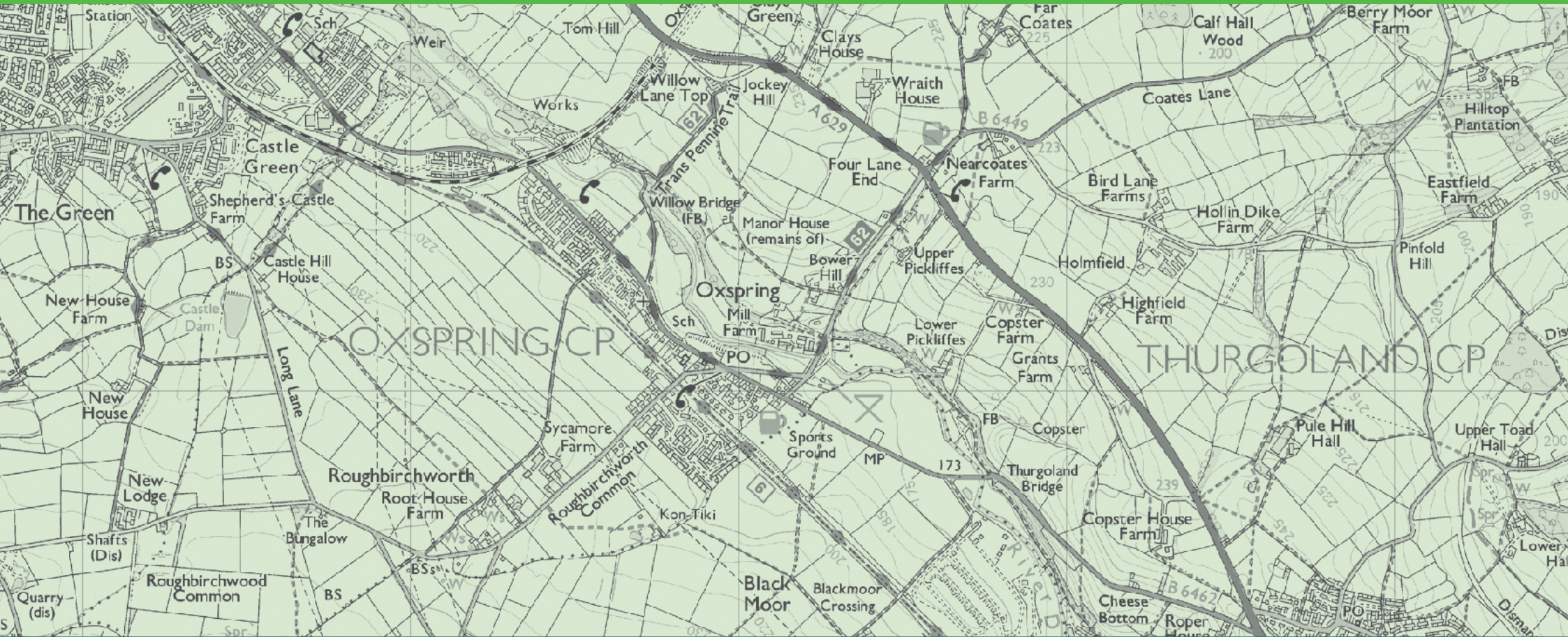
MARK SMEEDEN

Chartered landscape architect

BA DipHort DipLA MCIHort CMLI.



# OXSPRING FIELDS



Landscape statement, May 2014 - Yorkshire Land Ltd





**LD10 PROPOSED SITE**

**OXSPRING FIELDS  
PROPOSED SITE**

**MITIGATION AREA**

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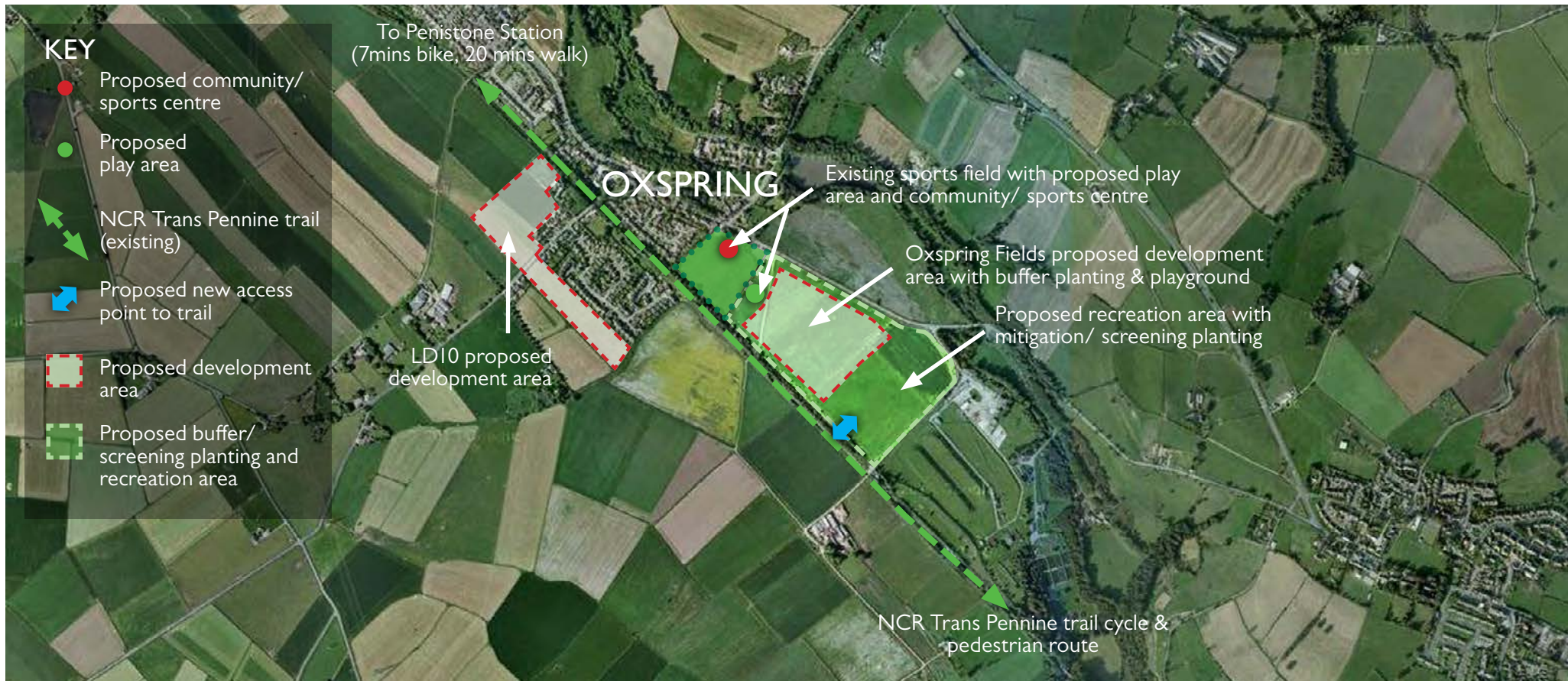
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## Introduction

Smeeden Foreman Ltd has been commissioned to produce a landscape statement for Yorkshire Land Ltd, which sets out the landscape opportunities and constraints for housing within a site adjacent to the B6462 Sheffield Road, at the southeastern edge of Oxspring, known as Oxspring fields.

This document aims to provide information about the condition of the existing landscape and to indicate whether housing would be appropriate for the proposed site.

A landscape strategy plan has also been produced which illustrates the potential extent and nature of housing and possible landscape benefits and mitigation. This is enclosed at the back of this document.

Landscape architects and ecologists have carried out a site survey on the 09.04.2014 to ascertain the local conditions and record site conditions and key views into and out of the site.

An appraisal of the site LD10 was also undertaken to allow a comparison with Oxspring Fields.

# Proposals

The following pages outline the current plans for development of the site, including sports/community facilities and habitat improvement, mitigation and recreation areas.



# Proposed sketch plan, access and mitigation



Fig A: Proposed site plan, access and mitigation

# Proposed buffer zone and entrance adjacent to Sheffield Road

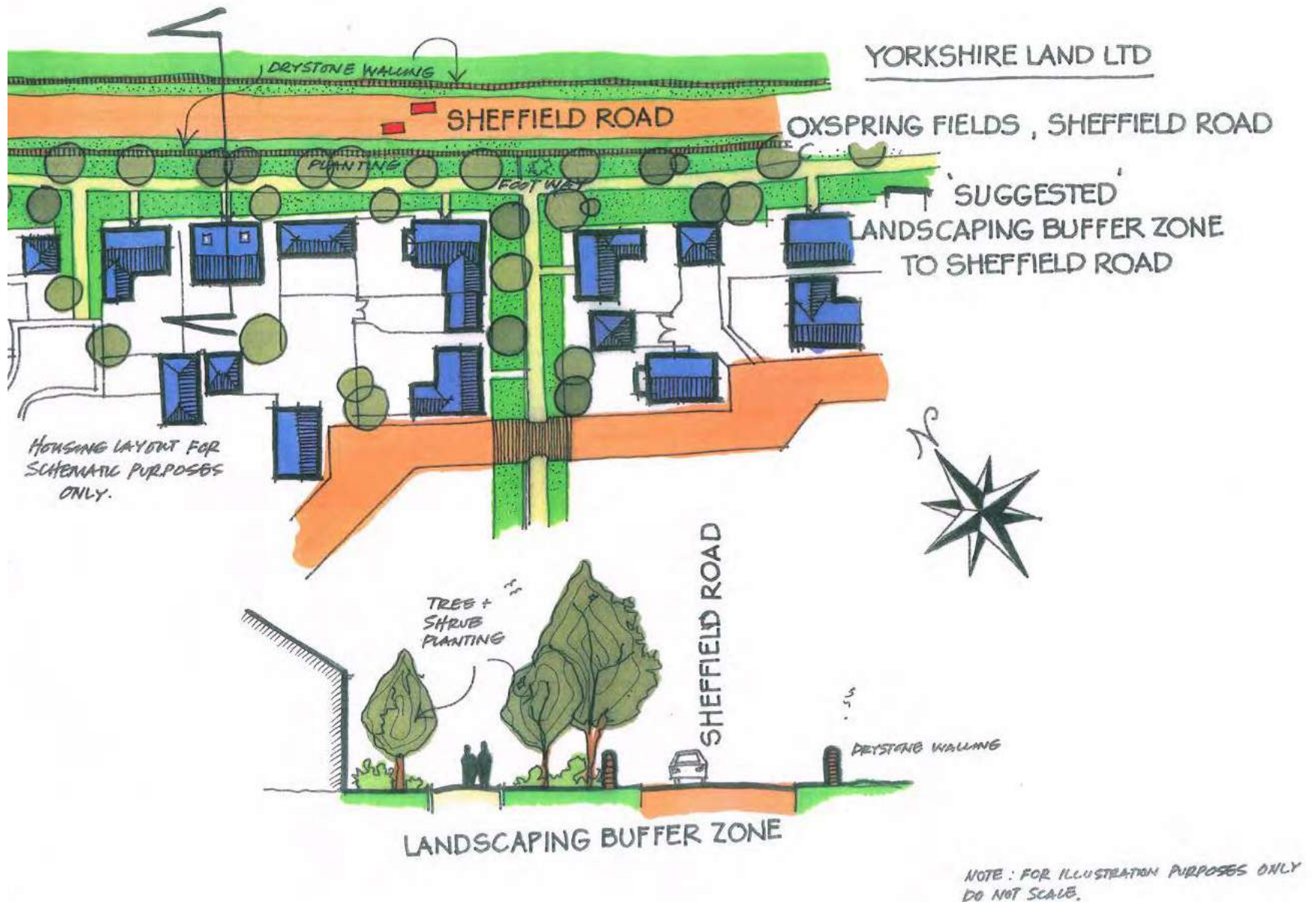


Fig B: Proposed buffer zone and entrance adjacent to Sheffield Road



# Proposed community/sports centre and improvements to playing fields area



Fig C: Proposed community/sports centre and improvements to playing fields area

# Context

The following pages outline the context of the site and proposed allocation LDI0, including an introduction and relevant landscape planning context and proposed site.



# Planning context

## National planning policy

The National Planning Policy Framework (NPPF) was published in March 2012 replacing Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). Sustainable development is a target in which the environment can play a key role.

*'Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'* Para 7 p2 [6].

*The overarching emphasis on sustainable development sets out principles which Local Planning Authorities must reflect in local policy. The following paragraphs from the NPPF are most relevant to landscape and the proposed housing location'.*

### 'Paragraph 58 - Requiring Good Design

The NPPF places an emphasis on good design as a key factor to providing sustainable development. It sets out a list of design objectives.

*'Planning policies and decisions should aim to ensure that developments:*

*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

*optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

*respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

*create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*

*are visually attractive as a result of good architecture and appropriate landscaping'.*

### 'Paragraph 80 - Green Belt

Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'.

Fig1a: extract from Barnsley council's online map showing current extent of greenbelt in the Barnsley area. (available online: <https://stratus.pbondemand.eu/connect/barnsley/?mapcfg=udp>)

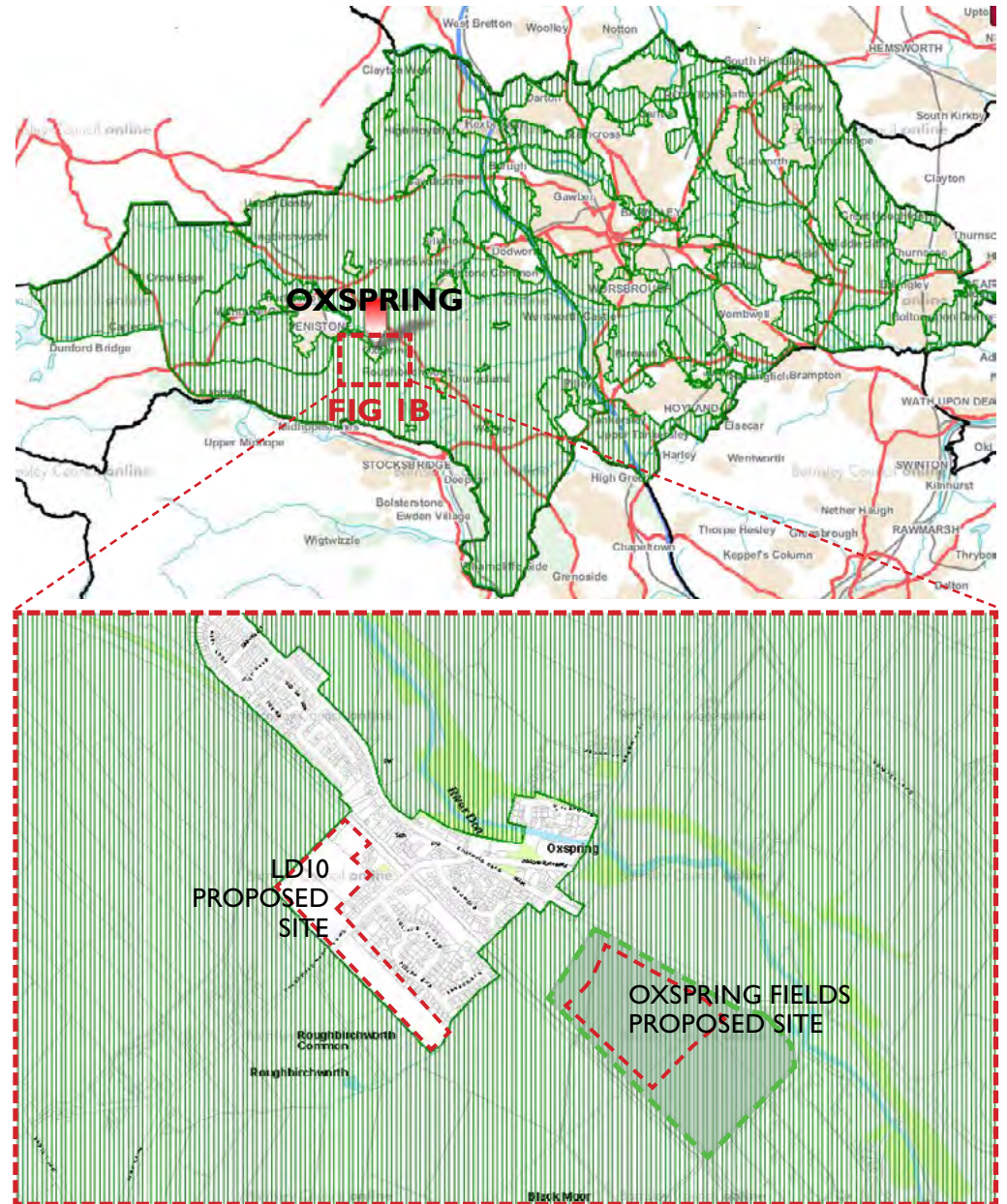


Fig1b: extract from Barnsley council's online map showing current extent of greenbelt around Oxspring. (available online: <https://stratus.pbondemand.eu/connect/barnsley/?mapcfg=udp>)

## Local green belt context

Core strategy was adopted by the Council in September 2011, however 9 months later a Council report to Cabinet dated the 4th July 2012 stated:

*“Since the adoption of the Local Development Plan (LDF) core strategy, a member led Economy Working Group supported by senior officers has been discussing key priorities for the Borough and these priorities have now been agreed by Cabinet within the Economic Strategy (2012-2033).”*

*“The Core Strategy was developed between 2008 and 2010 in a very different Economic Climate to now. In terms of land use framework, the Development Sites and Places Development Plan Document (DPD) will play a major role in creating the conditions for Economic growth within the Borough and will underpin delivery of the Councils Economic Strategy.”*

The Council published the Consultation Draft DPD in July 2012.

This document confirmed the Council needed to identify sites, suitable to accommodate up to 1200 Low Density Dwellings and advised that it would consider the potential of Green Belt sites for Low Density, High Value Housing, it also confirmed that the Council had already Allocated sites in the West of the Borough for Low Density Homes on land that was previously allocated as Safeguarded land in the Unitary Development Plan. The DPD map identified site ref LD10 (Land North and South of Roughbirchworth Lane, Oxspring) with a gross site area of 5.53 Hectares (13.67 Acres) and capable of accommodating 111 Low Density Dwellings.

The Council affirmed, in the Consultation Draft DPD, that at this stage of the process, it had not allocated any Green Belt land for Housing Purposes; however The Council invited Landowners to:

*“Let us know if you have a Green Belt Site that may be suitable for low Density Housing. We will consider sites put forward.”*

*“The Green Belt sites that will be considered most favourably for low density housing are likely to have the following characteristics:*

- Their Development would enable the borough to achieve the ambitions of the Economic Strategy in respect of delivering a broader housing mix*
- Their Development would not harm the functions of the Green Belt particularly in respect of checking unrestricted sprawl and preventing settlements merging into each other*
- Development of the site would result in a defensible Green Belt boundary*
- The site has a good relationship with a settlement, has access to facilities and is sustainable, edge of settlement is likely to be preferred*
- The Development represents infilling or the partial or complete redevelopment of previously developed sites whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within the Green Belt than the existing Development*
- Will contribute to the viability of the settlement.*

The Consultation Draft DPD affirmed

*“Landowners will have to demonstrate that the site put forward is viable for Low Density Housing. Where a proposal for High Quality, High Value well designed, individual or Low Density dwellings is proposed in Green Belt, the need for that type of property may be considered as a very special circumstance...”*

Furthermore the DPD sets out:

*“The proposal in the housing section to consider green Belt sites for Low Density Housing will be in conflict with the National Planning Policy Framework (NPPF). The justification for considering this departure from National Planning Policy is to enable implementation of our Economic Strategy...”*

*“In Respect of achieving the ambitions in the Economic Strategy, the need for Low Density, High Value Housing in Green Belt may be considered as a very Special Circumstance.”*



## Local development framework core strategy policies

Barnsley's Local development framework core strategy document was adopted in September 2011 and sets out policies that outline the council's long term vision for the region. Policies that relate to landscape are as follows:

### 9.9 Green Infrastructure

#### The Challenge

*Maintaining and strengthening our networks of natural habitats and creating a network of Green Infrastructure assets Using Green Infrastructure to promote sustainable growth, improve health and well being and adapt to and mitigate climate change and maximise biodiversity*

- Protecting the Green Belt and green space
- Enhancing the appearance, character and quality of countryside and protecting it from development
- Conserving biodiversity and geological features and mitigating any impacts on them
- Maximising biodiversity opportunities in and around new developments through the adoption of good design
- Protecting what is distinctive about Barnsley's landscape

### CSP 33 Green Infrastructure

We will protect, maintain, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets that:

- provides attractive environments where people want to live, work, learn, play, visit and invest
- meets the environmental, social and economic needs of communities across the borough and the wider City Regions
- enhances the quality of life for present and future residents and visitors
- helps to meet the challenge of climate change
- enhances biodiversity and landscape character
- improves opportunities for recreation and tourism
- respects local distinctiveness and historical and cultural heritage
- maximises potential economic and social benefits
- At a strategic level Barnsley's Green Infrastructure network includes the following corridors:

River Dearne Valley Corridor, River Dove Valley Corridor, **River Don valley Corridor**, Dearne Valley Green Heart Corridor, Historic Landscape Corridor.

The network of Green Infrastructure will be secured by protecting open space, creating new open spaces as part of new development, and by using developer contributions to create and improve Green Infrastructure.

### CSP 35 Green Space

*We will work with partners to improve existing green space to meet the standards in our Green Space Strategy.*

*Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife.*

*We will only allow development proposals that result in the loss of green space where:*

- an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or
- an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or
- the development is for small scale facilities needed to support or improve the proper function of the green space.

*We will assess the need for green space against the standards in our Green Space Strategy.*

### CSP 36 Biodiversity and Geodiversity

*Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:*

- protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified in Section 74 of the Countryside and Rights of Way Act 2000 and in the Barnsley Biodiversity Action Plan
- maximising biodiversity and geodiversity opportunities in and around new developments
- conserving and enhancing the form, local character and distinctiveness of the river corridors of the Dearne and Dove as natural floodplains and important strategic wildlife corridors

*Development which may harm a biodiversity or geological feature will not be permitted unless effective mitigation and/or compensatory measures can be ensured.*

### CSP 37 Landscape Character

*Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002).*

## Landscape Character

Oxspring is located within the **'Barnsley Borough Landscape Character Assessment character area: F2: Penistone UPLAND FARMLAND'**.

The areas' character is describes in the document as:

### **'Landscape Character**

#### **Key Characteristics**

*Stepped landform rising to 364m at Hartcliffe Hill.*

*Fields of pasture comprising small to medium geometric field units strongly defined by distinctive stone walls.*

*Linear or circular beech plantations stand out on the skyline, sometimes enclosed by stone walls.*

*Unimproved pasture with scrub on steeper slopes.*

*Scattered farmsteads of local light coloured stone.*

*Penistone is the largest settlement in the area, lying on the edge of the Don valley.*

*Isolated trees form silhouettes against the skyline.*

*Pylons and power lines are visually prominent on the skyline.*

*Single lane rural roads criss-cross the open countryside, bounded by stone walls.*

*Disused industrial quarries, shafts and mines indicate the historical importance of the area for the extraction of coal and stone.*

*Panoramic views over adjacent river valleys and towards the open moorland of the Peak District National Park.'*

#### **'Forces for change**

*Decline in intactness of stone walls resulting in decline in distinctive field pattern and strength of character.*

*Conversion of rural stone barns to other uses, including residential dwellings.*

*Pressure for new built development around Penistone.*

*Declining tree cover as a result of over maturing of existing stock and limited replacement through planting or natural regeneration.*

*Replacement of traditional stone gate posts with metal or wooden equivalents.*

*Introduction of large scale agricultural buildings of modern materials that stand out in the landscape'.*

## Landscape Management Issues and Opportunities

*The overall landscape strategy objective should be to conserve the intact nature of the agricultural landscape and restore features in decline.*

*Conserve the network of stone walls that are strong features of the landscape and promote the restoration and re-building of declining stone walls.*

*Conserve the rural stone buildings and barns as features of the landscape, restoring these in favour of building new properties.*

*Maintain the low density development pattern of rural farmsteads and hamlets.*

*Ensure any new development is well placed within areas screened by landform and trees.*

*Consider a tree planting strategy to enhance tree cover and provide shelter for wildlife, encouraging natural regeneration of trees where possible.*

*Conserve stands of beech on the skyline as features of the landscape.*

*Conserve traditional stone gate posts as features of the agricultural landscape and consider replacement of those that have been lost.*

*Care should be taken in introducing new agricultural buildings into the landscape - attention to scale, materials and colour will be crucial to their successful integration.*

*Consider opportunities to develop the network of footpaths for recreation, and to study and interpret the wildlife habitats through nature trails and interpretative centres.*

*Consider opportunities to interpret and explain the area's rich history in the form of heritage trails, together with a programme of identifying and restoring significant local landmarks and historic artefacts including stone walls.*

*Consider new opportunities for farmers to diversify into recreation and other land uses.*



**Landscape Guidelines for Development  
(Barnsley Borough Landscape Character Assessment)**

Landscape guidelines relate to the following areas that are considered as having some potential for development:

- Western edge of Penistone
- Northwestern edge of Penistone and;
- Southern edge of Penistone, due east of Cubley

It is recommended that a more detailed landscape assessment and design exercise be carried out to inform precise locations for development, and design of the development and the urban edge. This will minimise potential adverse effects on landscape character. Change/ built development can be positive if it respects local character. Key objectives in integrating new built development are given below (right).

<b>Conserve natural features</b> such as stone walls, trees and natural landform in any new development.	PP DC
<b>Ensure that new development does not turn its back on the landscape</b> , but maintains a visual and physical connection with its rural context.	PP DC
<b>New development should take advantage of its setting</b> , for example by making the most of views over the valley of the River Don.	PP DC
<b>Consider views from the north side of the valley of the River Don in planning any new development</b> - colours and materials will need to be chosen carefully to integrate the development into the landscape. Muted colours, particularly on roofs, will be important in successfully integrating new development.	PP DC
<b>Conserve 'The Green' as a central open space</b> within area F2c.	PP DC
<b>Conserve the Coal Pit Dike</b> corridor as a natural feature of the town and enhance public access to it.	PP DC
<b>The scale of built development will be crucial to its successful integration.</b> Low rise two storey properties are likely to be most successfully accommodated into this rural landscape.	PP DC
<b>Maintain views to existing landmark</b> buildings such as church towers and spires in planning new development.	PP DC
<b>Maintain strategic views out from settlements</b> across the surrounding countryside and <b>conserve public access</b> to the wider landscape.	PP DC
<b>New development should be accompanied by native tree and shrub planting</b> to soften the urban edge.	PP DC
<b>Consider the use of local stone for boundary features.</b>	PP DC

PP = Planning Policy      DC = Development Control

Above: Extract from 'Barnsley Borough Landscape Character Assessment F2: Penistone UPLAND FARMLAND.'

# Opportunities and Constraints

The following observations are made in regards to landscape, ecology and the suitability of the site for housing.



# Access and connectivity

The proposed development represents an opportunity to create a well connected and natural residential extension to the linear settlement pattern along this area of the River Don valley. Transport links, local services and recreational facilities are all easily accessed from the site due to it's close proximity to key cycling, walking and road routes.

Local services, such as the post office, village store, school, playing fields, playground, church, and village pub are all easily accessed within a 7 minute walk or a 2 minute cycle. The new sports/ community centre would be located within this zone.

Beyond the village, the Trans Pennine cycle and pedestrian trail connects the proposed site to Penistone and it's railway station (less than 30 mins walk or a 7 minute cycle).

From Penistone station, trains connect to:

- Barnsley (15mins)
- Huddersfield (30mins)
- Wakefield (43mins)
- Sheffield (45 mins)
- Leeds (60mins)

Barnsley (43mins) and Sheffield (63mins) are also easily reached by cycle along the two Transpennine cycle routes that lead from the site.

Penistone also has many other facilities including schools, sports clubs, cinema, local shops, supermarket, providing a large number of services within easy cycling or walking distance of the proposed site.

Furthermore, the fact that the site is situated along the B6462 Sheffield Road, enables this site to directly connect to the key road route in the area without drawing additional traffic through existing residential areas.

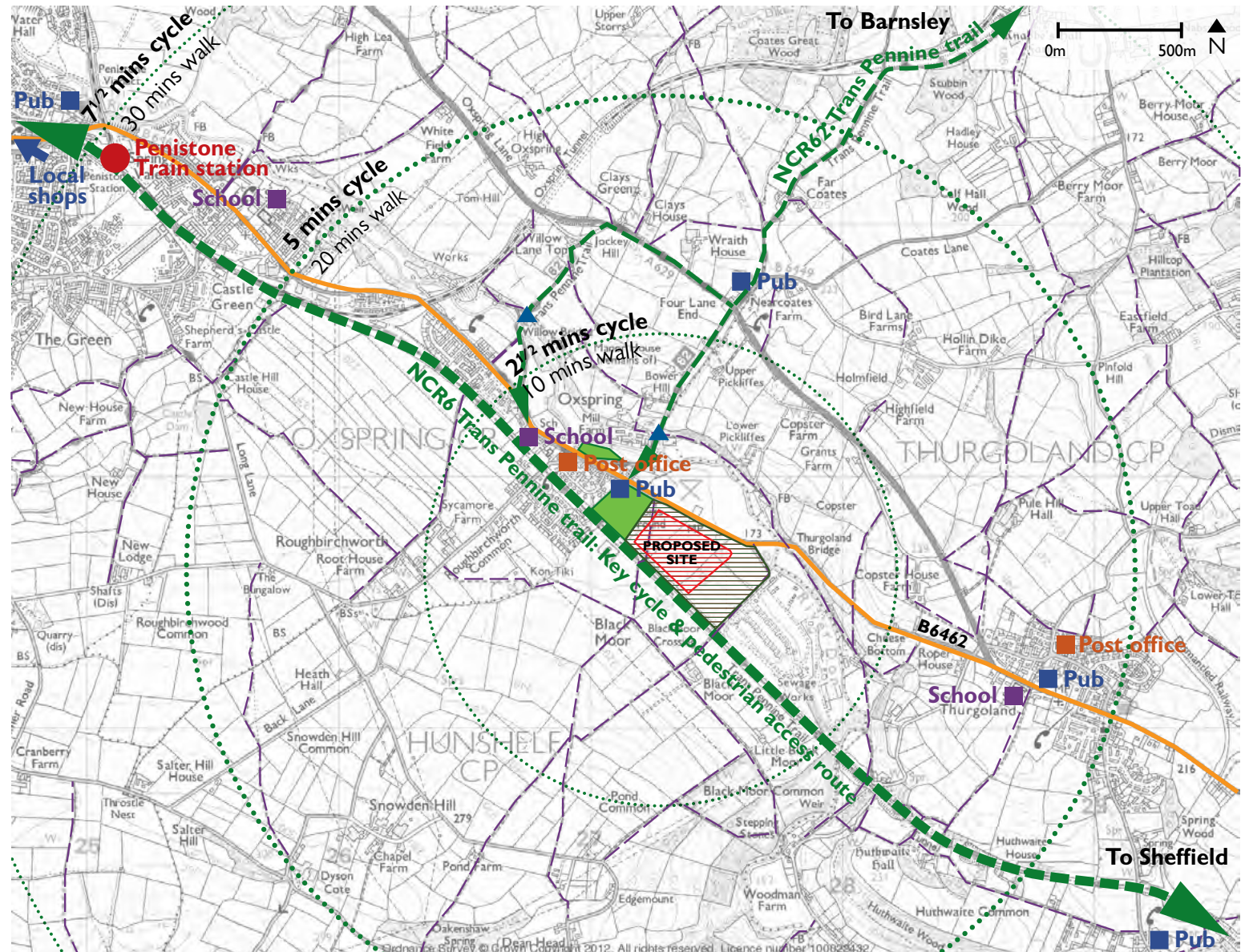


Fig 2: Map showing connectivity to local services and key pedestrian and cycle routes in the area

The proposed site will have a positive impact on the area's connectivity and facilities including:

- New connectivity to and from the site and Trans Pennine trail

- Direct connectivity to the B6462 from the site, drawing traffic along the main road route rather than through residential areas
- The local community will benefit from access to improved recreational facilities,

including a sports/ community centre and improved sports grounds, play area, and new recreational opportunities through the proposed woodland area adjacent to the southeast site boundary.



# Historic settlement pattern

Over the last two centuries, settlement has been mostly linear, focused along the River Don valley, with isolated rural farmsteads and small hamlets scattered over the remaining landscape.

Mills have been part of the local economy since the middle ages and have helped to form the basis of settlement along the sloping valley of the River Don, which provides a natural boundary to development.

When the Railway arrived in the mid 19th century, it provided another strong boundary to the southwest providing another force to influence the linear syntax of the River Don valley's development.

The combination of river and railway has thus provided the syntax and framework for a strong linear pattern of development along this section of the River Don valley over the last two centuries.

More recently, in the late 20th century and early 21st century, development has contravened this historic development pattern, by moving to the southwest towards Roughbirchworth.

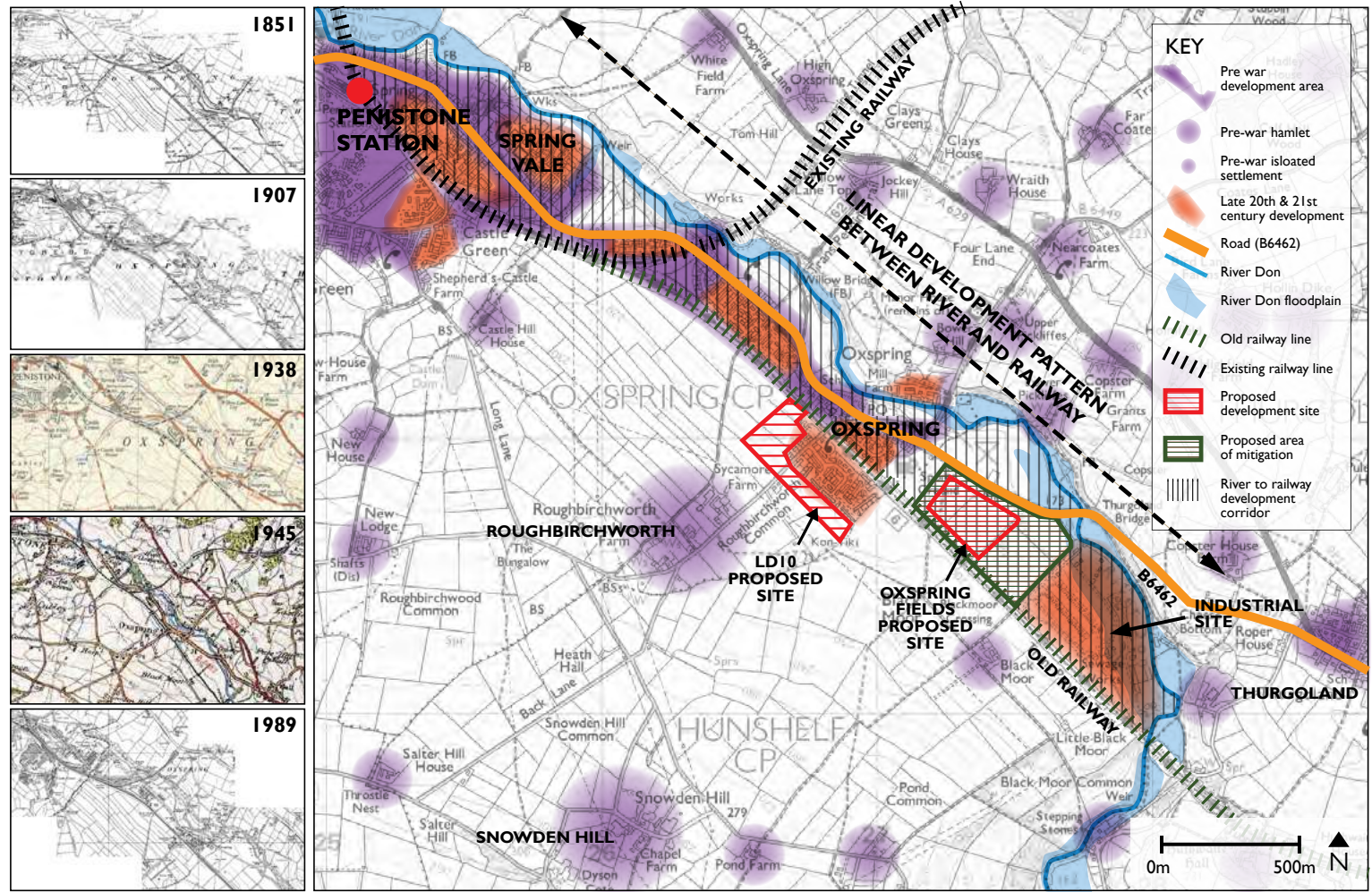


Fig 3: Map showing the historic settlement pattern in the area surrounding Oxspring

## Future proposals (Oxspring fields site)

This development site represents a natural extension of the historic settlement pattern along the River Don valley between two clear, strong and defensible boundaries; the River Don and the old railway line and embankment. Furthermore, the site is also sandwiched between two existing areas of development; Oxspring village to the northwest and the largely disused industrial site to the southeast, creating clear, well defined barriers to prevent further expansion.

## Future proposals (LD10 site)

Further development to the southwest would both ignore and conflict with the historic linear pattern of development in the Don valley area.

Development to the southwest of Oxspring, toward Roughbirchworth is already beginning to encroach upon the rural nature of the hamlet. Further development towards Roughbirchworth is likely to have a profound impact on the rural nature of this hamlet and effectively begin a coalescence between these two settlements. In addition, this site clearly has a more arbitrary boundary with no natural or clear edges which could help define a barrier for future development.



# Topography and landform

The site is situated on a lower slope of the River Don valley. The existing levels on the site fall from southwest to northeast, between approximately 190m to 170m. The site therefore has a northeast facing aspect, with panoramic views northeast towards the opposing side of the River Don valley, which rises from 150m up to 230m.

There is also an embankment, part of the old railway line with established woodland running along the proposed southwest boundary of the site. It screens the majority of views to the site from the south or west, shielding it from view in both local and wider contexts to the west and south (see fig 8).

To the south east of the site, the adjacent largely unused industrial land continues as part of the linear extension of development along the River Don valley.

Land to the northwest is adjacent to Oxspring village and forms part of the River Don valley.

Sensitive low level ground modelling proposals around the woodland mitigation area adjacent to the southwest of the proposed site could help to provide a visual screen to the development and ensure none of the cut made during construction is transported off site, ensuring that this project is more sustainable.

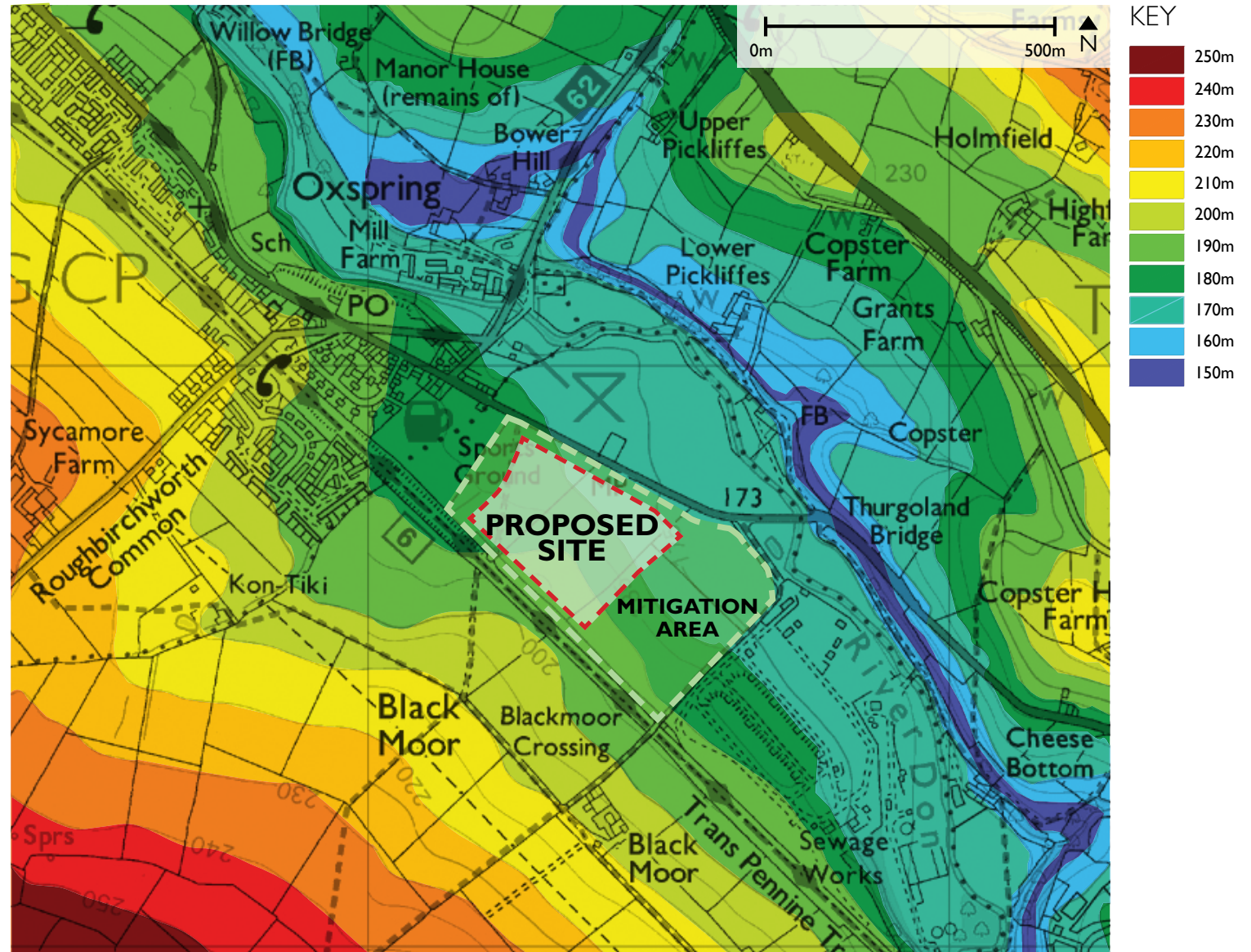


Fig 4: Map of landform in the area surrounding Oxspring

# Ecology

## Oxspring Fields proposed site (Sheffield Road, southeast side of Oxspring)

A preliminary ecology walkover of the site was undertaken with the aim of identifying any features or sites of ecological interest which may be affected by the development of the site. The assessment considered the following information gathered by desk study, consultation with local record holders and a site walkover:

- Proximity to statutory and non-statutory designated sites.
- Proximity to existing records for protected species.
- Site habitat appraisal and potential to support protected species.

### Designated Sites

Within a 2km radius of the proposed development site there are no statutory but one non-statutorily designated nature conservation site. Black Moor Common is a Natural Heritage Site (NHS) and is approximately 500 metres south of the site. However the habitats present within the development site do not compliment those at the NHS, and the distance between the two sites is such that it is considered that the development would have no adverse effects on the NHS.

### Habitats

The site comprises dry stone walls, arable crop land and species poor semi-improved grassland. It is bound: to the northeast by Sheffield Road (B6462), the southeast by a track alongside a drystone wall and largely unused industrial site, the southwest by a line of trees and the Trans Pennine Trail, and the northwest by playing fields. The site is considered to be of low ecological value owing to the limited habitats present. Consequently the development offers the opportunity to significantly enhance the site for local wildlife.

Mitigation and enhancement measures which will be incorporated into the development to promote biodiversity at the site includes:

- Planting trees and shrubs of appropriate native species throughout the site;
- Enhancement of grassland areas with plug planting or seeding with appropriate native wildflowers; and
- Bolstering of existing tree line adjacent to the site along the Trans Pennine Trail.

### Protected Species

From existing biological records data provided by Sheffield Environmental Records Centre, a Habitat Suitability Index (HSI) assessment for breeding Great Crested Newt (GCN) of the adjacent pond, and an assessment of the habitats present on and adjacent to the site, it is considered that following species, enhancements and further survey is relevant to the site.

- Bats (UK and Barnsley BAP) – the southern boundary of the site presents potential foraging and commuting habitat for bats at the woodland edge along the Trans Pennine Trail. The proposed development includes planting of trees and shrubs around all of the site boundaries, this will significantly enhance the opportunities for foraging and commuting bats at the site. Furthermore the inclusion of bat boxes within trees along the boundaries and bat panels within new houses would further enhance the site for this species.
- Badger – although there are no local records or any evidence of this species that was detected within the site, evidence was found within the local area and suitable habitat found adjacent. Precautionary survey of adjacent habitats plus measures to prevent accidental harm or injury during the construction of the development would need to be implemented.
- Birds – existing habitats within the site offer very limited opportunities for breeding and foraging birds including multiple UK and Barnsley BAP priority and Birds Of Conservation Concern Red List species for which there are records in the local area, such as Yellowhammer, House Sparrow, Tree Sparrow and Swallow. The inclusion of native tree and shrub planting and nest boxes at the site will therefore significantly enhance the site for these species.
- GCN – There are records of GCN at approximately 500 metres northwest of the site, the HSI assessment of the adjacent pond resulted in a score of 'Below Average', and terrestrial habitats at the site are of low to moderate value to GCN. Consequently presence of GCN at the site is reasonably discounted, no further survey is considered necessary.
- Presence of no other protected species is considered likely at the site.

### Notable Species

There are records for Brown Hare (UKBAP) and Pink-footed Goose in the local area, which the arable crop land present at the site may be of some value, but due to the abundance of this habitat within the local area it is considered that the proposed development will have no adverse effects on these species.

### Summary

As a result of the preliminary assessment of the site, it is considered that the development will have no adverse effects on protected species provided precautions listed above are implemented. Furthermore the development offers the opportunity to make significant enhancements to the ecological value of the site for wildlife, including bats and multiple UKBAP, Barnsley BAP and BOCC 'priority' and 'Red List' species.

## Proposed site LD10 (Roughbirchworth Lane site, west side of Oxspring)

A preliminary ecology walkover of the site was undertaken with the aim of identifying any features or sites of ecological interest which may be affected by the development of the site. The assessment considered the following information gathered by desk study, consultation with local record holders and a site walkover:

- Proximity to statutory and non-statutory designated sites.
- Proximity to existing records for protected species.
- Site habitat appraisal and potential to support protected species.

### Designated Sites

Within a 2km radius of the proposed development site are no statutory but one non-statutorily designated nature conservation site. Black Moor Common is a Natural Heritage Site (NHS) and is present approximately 1km southeast of the site. However the habitats present within the development site do not compliment those at the NHS, and the distance between the two sites is such that it is considered that the development would have no adverse effects on the NHS.

### Habitats

The site comprises only dry stone walls and arable crop land. It is bound to the northeast by existing housing and unmanaged grassland, and to the southwest, northwest and southeast by dry stone walls and arable fields. The far north and northwest boundary is an arbitrary line between arable fields and thus has no intervening character or habitat. The site is considered to be of low ecological value owing to the limited habitats present. Consequently the development offers the opportunity to significantly enhance the site for local wildlife.

Mitigation and enhancement measures which could be incorporated into the development to promote biodiversity at the site includes:

- Planting trees and shrubs of appropriate native species;
- Protection and retainment of existing boundary trees;
- Enhancement of grassland areas with plug planting or seeding with appropriate native wildflowers; and
- Planting of native hedgerows.

### Protected Species

From existing biological records data provided by Sheffield Environmental Records Centre and an assessment of the habitats present on and adjacent to the site, it is considered that following species, enhancements and further survey is relevant to the site.

- Bats (UK and Barnsley BAP) – the tree on the northwest boundary of the site may have some bat potential but further survey is required. Planting of trees and shrubs at the site would enhance the opportunities for foraging and commuting bats at the site. Furthermore the inclusion of bat panels within new houses would further enhance the site for this species.
- Badger – although there are no local records or any evidence of this species that was detected within the site, what is considered evident of a currently active main Badger sett was found to be present immediately adjacent to the to the northeastern boundary of the site. As a result construction would need to be excluded from within 30 metres of the sett or further survey conducted, which may lead to the requirement of a Badger licence to close the sett and move any Badgers present, plus mitigation prior to construction.
- Birds – existing habitats within the site offer very limited opportunities for breeding and foraging birds including multiple UKBAP and Barnsley BAP priority and Birds Of Conservation Concern Red List species for which there are records in the local area, such as Yellowhammer, House Sparrow, Tree Sparrow and Swallow. The inclusion of native tree and shrub planting and nest boxes at the site will therefore significantly enhance the site for these species.
- Water Vole (UK and Barnsley BAP) – There are records for Water Vole at the pond 150m south of the site. The ditch running along the southern boundary of the site should be subjected to a Water Vole survey and assessment to determine if the development could have an adverse effect on this species.
- Presence of no other protected species is considered likely at the site.

### Notable Species

There are records for Brown Hare (UKBAP) and Pink-footed Goose in the local area, which the arable crop land present at the site may be of some value, but due to the abundance of this habitat within the local area it is considered that the proposed development will have no adverse effects on these species.

### Summary

As a result of the preliminary assessment of the site, it is considered that further survey is required to determine the potential effects the development may have on local wildlife. It should be highlighted that it is quite likely that a main and active Badger sett is present immediately adjacent to the site, therefore development at the site has the potential to have an adverse effect on this species, but further survey is required. Further survey is also required for bats and Water Vole to determine if the development could have an adverse effect on these species.



# Ecology map

The Oxspring fields proposed site presents an opportunity to transform an area of low ecological value into an ecologically important and biodiverse area that supports and strengthens existing habitat areas and creates new ones.

Multiple habitats listed in the national and local Biodiversity action plans including woodland (wet & mixed deciduous), hedgerow, arable field margin, pond and reedbed areas are proposed for the site.

Once established, the proposed mitigation area could then be returned back to the green belt, safeguarding this new area of habitat and public amenity for the future.

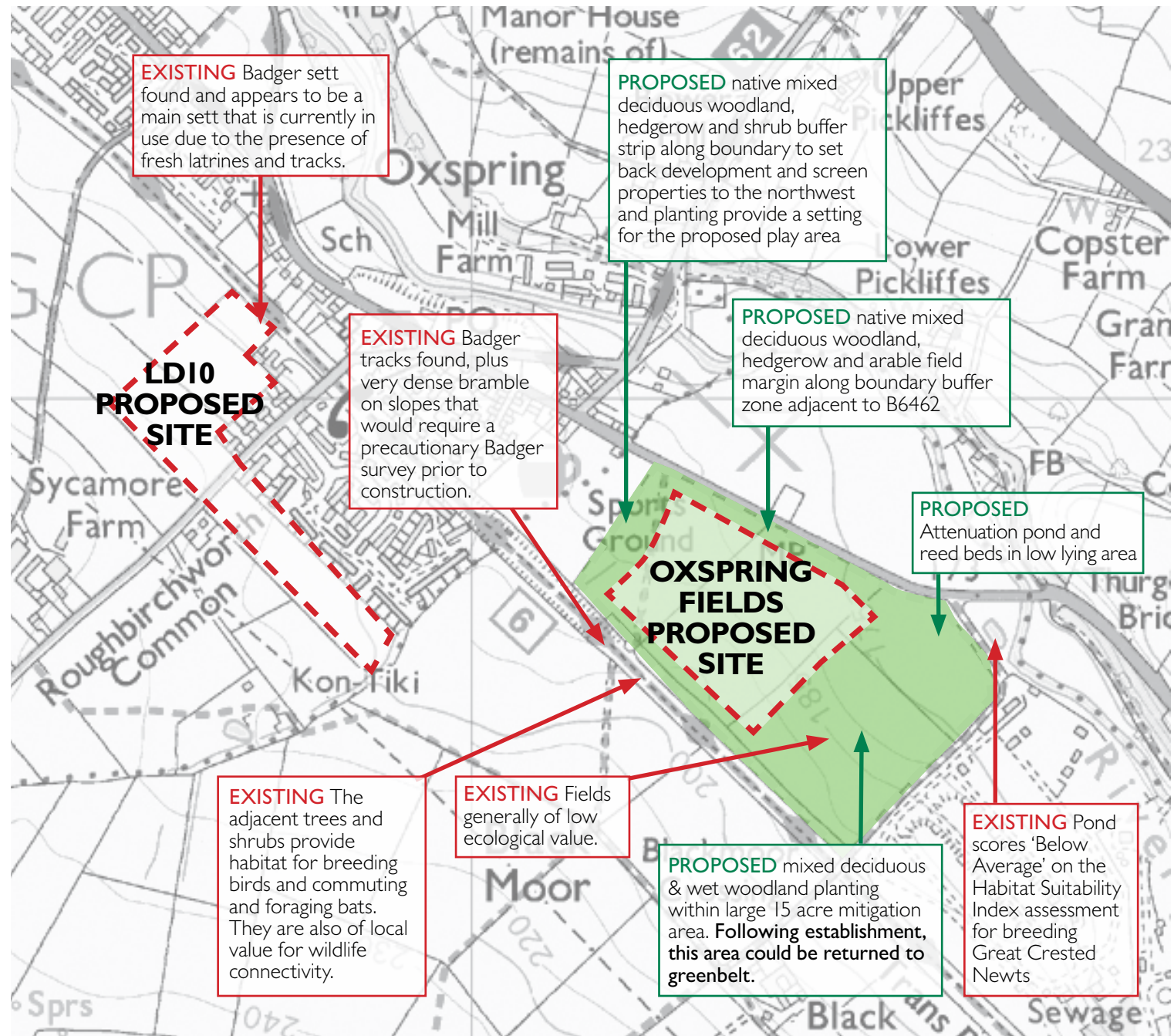


Fig 5: Existing ecology and proposed habitat creation

# Existing vegetation

The site itself is predominantly open and is made up of arable farmland separated by dry stone walls in poor condition.

The northeastern, southeastern boundaries have little or no vegetation.

The northwestern boundary also has little vegetation except for a few scattered shrubs along the boundary line.

Beyond the northwestern boundary, there is a turf covered sports field with some intermittently placed trees along its boundary line.

Conversely, The southwestern boundary has an abundance of trees and scrub planting forming part of the green corridor along the Transpennine trail cycle and walking route. The Transpennine green corridor forms part of the local green infrastructure that connects the Penistone area to Sheffield, linking other habitat areas such as the River Don green corridor, and Spring, Huthwaite, Wharncliffe, Todwick, Hagues and Great Hollins Woods.

Beyond the northwest boundary, a green corridor of woodland, scrub and riparian snakes past the site, skirting the northeast boundary area.

The woodland character and green infrastructure of the river valley and hillsides can be reinforced by integrating a new generation of woodland as part of the proposed mitigation strategy.

In addition, introducing more tree coverage to the Don River valley will help to decrease runoff and add to wider flood alleviation in the River Don valley catchment.

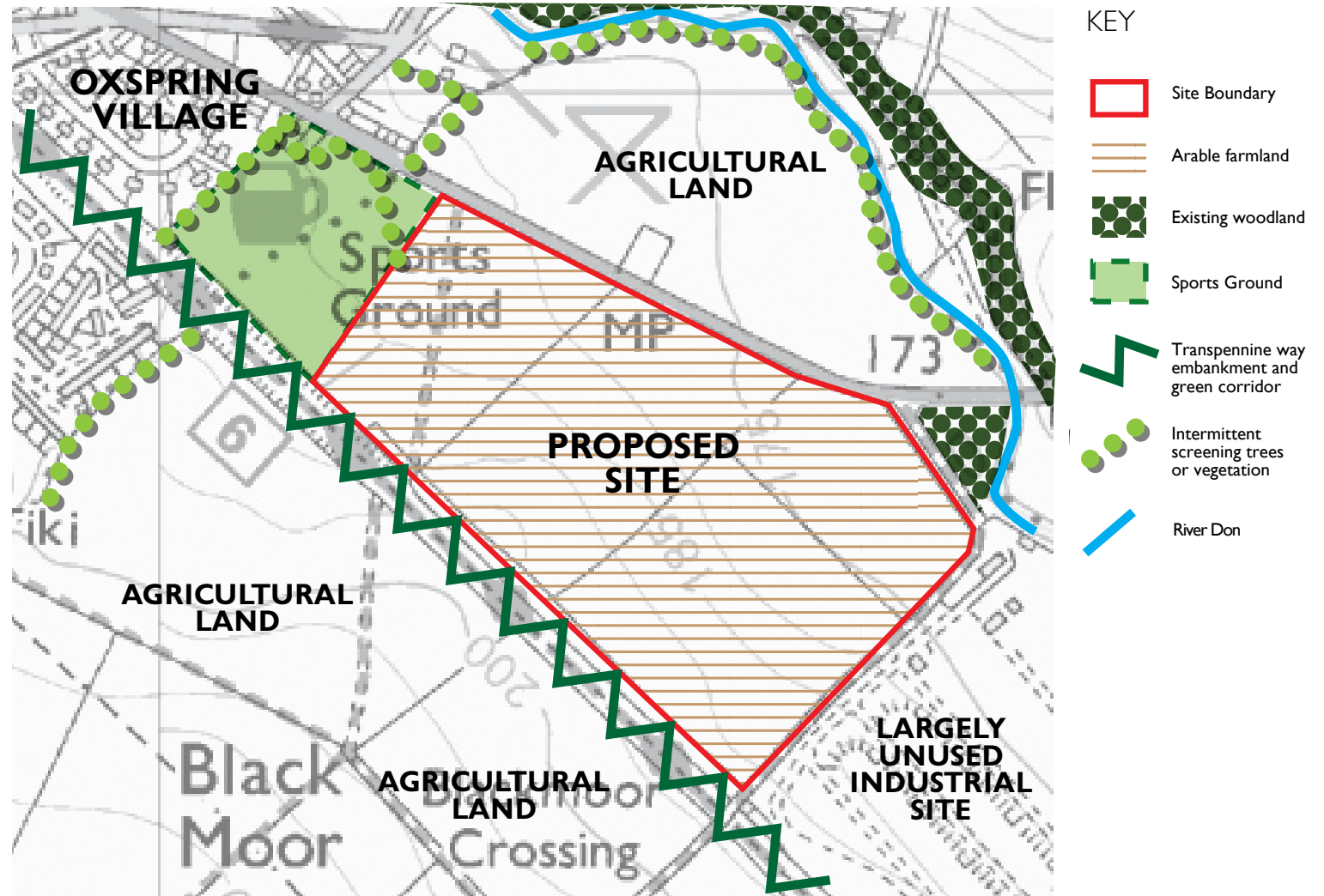


Fig 6: Existing vegetation



# Analysis of visual amenity, existing screening and proposed mitigation

This section aims to provide an overview of key views, screening elements and the effects of proposed mitigation and screening

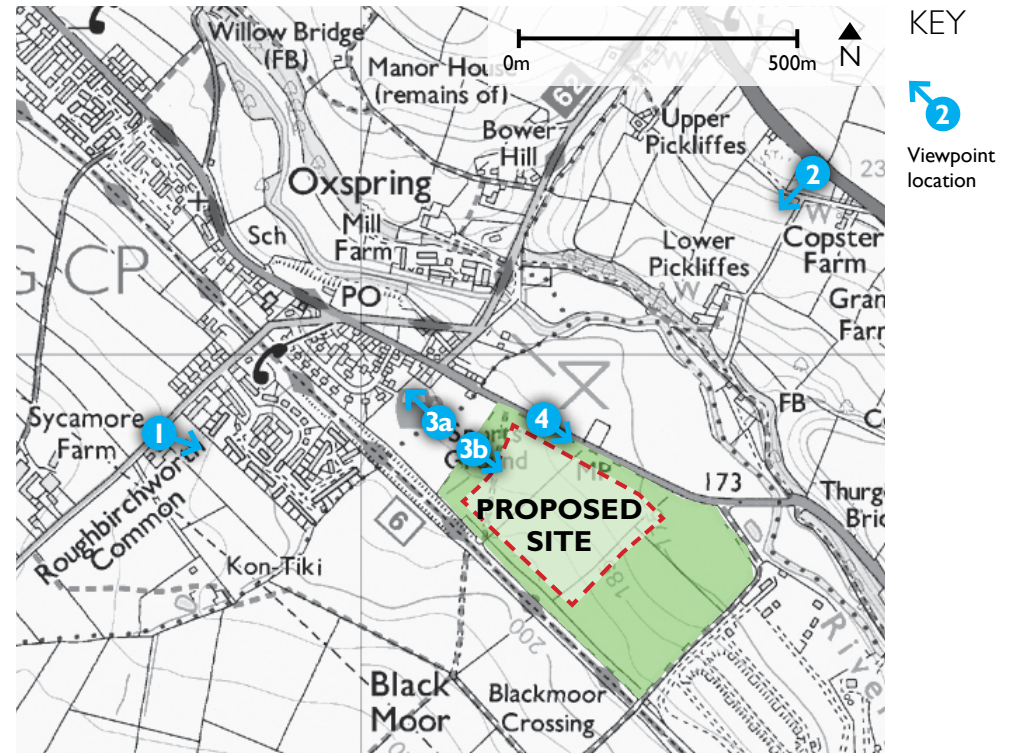


Fig 7: Map of viewpoints

## Viewpoint I analysis

### Existing screening features

The existing railway embankment runs along the proposed southwest boundary of the site and screens the majority of views of the site from the south or west.

### Proposed screening features

It is unlikely any additional screening will be necessary to screen the site from the south or west due to the existing railway embankment and associated vegetation and trees.

However current proposed mitigation and screening plans will add to the vegetation and tree cover alongside the embankment, contributing to an overall net gain to green infrastructure the proposed development brings to the area.

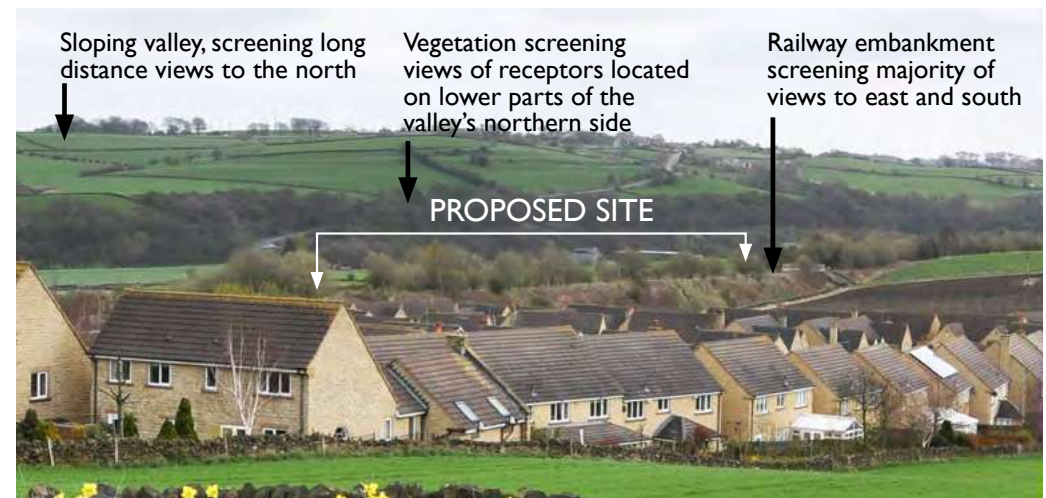


Fig 8: VIEWPOINT I



# Viewpoint 2 analysis

## Existing screening features

The site may be visible from a handful of scattered, isolated receptors located in the upper north side of the River Don valley. However, existing landform, buildings and vegetation play a role in softening views toward the site. In addition, the low lying nature of its location; within the confines of the River Don valley ensures the site does not feature as a prominent component on the horizon.

Receptors located lower down on the valley on the northern side are less likely to have clear views toward the site due to intervening trees, vegetation and a shallower angle of view.

## Proposed mitigation and screening features

Proposed mitigation screening will result in the replacement of arable farmland with a generous amount of mitigation tree cover being introduced to the River Don valley.

This tree cover and associated ground modelling will help to blend the development into the landscape, creating a view of shrubs and mixed woodland and rooftops in the site area and shrubs and mixed woodland in the mitigation/ recreation areas.

The proposed mitigation will improve biodiversity, increase habitat and create new recreation opportunities. Increased tree cover will also help to decrease runoff along this part of the valley, contributing to wider flood alleviation in the River Don valley catchment.

Where possible, habitats identified in the Barnsley Biodiversity Action Plan will be introduced, including: Wet and mixed deciduous woodland, field margin planting, and hedgerows. (see fig 5)

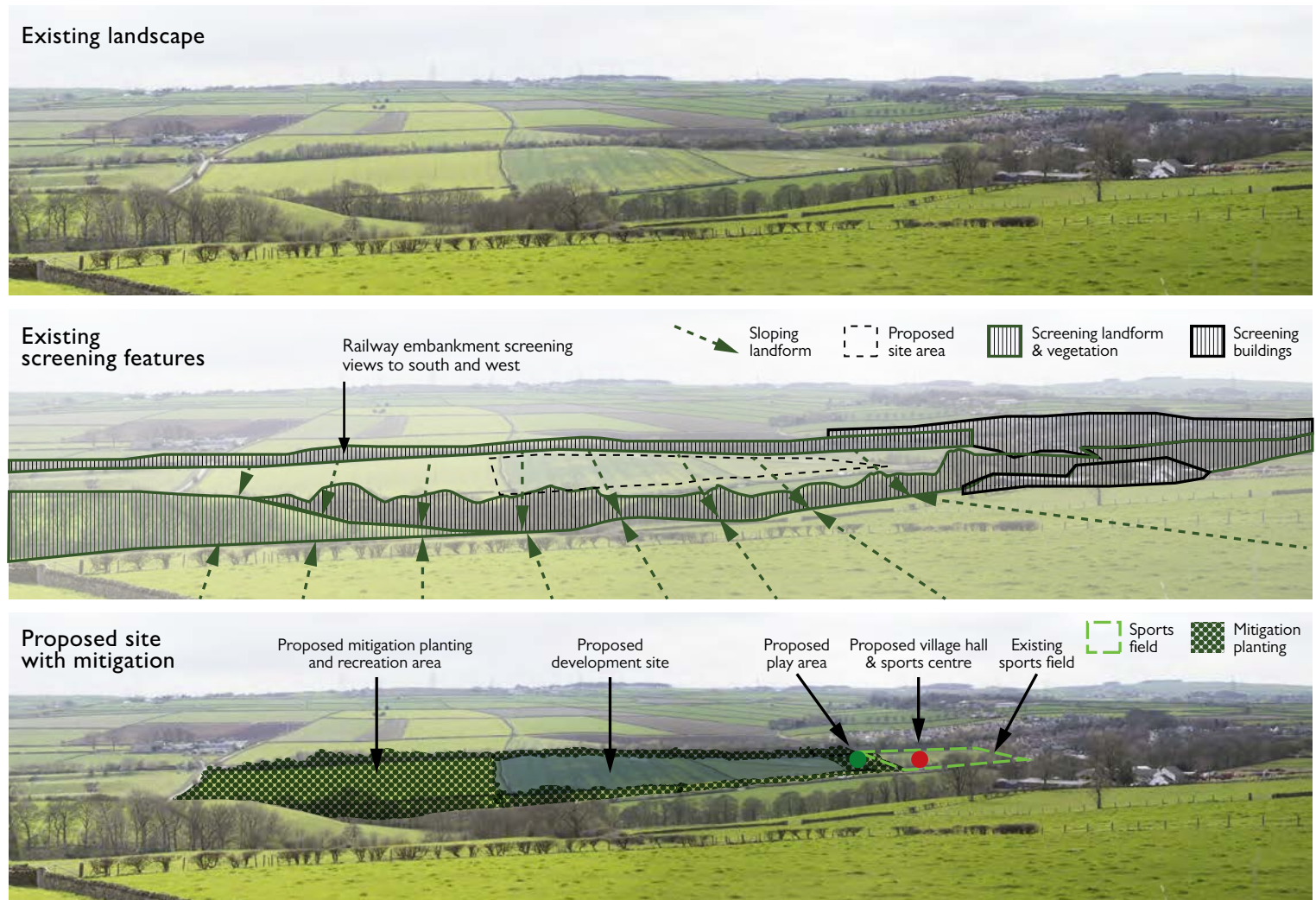


Fig 9: VIEWPOINT 2



Above: 'Wet woodland' planting as shown in the Barnsley Biodiversity action plan



Above: 'Mixed deciduous woodland' planting as shown in the Barnsley Biodiversity action plan



Above: 'Hedgerow' planting as shown in the Barnsley Biodiversity action plan



## Viewpoint 3 analysis

### Existing screening features

It is clear from fig 10 - viewpoint 3a that there are a small number of houses from which the site may be visible.

However, there is existing vegetation and trees which partially screen these views toward the site.

Furthermore, all of these properties will retain relatively open views due to the intervening playing fields.

Consistent topography between the village and the proposed site, allows potential views of the site from properties in Oxspring village to the northwest to be screened by shrub and tree buffer planting.



Fig 10: VIEWPOINT 3a

### Proposed screening features

Proposed mitigation shown in fig 11 is likely to screen any of the proposed development from the southeastern edge of the village. Consistent topography ensures that neither area of development will be overlooked by the other once the mitigation has been realised.

Increased tree and shrub cover in this area will help to blend the development into the wider landscape.

Furthermore, residents of Oxspring village will benefit from improved facilities in this location including a play area, community and sports centre and woodland and recreation area.



Fig 11: VIEWPOINT 3b : Site boundary with approximate mitigation and play areas



## Viewpoint 4 analysis

### Existing screening features

The B6462 road currently runs adjacent to the northeastern boundary of the site. There is an existing dry stone wall which is in a poor state of repair.

### Proposed screening features

The existing network of dry stone walls will be repaired and restored. A proposed buffer zone of shrub and tree planting will screen the road from views toward the proposed development. The roadside approach will be further improved with a 'field margin' approach (as identified in the Barnsley Biodiversity Action Plan) along the grass verge adjacent to the roadside.

The view will be improved with trees and shrubs lining the approach to Oxspring village. Repaired dry stone walls and field boundary strip will represent an net improvement in the overall quality of experience along the approach/ exit from/ to the southeast.



Above: 'Field margin' planting as shown in the Barnsley Biodiversity action plan



Fig 12: VIEWPOINT 4 (existing)

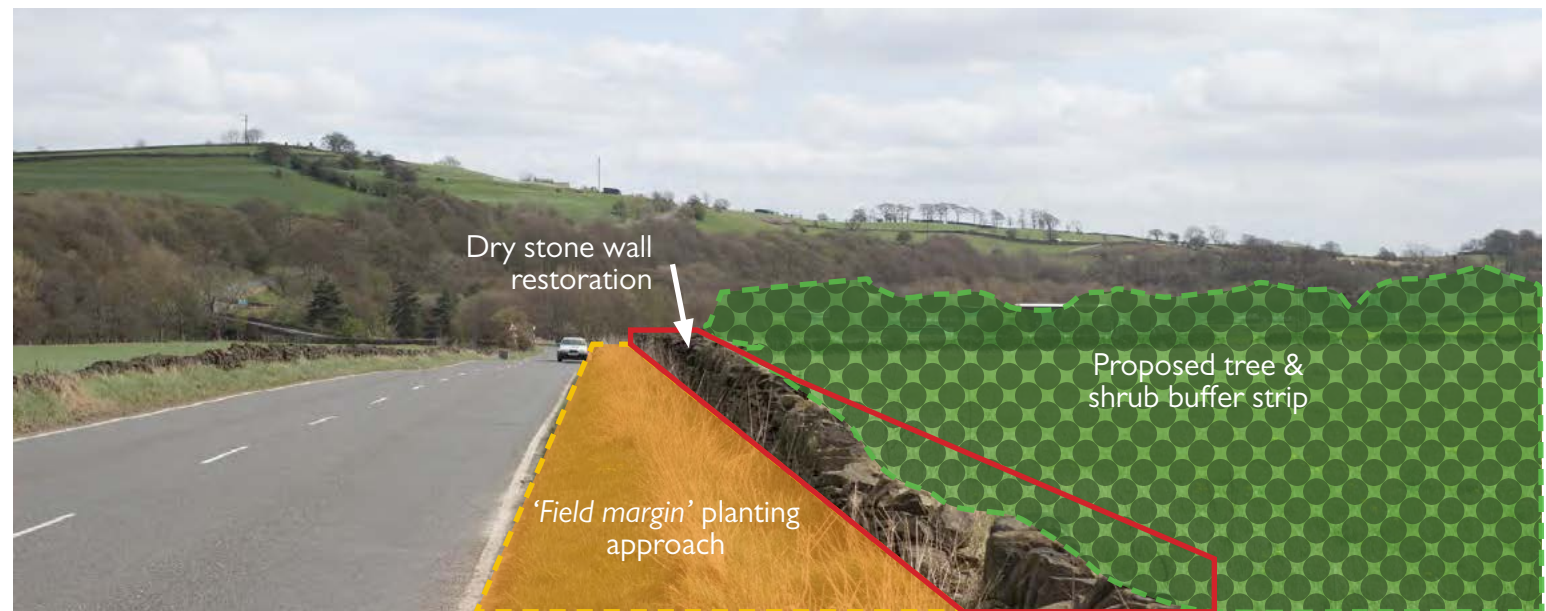


Fig 13: VIEWPOINT 4 (proposed) with approximate mitigation and restoration areas



# Landscape strategy and conclusions

## Mitigation and restoration

The proposed site is already afforded some screening from existing landform, vegetation and urban development (see figs 8-13). This could be strengthened by shrub and woodland mitigation and ground modelling adjacent to the southwest site boundary, screening views from receptors that may overlook the site (see fig 14).

Repairs and restoration to dry stone walls and boundary strips adjacent to the B6462 will help further improve the experience along the approach to Oxspring for users of the road and receptors to the northeast.

## Ecology and green infrastructure

The proposed mitigation provides a net improvement in habitat, recreational and visual amenity to the area. Furthermore new habitat areas will connect to and help strengthen the existing green infrastructure network that links South Yorkshire with the Peak District and beyond. Proposed buffer strips will widen and improve the section of the Transpennine green corridor adjacent to the southwest boundary, and the proposed woodland planting will add and connect to an increasing matrix of woodland in the area.

## Transport and local services

New foot/cycle and road connections to the Transpennine trail and B6462 ensures that residents would be able to take full advantage of the myriad of walking routes in the valley, local services, and excellent road and rail connections to nearby regional centres. Furthermore direct access from the proposed site to the key road route (B6462) minimises additional traffic flow through residential areas.

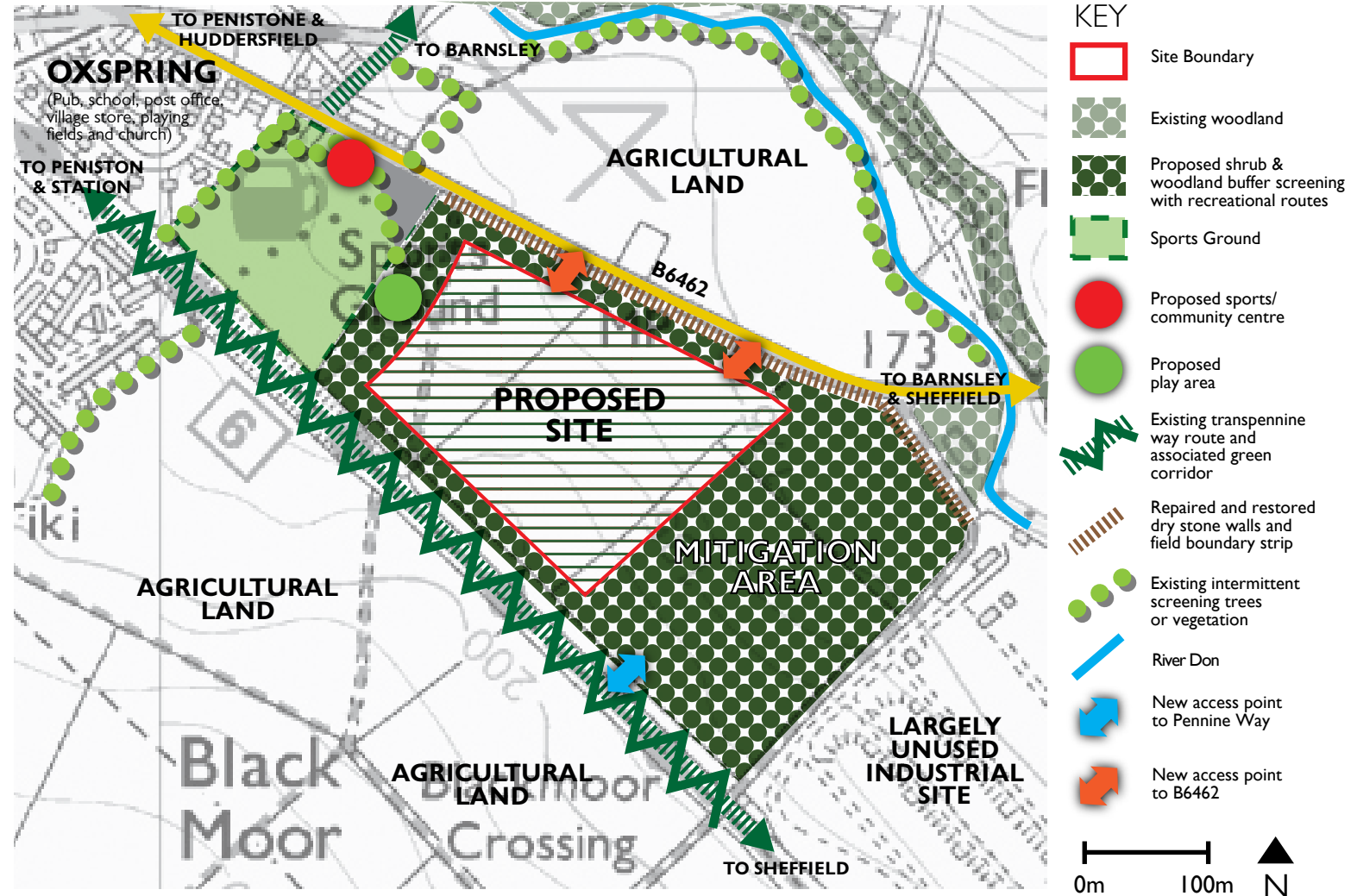


Fig 14: Landscape strategy plan

## Leisure and recreation

Oxpring residents would benefit from improved community/ sports centre, play facilities and associated improvements proposed for the sports ground area. In addition, the proposed woodland area and connecting footpath to the southeast would provide an additional recreational facility for local residents, with increased opportunities

for circular walks and connectivity to the wider network of existing local walking and cycle routes. These proposals would combine to create a high provision of linked recreational facilities which would service this proposed development and local area.

## Settlement pattern

The proposed site sits within clear and well defined boundaries (the old railway line and

River Don) and lies between two existing areas of development (Oxpring and the industrial site). This development respects the linear settlement pattern which has evolved over the last two centuries (see fig 3). Furthermore, the site will not encroach on any neighbouring settlements such as Roughbircworth, which is currently in danger of coalescence if the proposed LD10 site is developed to the west of Oxspring.

# Summarised comparison of the proposed sites LDI0 and Oxspring fields

	LDI0	OXSPRING FIELDS
Mitigation and restoration	The size of LDI0 provides limited opportunities for additional mitigation planting or restoration of boundary walls.	Oxpring fields provides a generous mitigation area with proposals to plant significant screening vegetation. Proposals also include ground modelling and restoration of derelict dry stone walls. Furthermore, the site is well screened by existing landform and topography; the visual screen provided by the old railway embankment and it's location at the lower part of a valley.
Ecology and green infrastructure	Initial ecology assessment suggests high badger activity with what appears to be a main sett within the site which could be impacted by development. There are not currently any plans for this site that would suggest any consideration for ecological improvements or green infrastructure.	Initial ecology assessment suggests some badger activity adjacent to the site, although there was no evidence of a main sett nearby. Furthermore, this site represents an opportunity to create an overall net gain in terms of habitat and biodiversity due to generous mitigation areas and introduction of a number of habitats defined by the local Biodiversity Action Plan. Site proposals would also contribute to the wider green infrastructure and flood alleviation in the Don Valley area.
Transport and local services	This site would rely on minor roads running through a residential area to connect to the main road through the village, the B6462. Thus creating unnecessary intrusions in to the lives of residents in this area. No bus stops adjacent to site.	This site would connect directly to the B6462 Sheffield Road, minimising potential intrusions on local residents. Proposals also connect the site directly to the Pennine way cycle and pedestrian route and local bus routes. There is a bus stop adjacent to the site.
Settlement pattern	This development contradicts the existing centuries old linear settlement pattern that has developed and would impact upon the rural nature and identity of the adjacent hamlet of Roughbirchworth, forming the beginnings of a coalescence with this neighbouring settlement. Furthermore, there are no strong or well defined boundaries to this development that might help to define a clear interface between settlement and green belt.	This site respects the existing historic linear settlement pattern between the well defined existing boundaries of the river and old railway line. It is further defined by the B6462 Sheffield Road, and adjacent, largely disused industrial site.
Leisure and recreation	The size and location of this site would severely limit the possibilities for the introduction of, or improvements to, leisure and recreation facilities. There are not currently any plans for this site that would suggest any consideration for leisure or recreation improvements.	The Oxspring fields Leisure & recreation proposals include: <ul style="list-style-type: none"> <li>• Improvements to the existing sports field by creating a community/ sports centre and associated play area</li> <li>• Additional woodland recreational area and walking routes</li> <li>• New and improved connectivity to existing walking &amp; cycling routes</li> <li>• Additional walking route and connection to Transpennine trail</li> </ul>

GREENBELT 5 PURPOSES CHECKLIST	LDI0	OXSPRING FIELDS
1) Checks the unrestricted sprawl of large built-up areas	<b>NO</b> - Increases potential for sprawl due to poorly defined and arbitrary boundaries	<b>YES</b> - Decreases potential for sprawl being contained within well defined, strong boundaries
2) Prevents neighbouring towns merging into one another	<b>NO</b> - This development will begin a coalescence with the neighbouring hamlet of Roughbirchworth	<b>YES</b> - Does not encroach on any neighbouring settlements
3) Assists in safeguarding the countryside from encroachment	<b>NO</b> - Increases potential for encroachment due to poorly defined and arbitrary boundaries, exposed position and lack of provision for mitigation	<b>YES</b> - Due to strong physical boundaries, this site is a natural end to development in this area. Significant provision for mitigation proposals will help to blend the site in to the landscape
4) Preserves the setting and special character of historic towns	<b>NO</b> - Contradicts historic development pattern of Oxspring. No provision for character improvements	<b>YES</b> - Preserves historic development pattern of Oxspring, improves village approach, restores drystone walls and includes a generous amount of woodland, mitigation planting and habitat development
5) Assists in urban regeneration, by encouraging the recycling of derelict and other urban land	<b>NO</b> - There are no current plans for this site to encourage the regeneration of any derelict urban land	<b>YES</b> - Provides partial assistance with regeneration of derelict land around Penistone station through funds generated from the development of this site

# Further studies

## Landscape

We assess that the Oxspring fields site (and relevant local area) would require the following landscape reports:

- A full Landscape and visual impact assessment
- Tree survey
- Detailed masterplan including landscape mitigation proposals

## Ecology

A initial walkover of the site at Oxspring Fields found the site to be of low ecological value, being comprised of only arable crop land and species poor grassland.

Habitats adjacent to the site were deemed suitable during initial assessment for foraging bats, breeding birds and sheltering badger

As a consequence the following surveys are considered necessary to more accurately inform a planning application for development of the site.

- Phase I habitat survey;
- Precautionary Badger survey; and,
- Habitat Suitability Index assessment of ponds within 500m.







# PROPOSED MASTERPLAN



- Car Parking
- Changing rooms
- Meeting and function space
- Indoor hall for sports, keep fit and events
- Dedicated doctors' surgery

Proposed community centre and sports pavilion

Oxspring Recreation Ground

Approximately 150 new homes, 25% of which would be affordable

The delivery of two new access ramps onto the Trans Pennine Trail from Oxspring Primary School and the existing sports field

New access points onto the Trans Pennine Trail will improve pedestrian and cycle access – Penistone Train Station and the proposed Interchange are a seven minute cycle ride away

- Car parking
- Public lavatories
- Dedicated disabled access to the Trans Pennine Trail
- Cycle hire and repair centre
- Secure cycle parking
- Cafe/Tearoom
- Ice cream and refreshment kiosk
- First Aid Centre
- Sheltered horse stalls, tie up points and water troughs

- Meandering footpaths with links between Sheffield Road and the Trans Pennine Trail
- Public art
- Wildlife pond
- Exercise areas (as part of the Trim Trail)
- Kick about and picnic areas

Oxspring Visitor Centre and Tourism Hub designed to emulate a traditional Pennine Farmstead and constructed to an exacting standard to incorporate strong eco-credentials

For further detailed information on this proposed development please visit [www.Oxspring-Fields.co.uk](http://www.Oxspring-Fields.co.uk)



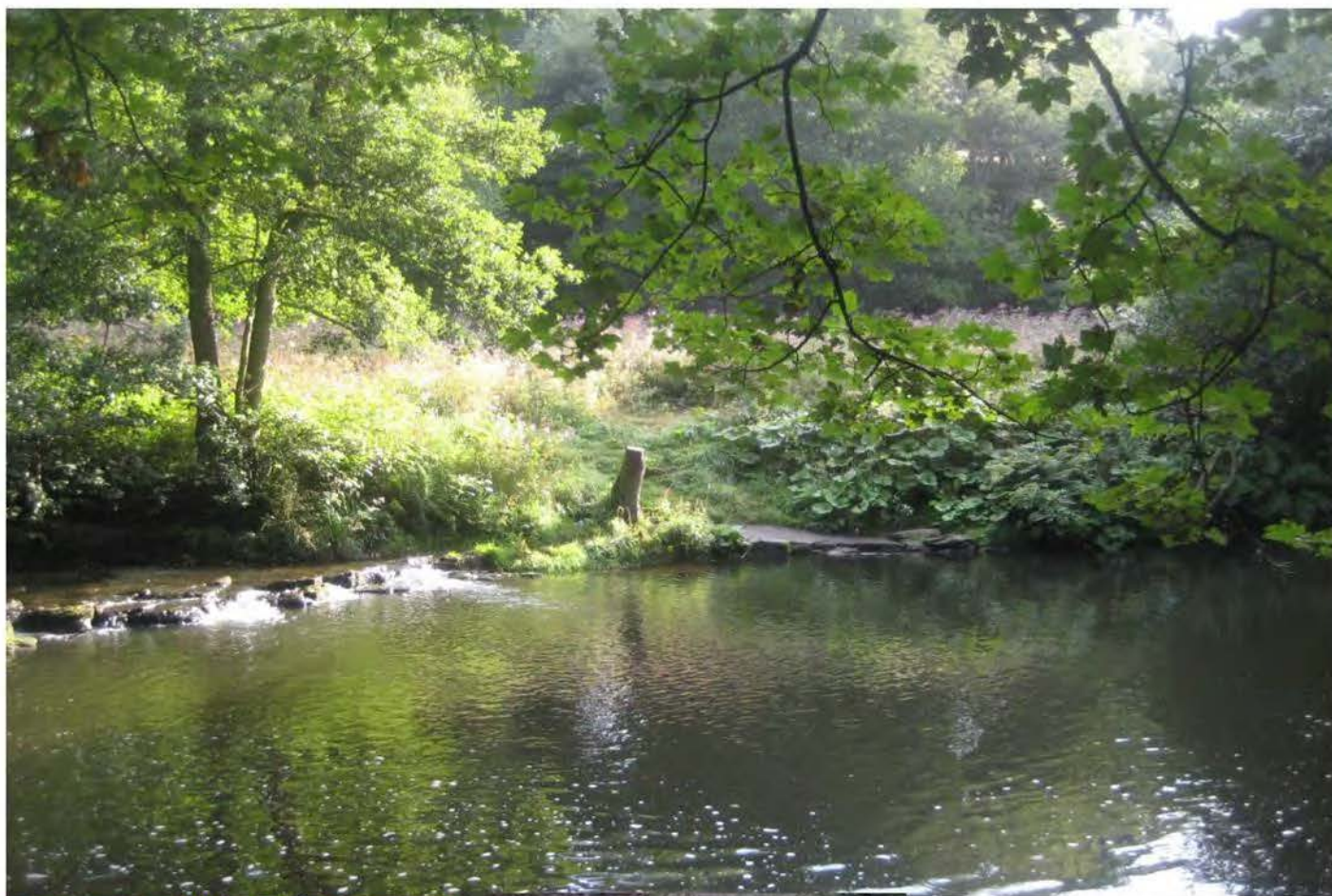


# Oxspring

## Draft Neighbourhood Development Plan

### 2014 - 2033

Oxspring Parish Council  
March 2016



**OXSPRING**

**Neighbourhood Plan**

[www.oxspringplan.org.uk](http://www.oxspringplan.org.uk)







**ACKNOWLEDGEMENTS**

The Parish Council would like to thank all the residents and businesses of Oxspring, and in particular the following individuals and organisations, for their hard work and support in the preparation of this Neighbourhood Development Plan:

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Walker	Ann
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Yems	Ian



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## **PUBLIC CONSULTATION**

This is a consultation document.

This Draft Neighbourhood Development Plan for Oxspring Parish has been published for public consultation under Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 and comments are invited for **6 weeks from 21<sup>st</sup> March 2016 to 5pm 2<sup>nd</sup> May 2016.**

Hard copies of the document are available for viewing at Penistone Library, High Street, Penistone, Sheffield, S36 6BR. Hard copies and Representation Forms can also be requested from:

The Clerk to the Council, Stephanie Tolson: Tel: 01226 792657 or 01226 379895 email: [OPC@tolson818.fsnet.co.uk](mailto:OPC@tolson818.fsnet.co.uk).

The Draft Plan, Representation Forms and other background documents are also available for viewing and downloading from the Neighbourhood Plan website:

<http://www.oxspringplan.org.uk/>

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please return completed forms and other comments in writing to:

The Clerk to the Council, Stephanie Tolson, 43 Nether Royd View, Silkstone Common, Barnsley, S75 4QQ.

Tel: 01226 792657

email: [OPC@tolson818.fsnet.co.uk](mailto:OPC@tolson818.fsnet.co.uk)

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Barnsley Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Barnsley Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then "Made" by Barnsley Council and used to determine planning applications in Oxspring Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Thank you for your time and interest.



## 1.0 Vision and Objectives



Wildflowers along the River Don

### Draft Vision

**To maintain the character of a rural village whilst moving forwards with an infrastructure that will support 21<sup>st</sup> century living.**

**This Vision will enable us to keep a foothold in the past whilst moving the village forward.**

### Draft Objectives

- 1. To strive for the wellbeing of all members of our community by:**
  - **Supporting the provision of fair and accessible housing for local needs and local people**
  - **Supporting the provision of improved community leisure, sports and recreation facilities.**
  
- 2. To nurture the rural environment for future generations by:**

- **Protecting and enhancing Oxspring's biodiversity assets and amenity areas, namely; the River Don, the green belt, green open spaces, open farm land, and community allotments**
- **Improving accessibility and connections to the Trans Pennine Trail, the riverside, local footpaths and bridle paths**
- **Promoting sustainable development**
- **Protecting and enhancing the Parish's built environment and rural heritage.**

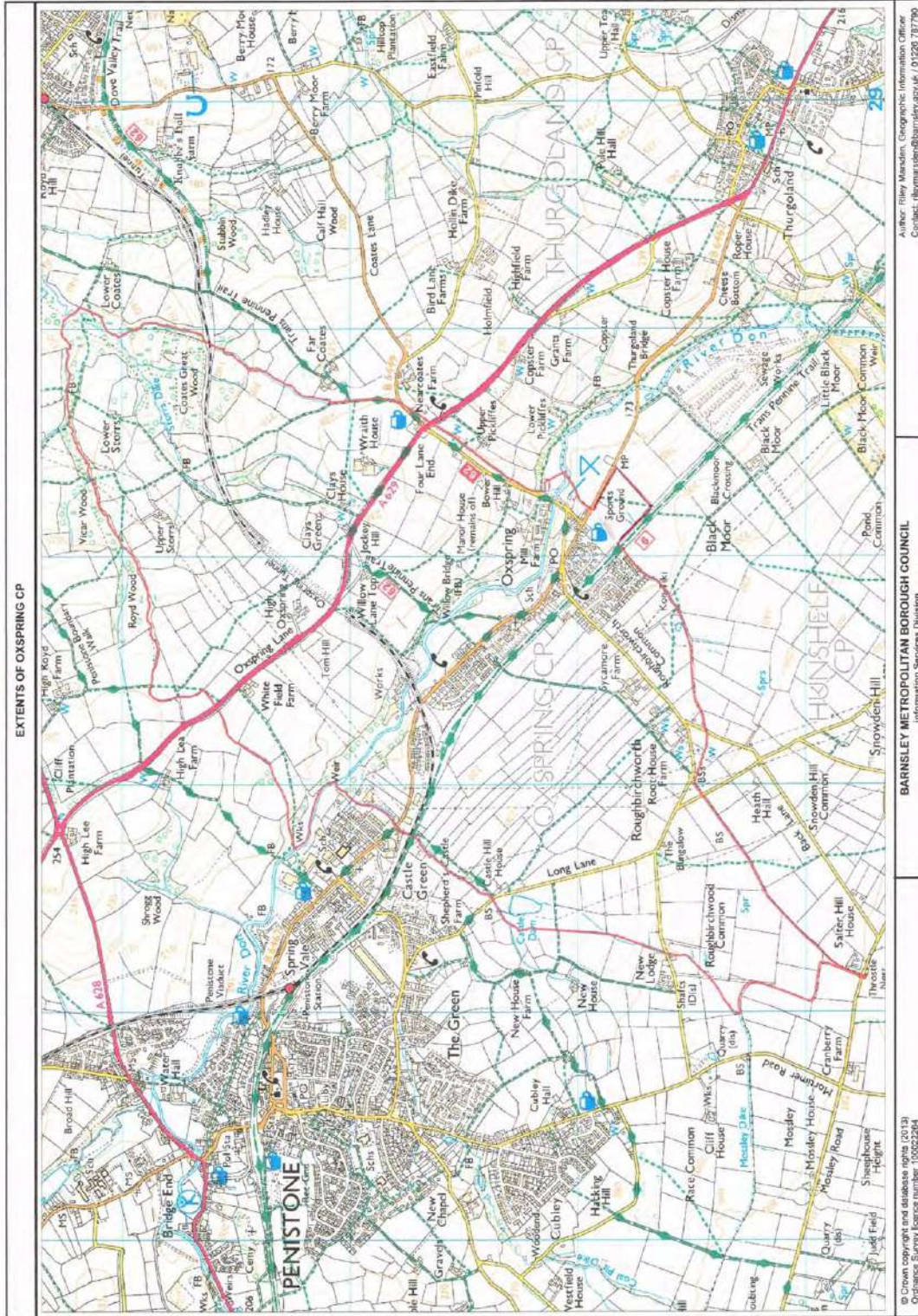
**3. To nurture local businesses by:**

- **Diversifying and growing the rural economy**
- **Supporting the provision of community sustainable green energy.**

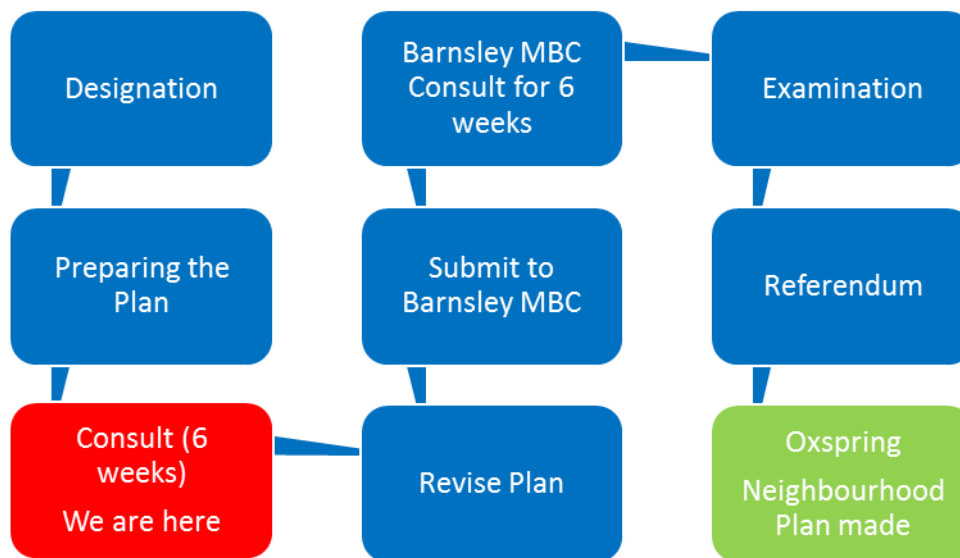


## 2.0 Introduction and Background

Map 1 Oxspring Designated Neighbourhood Plan Area  
Oxspring Parish Council (Licensee) License No. 100056849



- 2.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through Neighbourhood Plans, local people now have the opportunity to shape new development as planning applications are developed in accordance with the development plan, unless material considerations indicate otherwise. The Barnsley Metropolitan Borough Council Local Plan and the Oxspring Neighbourhood Plan once made (i.e. adopted or formally approved) will be part of the statutory development plan for the area. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations. The steps in preparing a Neighbourhood Development Plan are set out in Figure 1 below.



**Figure 1 Neighbourhood Plan Process**

- 2.2 Oxspring Parish Council decided to prepare a NDP for the Parish in Spring 2013. Two initial open consultation events were held for local residents on 13 April 2013 at St Aidan’s Church, Oxspring and on 17 April 2013 at the Wagon and Horses public house, Oxspring. Both events were well attended and a list of residents interested in working on the NDP was drawn up. Planning Aid England facilitated a further public event at St Aidan’s Church on 8 May 2013 at which, residents were asked to consider and vote for the designation of a Neighbourhood Plan area. As part of the Oxspring playing fields falls within the boundary of Hunshelf Parish Council, their permission was sought, and received, to include that part of their parish in Oxspring’s designated area for the purposes of the NDP. This neighbourhood area was approved by Barnsley MBC in November 2013. The Parish Council established a Neighbourhood Plan working group from interested residents. This group met on 20 June 2013 to agree the constituent members of a steering group and three sub committees. Funding was secured from the Government to support the preparation of the Neighbourhood Plan.
- 2.3 In early February 2014 Oxspring’s NDP process was launched with a new website <http://www.oxspringplan.org.uk> and workshops at Oxspring Primary School to design a logo. On 1 March 2014 an all-day community engagement event was held at St Aidan’s Church.

- Local residents, business people, farmers and land owners were invited to attend a drop-in session in the morning and in the afternoon a “Question Time” style panel, including Angela Smith MP, participated in a question and answer session. Over the next few months various community engagement, events including a household survey, interviews with key stakeholders, “planning for real” sessions, training events and workshops were held. Seventeen key issues were identified and these were used to inform the NDP Vision Statement, and then later, the Draft Indicative Policy Areas and Proposals Document which was published for consultation in January 2015.
- 2.4 To date thirteen public events have taken place at which almost two hundred residents have attended. Two household surveys have taken place. The first survey in 2014 had 151 out of 497 households responding and the second survey in 2015 had 108 out of 497 households responding.
- 2.5 In December 2014 the Parish Council applied to Barnsley MBC to amend the designated neighbourhood area to accommodate a field which lies adjacent to the community’s sports field. This was because the emerging NDP supported the development of ancillary sports facilities in this area. *It was also hoped to improve access to the Trans Pennine Trail (TPT) from this site, thereby better connecting the primary school to the local sport /recreational facilities.* The amended designated neighbourhood area for the Oxspring Neighbourhood Plan was approved on 20 May 2015. This is shown in Map 1.
- 2.6 In 2014 the Parish Council, through PAE (Planning Aid England), asked consultants URS for specialist advice in relation to housing needs and capacity. Two advice notes were produced during the months of July, August and September. A summary of Housing Needs & Capacity Assessment Advice notes for Oxspring Neighbourhood Plan is published on the Neighbourhood Plan website as a background paper. *The initial estimates from URS were published prior to Barnsley MBC reviewing (downwards) their housing need figures for the entire Borough, and, in their emerging Local Plan, removing development sites from the Borough’s villages.* Housing need will, therefore, be met predominantly in Penistone; only small infill and 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.
- 2.7 In January 2015 a questionnaire and copy of the document Consultation Draft – Indicative Policy Areas and Proposals was delivered to local households in Oxspring. Out of 500 questionnaires sent out 108 responses were received. There were 87 paper questionnaires returned and 21 responses on line. The overall response to the draft policy proposals was very positive with the vast majority of responses supporting the NDP. The results of the questionnaire are published on the Neighbourhood Plan website and have been used to inform the Draft NDP.
- 2.8 A more detailed Chronological Order of Events for the preparation of the Draft Plan is provided in Appendix I.
- 2.9 Following the public consultation on the Indicative Policy Areas and Proposals Document, the steering group considered the responses very carefully, and decided that the Draft Plan should focus on the key planning issues which were currently most relevant to the Parish. For example, proposals for a new school and riverside access paths were considered to be highly aspirational, and following discussions with the local education authority and footpaths officer, were probably undeliverable. The first, working Draft Plan set out the proposed vision, objectives and key themes for the Neighbourhood Plan and included some early, emerging



draft policies. This first Draft Plan was published for informal public consultation for several weeks in December 2015 and a number of representations were submitted during and after this period, providing a range of comments about the emerging vision, objectives and draft planning policies. These comments have been carefully considered and are available for viewing on the Neighbourhood Plan website, together with the Parish Council's consideration of each point and details of any wording changes to the Plan arising from the consultation process.

- 2.10 The Draft Plan is published for 6 weeks formal consultation from 21<sup>st</sup> March to 2<sup>nd</sup> May 2016. Following this all representations will be considered very carefully before the Plan is amended and submitted to Barnsley MBC. Barnsley MBC will then publish the plan for a further 6 weeks before it is subjected to an Examination and then Referendum. If there is a yes vote at the Referendum, then the plan will be "Made" (i.e. adopted or formally approved) by the Borough Council and used to determine planning applications alongside the Barnsley MBC Local Plan and other material considerations including the National Planning Policy Framework (NPPF).
- 2.11 In line with European legislation, there is a requirement for the Plan to be subjected to a Strategic Environmental Assessment Screening Process which will determine whether a full Strategic Environmental Assessment is required. This process is iterative and, therefore, may lead to amendments in the Plan as it is prepared, to help ensure that any adverse environmental effects resulting from policies and proposals in the Plan are minimised. The Screening Assessment was undertaken at an early stage on the emerging Draft Plan and reviewed after the Draft Plan was amended following the informal public consultation in December 2015. Consultation with the Environment Agency, Historic England and Natural England showed that there was agreement with the Screening determination that a full SEA is not required. At the same time, the Draft Neighbourhood Plan was assessed in order to determine whether it required a Habitats Regulations Assessment (HRA) in accordance with the EU Habitats Directive and the Conservation of Habitats and Species Regulations 2010. A HRA is required when it is deemed likely that there will be significant adverse effects on protected European Sites as a result of the implementation of a plan. Again, consultation with the Environment Agency, Historic England and Natural England showed that there was agreement with the Screening opinion that no further work was required in order to comply with the Habitats Regulations.

#### **Review**

- 2.12 The NDP is being prepared slightly ahead of the emerging new Local Plan for Barnsley. It is therefore proposed that the NDP will be reviewed once the new Local Plan is adopted by Barnsley MBC to ensure that the policies in the Oxspring NDP remain up to date. The Parish Council is therefore committed to reviewing the Oxspring NDP within three years of the Adoption of the Barnsley Local Plan (likely to be in 2017).

### 3.0 Planning Policy Context



View across the village looking from fields above and beyond Millstones

- 3.1 The current local planning policy framework for the Neighbourhood Plan area comprises the Barnsley Core Strategy, 2011, the Barnsley Education Sites Development Plan Document (DPD) 2009, the Joint Barnsley, Doncaster and Rotherham Waste Plan 2012 and the remaining ‘saved’ policies of the Barnsley Unitary Development Plan 2000.
- 3.2 Barnsley Council is currently preparing a Local Plan which will set out new planning policies for the district. When adopted, it will, together with the Joint Waste Plan adopted in 2012, replace the Barnsley Core Strategy and the ‘saved’ policies of the Unitary Development Plan. The Local Plan Consultation Draft was published for consultation from 10 November 2014 to 11 January 2015.
- 3.3 National planning policy is set out in the National Planning Policy Framework (NPPF)<sup>1</sup> published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.
- 3.4 Neighbourhood planning is addressed in paragraphs 183-185:
- 183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*
- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
  - *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*
- 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the*

<sup>1</sup>

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)



*Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*185. Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Plan is in preparation.*

- 3.5 Neighbourhood plans have to be in “general conformity” with national and strategic local planning policies, and it is therefore important that as the plan is prepared, the emerging draft policies reflect this higher level planning framework. A summary document Planning Policy Background and Evidence Base Review has been prepared as a background document to the NDP. This notes the relevant national and local planning policies (adopted and emerging) and has been used to inform the draft policies in the Oxspring NDP.

## 4.0 A Portrait of Oxspring Parish



The River Don from Willow Bridge

- 4.1 Oxspring is a small village community nestling in the eastern foothills of the Pennines, about 1.5 miles east of Penistone and 7 miles south west of Barnsley. Sheffield, Wakefield, Leeds and Manchester are all within a 30 miles radius. The 2011 Census information (Neighbourhood Statistics<sup>2</sup>) indicates that the Parish had 497 households and a population of 1225 in 2011 and extends over 484 hectares.
- 4.2 The Parish includes the village of Oxspring along with the hamlets of Clays-Green, Roughbitchworth and Storrs. It is bisected by the River Don, and the Huddersfield-Sheffield rail line and Trans-Pennine Trail pass through the Parish. The main village settlement is largely linear in form and lies between Sheffield Road (B6462) and the route of the Trans Pennine Trail, with a small residential estate to the south of the rail line around Tollbar Close. There is a small industrial estate close to the western boundary; Marrtree Business Park at Longley Ings.
- 4.3 The village has a limited range of public services, and facilities, including a primary school (Oxspring Primary School), St Aidan's Church which also serves as a village hall, two public houses and a post office / shop. The village has reasonable accessibility to public transport. There are direct local bus services to Penistone, Barnsley and Sheffield running on an hourly or two hourly basis. The nearest railway station is two miles away at Penistone, with direct, hourly services to Huddersfield, Barnsley, Meadowhall and Sheffield.
- 4.4 To the north of the village, the River Don meanders through wooded areas, flowing north west to south east. The wider Parish has a rural character, with smaller fields, wooded areas and clustered farms to the north and larger, more open, arable fields and farm buildings to the south. There are numerous opportunities for walking and cycling and enjoying the

<sup>2</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>



countryside on the doorstep, including a number of identified walks in the Parish promoted in a published booklet and on information boards.

- 4.5 This is a relatively affluent area. 41.1% of residents aged 16-74 years were in full time employment in Oxspring in 2011, compared to 36.9% in Barnsley and 38.6% in England. A higher proportion were self-employed with 12.7% of Oxspring residents in this category compared to only 7.7% in Barnsley and 9.8% in England. In terms of occupations, 14.6% of Oxspring residents of working age were managers, directors and senior officials compared to 9.0% in Barnsley and 10.9% in England and 20.1% were in professional occupations compared to 12.4% in Barnsley and 17.5% in England.
- 4.6 The 2011 Census indicated that Oxspring residents enjoy comparatively good health, with 55.2% of residents rating their health as very good compared to 41.6% in Barnsley Borough and 47.2% in England. Only 3.3% had bad health, compared to 6.6% in Barnsley and 4.2% in England.
- 4.7 In terms of housing, of the 497 households, the majority (200) had 3 bedrooms in 2011, 136 had 4 bedrooms and 110 had 2 bedrooms. Only 3 had a single bedroom and 47 had 5+ bedrooms. 174 properties were owned outright, 221 were owned with a mortgage or loan, 47 were social rented and 48 privately rented.
- 4.8 The Plan area includes a range of local businesses providing employment opportunities, including 17 farms, the Post Office, The Waggon and Horses and The Travellers public houses, Wintwire Ltd, DR Baling Ltd and 6 industrial units at Marttree Business Park.
- 4.9 Built heritage assets include 2 listed buildings in the Parish (Oxspring Bridge and Willow Bridge, both Grade II) and natural heritage assets include a Local Wildlife Site at Royd, Vicar, Lindley and Coates Great Wood and an Ancient Woodland at Spring Vale Wood.

## 5.0 Key Planning Issues



### 5.1 Housing

- 5.1.1 Oxspring is identified as a village in the Settlement Hierarchy of the Adopted Core Strategy (2011). *“The Core Strategy Policy CSP8 does not envisage any significant development in these villages and development will only be allowed if it is consistent with the Green Belt policy set out at CSP34 or necessary for the viability of the settlement and to meet local needs. Policy CSP16 seeks to provide affordable housing in rural settlements, CSP21 encourages a viable rural economy and sustainable diversification and CSP22 protects shops and services in villages.”*(para 7.85)
- 5.1.2 The Consultation Draft Local Plan (2014), advises that *“this Local Plan does not promote significant development in these villages. Development will be supported where it is necessary for the viability of the settlement and to meet local needs.”* (para 5.61). The village of Oxspring is inset within the Green Belt, and includes an area of proposed safeguarded land (SAF 18 North and South of Roughbirchworth Lane, Oxspring - 5.10ha).
- 5.1.3 In terms of housing development therefore, Oxspring NDP will be required to support small scale infill housing within the village to meet local needs, appropriate extensions to existing properties, and sensitive conversion and re-use of agricultural buildings in the wider rural area, in line with paragraph 89 of the NPPF.
- 5.1.4 Policies in the NDP should address the need for a greater number of smaller homes suitable for people wishing to downsize, the elderly and first time buyers as identified in the Summary of Housing Needs & Capacity Assessment Advice Notes for Oxspring Neighbourhood Plan (2014)<sup>3</sup> and in response to changing trends nationally related to the ageing population.
- 5.1.5 The results of the questionnaire in early 2015 demonstrated overall support from local residents for emerging policies on accessible housing for local people (81.48% of paper copy

<sup>3</sup> <http://www.oxspringplan.org.uk/wp-content/uploads/2014/10/Housing-Needs-Housing-Capacity-Summary-15-Oct-14.pdf>



respondents agreed with this policy and 76.19% of online respondents) and windfall housing sites (82.72% of paper copy respondents supported this and 90.48% of online respondents).

## 5.2 Environment / Energy

- 5.2.1 Oxspring has a very attractive local environment with the benefit of many natural and built heritage assets. The NDP has a role in helping to protect the local environment in terms of its own intrinsic value, and for the benefit of existing and future residents and visitors.
- 5.2.2 Strategic policies in the Adopted Core Strategy and emerging Local Plan provide protection for natural and built heritage assets, but the NDP has a role in identifying assets of local value and providing locally distinct planning policies to protect them.
- 5.2.3 The results of the questionnaire in early 2015 demonstrated overall support from residents for emerging policies to protect and enhance the natural environment. 93.98% of paper copy responses and 90.48% of online survey responses agreed with emerging policy NRE/PE Protecting and Enhancing Natural Biodiversity Assets. In addition 93.9% of paper copy responses and 95.00% of online responses agreed with the emerging policy NRE/RH Protecting the Rural Heritage.
- 5.2.4 The NPPF sets out in paras 76 to 78 how NDPs can protect identified local green spaces from development, where such green spaces meet certain criteria. The Draft NDP identifies a number of local green spaces for protection, which are of significant local value.
- 5.2.5 There are opportunities for Oxspring NDP to support community led renewable energy schemes, as part of wider objectives to address climate change. The Draft NDP has a role in supporting such schemes where appropriate, with a focus on the identified employment site as a possible “Green Energy Hub”.
- 5.2.6 The results of the 2015 questionnaire demonstrated overall support for developing community sustainable energy schemes with 81.93% of paper copy respondents agreeing with emerging policy NLB/CSE Developing Community Sustainable Energy and 80.00% of online responses agreeing with the policy.
- 5.2.7 The types of renewable energy schemes considered suitable in terms of landscape impact are likely to be solar energy schemes and water powered schemes using the River Don. Such schemes would be required to be supported by detailed feasibility studies and ecological, landscape and visual assessments.

## 5.3 Employment

- 5.3.1 Oxspring Neighbourhood Plan area includes an allocated employment site in the emerging Local Plan Consultation Draft 2014. Site P2 Land North of Sheffield Road is identified under Penistone but falls within the NDP boundary. The emerging policy sets out that *development will be expected to:-*
- *Retain the mature trees present on the site’s North-Eastern boundary.*
  - *Provide a buffer strip along the entire edge of the North-Eastern boundary to prevent the site from being developed right up to the woodland edge.*
- 5.3.2 Policy E5 Uses on employment land sets out that *on allocated Employment Sites, or land currently or last used for employment purposes, we will allow the following uses:*

1. *Research and development, and light industry*

2. *General industrial*

3. *Storage or distribution*

*Ancillary uses will be allowed where appropriate in scale. Other uses may be considered on their merits, particularly their contribution to the borough's economic offer and job density.*

- 5.3.3 The responses to the questionnaire in 2015 demonstrated support for emerging policy NLB/RE1 Developing a Sustainable Rural Economy which proposed a stronger emphasis on business, research type and professional uses for the site. 81.93% of paper copy responses and 70.00% of online responses supported the draft policy.
- 5.3.4 The NDP supports the employment use of the proposed site, but requires that development responds positively to the local landscape character by protecting areas of ecological value and ancient woodland and supporting the restoration of the drystone wall on the boundary.

## **5.4 Sports and Leisure**

- 5.4.1 Oxspring has an existing site with a football pitch and a poor quality basketball court at Sheffield Road Playing Field, on land to the south east of the village. However existing changing facilities are considered to be poor, and there is a need for the NDP to support possible future investment in the facilities.
- 5.4.2 The Outdoor Sports Facilities and Playing Pitch Strategy, Barnsley MBC , 2010 identified that in the South West area, which includes Oxspring, there were significant deficiencies in quality of football pitches across the area with less than 1 in 5 pitches rated positively. It is recommended that *“more detailed feasibility work is undertaken to provide changing rooms on some of the multi pitch sites where it is currently not provided.”* Oxspring Recreation Ground is noted as a multi-pitch facility without changing provision (p85). The Strategy is currently being reviewed and the updated version will be taken on board in the NDP once it is published by Barnsley MBC.
- 5.4.3 The response to the 2015 questionnaire demonstrated general support for emerging policy CW/SRC11 Sport and Leisure Community infrastructure with 69.77% of paper responses supporting the policy and 80.95% of online responses agreeing. However the draft policy included proposals for a new school on the same site, and this proposal has not been taken forward into the Draft Plan, due to viability issues and lack of support from the Borough Council.

## **5.5 Movement**

- 5.5.1 The route of the Trans Pennine Trail runs through the middle of Oxspring Parish, along a disused railway line to the south of much of the built up area. There are two main access points in the Parish; one has ramped access and the other is via very steep steps. Access is difficult, particularly for those with limited mobility, those with pushchairs and wheelchair users and cyclists.
- 5.5.2 A walking guide, “Walks in the Parish of Oxspring” published by Oxspring Heritage Group provides details of six recommended routes around the Parish. These are: Oxspring Village Walk, Back Lane and Berrywell, Storrs Lane and Blacker Green Lane, High Oxspring and Royd Wood, and Oxspring Boundary Walks Parts I and II. Back Lane and Willow Lane form part of an ancient Packhorse route.

- 5.5.3 The responses to the 2015 questionnaire showed support for proposals to create new links and connections to support opportunities for walking and cycling in the area. 86.75% of paper copy responses and 71.43% of online survey responses agreed with emerging policy NRE/LC Creating new Links and Connections. Further consideration has been given to the proposed riverside walk in the Draft NDP, in the light of viability issues and further information relating to possible landowner support. The revised policy provides a greater focus for supporting accessibility improvements for the Trans Pennine Trail and other existing public rights of way (PROW).
- 5.5.4 The NDP includes policies supporting investment in ramped access where development sites adjoin publicly accessible walking and cycling routes.



## 6.0 Neighbourhood Plan Policies

- 6.0.1 This section sets out the planning policies of the Draft Oxspring Neighbourhood Development Plan. These will be used to help determine planning applications in the Parish and so shape the future of the Parish as a place to live and work in, and to visit. The Draft Policies have been prepared by the working group on behalf of the Parish Council.
- 6.0.2 Neighbourhood Plans are required to be in general conformity with national and local planning policies. The Draft Policies have been prepared taking account of the National Planning Policy Framework (NPPF)<sup>4</sup> and local planning policies including the saved policies in the Barnsley Unitary Development Plan 2000, Barnsley Core Strategy 2011 and the emerging new Barnsley Local Plan Consultation Draft 2014.
- 6.0.3 Further information about the relevant aspects of these policies in relation to Oxspring Draft Neighbourhood Plan can be found in the published background document Planning Policy Assessment and Evidence Base Review provided on the Neighbourhood Plan website.

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<sup>4</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## 6.1 Housing



New housing on Fields End

**Objective 1. To strive for the wellbeing of all members of our community by:**

- **Supporting the provision of fair and accessible housing for local needs and local people**

6.1.1 Over the last decade Oxspring has experienced a faster population growth than the average in Barnsley. The Lower Super Output Area (LSOA) which includes Oxspring and Green Moor experienced a growth of 13.3% in population over the period 2003 to 2014, whilst over the same period of time, Barnsley MBC's population increased by 8.0%. Barnsley Strategic Housing Market Assessment (SHMA) Update 2014<sup>5</sup> indicated that median house prices across the Barnsley area have increased by around 150% over the period 2000 to 2012. Further information provided by the Council advised that prices have increased in Oxspring Parish from £138,995 in 2000 to £179,500 in 2014, an increase of 29%. Prices peaked in 2007 at £214,500. There are variations in house prices and values across the local authority area, with relatively higher prices in areas including Penistone East wards. This increase is particularly great for groups of people under 24 years and between the ages of 45 and 85 years and over. There will be a considerable 'demographic shift' with both the number and proportion of older people increasing; overall across Barnsley the number of people aged 65 and over is projected to increase by 64% (or by 26,800) by 2037; and the number of residents aged 85 and over is expected to increase by 157.1% (or by 7,700 by 2037. There is a need to consider how best Oxspring can improve its housing provision to meet the needs of all residents, including those with lower incomes and with special needs be they elderly, disabled or the infirm.

6.1.2 The Barnsley Core Strategy 2011 sets out in Policy CSP 8 - The Location of Growth that Development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and to meet local needs. Policy CSP 15, Affordable Housing, sets out that Housing developments of 15 or more dwellings will be expected to

<sup>5</sup> [https://www2.barnsley.gov.uk/media/3553720/barnsley\\_shma\\_2014\\_update\\_final\\_report.pdf](https://www2.barnsley.gov.uk/media/3553720/barnsley_shma_2014_update_final_report.pdf)

provide affordable housing. Policy 16 Affordable Housing Rural Exception Policy, allows affordable housing in the Green Belt in, or on the edge of, the rural settlements including Oxspring provided that there is a proven local need for affordable housing, and it is necessary to provide affordable housing within the specific settlement identified. Barnsley Unitary Development Plan 2000 – ‘Saved’ Policies identifies a housing site in Oxspring under Policy WR2 at WR2/7 Bower Hill 1.4 hectares 20 dwellings and this has now been developed and is known as Millstones.

- 6.1.3 Barnsley MBC’s emerging Local Plan Consultation Draft, 2014 sets out the level of housing growth for the Borough. The Parish of Oxspring is identified in the Borough’s Local Plan as a village, inset within the Green Belt. It is considered to be an unsustainable location for large housing developments because it lacks services and facilities, and has limited transport accessibility. Policy LG2 Location of Growth sets out that *development will be allowed in villages if it is consistent with Green Belt policy and is necessary for the viability of the settlement and to meet local needs*. Local Plan Policy H5 Residential Development on Small Non-allocated Sites supports *proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) where the site is within a settlement boundary and where the proposal complies with other relevant policies in the Plan*.
- 6.1.4 The long term viability of the Parish is compromised by the lack of affordable housing as many local people on lower incomes, including young people, find it difficult to afford housing within their own community where there are existing informal support networks linked to family and friends. Affordable housing levels are set out in the Local Plan which identifies the need to provide 25% of affordable homes in developments of 15 or more dwellings (Local Plan Policy H8), which may be feasible on sites of 0.4ha.
- 6.1.5 The Housing Needs Advice paper produced by URS<sup>6</sup> and commissioned on behalf of the Parish Council for the Oxspring NDP highlights that local housing provision has to be ‘fair and proportionate’ to the local community’s needs. The findings set out in the document 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. When considered alongside the fairly low level of housing that would be acceptable in planning policy terms in the Parish of Oxspring, it is clear that future housing growth should cater for the needs of the local population first and foremost.

#### **Draft Policy OH1 Meeting Local Housing Needs**

**New housing developments in Oxspring on sites of 0.4ha or less and for between two and nine houses, will be supported where house types, sizes and tenures meet identified local needs.**

**In such schemes, there should be a mix of house sizes, including of one, two and three bedrooms, in order to provide suitable accommodation for first time buyers, young families and older people wishing to downsize to smaller properties.**

<sup>6</sup> <http://www.oxspringplan.org.uk/wp-content/uploads/2014/10/Housing-Needs-Housing-Capacity-Summary-15-Oct-14.pdf>



**Affordable housing<sup>7</sup> will be provided in schemes of 15 units or more and must be fully integrated (i.e. “pepper potted”) with market housing. Affordable housing will be allocated in the first instance to those with a local connection and affordable housing for rent will be let in accordance with Barnsley Council’s Lettings Policy for Local Connections<sup>8</sup>.**

- 6.1.6 During local consultation events undertaken as part of the NDP preparation, support from local residents for any future housing growth was conditional. It reflected the above goals but with the proviso that there will be no large housing developments or proliferation of isolated developments during the plan period as this would have a negative impact on the special character and appearance of the rural landscape, the settlements in the Parish and the limited support services available. Therefore, the scale of any future growth for the Parish of Oxspring for the next twenty years should appear as natural, or organic additions, which might normally be expected to have occurred over time rather than as larger new streets or estates of housing.

#### **Draft Policy OH2 Windfall Housing and Residential Conversion of Agricultural Buildings**

**New housing development will be supported on small windfall sites (of 0.4ha or less) within the identified settlement boundary of Oxspring village in accordance with national and local planning policies.**

**Where planning permission is required, proposals for the sensitive conversion and re-use of former agricultural buildings to new residential uses in the wider countryside and Green Belt will be supported, where buildings are of permanent and substantial construction. Proposals will be required to preserve the openness of the Green Belt and not conflict with the purposes of including land in Green Belt.**

<sup>7</sup> Affordable housing is defined in the National Planning Policy Framework to mean a specific category of housing. See Appendix 3 for a full definition from the NPPF.

<sup>8</sup> See Barnsley Council (Berneslai Homes) Lettings Policy - ‘Local Connection’ (7a(ii) page 12 see Appendix II <http://www.berneslaihomes.co.uk/media/Publication/Policies%20and%20Strategies/Lettings%20Policy%202014.pdf>

## 6.2 Protecting the Local Environment and Promoting Sustainable Energy



The River Don at Bower Dell

### **Objective 2. To nurture the rural environment for future generations by:**

- **Protecting and enhancing Oxspring's biodiversity assets and amenity areas, namely; the River Don, the green belt, green open spaces, open farm land, and community allotments**
- **Improving accessibility and connections to the Trans Pennine Trail, the riverside, local footpaths and bridle paths**
- **Promoting sustainable development**
- **Protecting and enhancing the Parish's built environment and rural heritage.**

### **Local Biodiversity**

6.2.1 The NDP aims to improve and protect the unique qualities of the Parish, including local habitats and natural areas, as well as man-made buildings and structures which together shape the rural character of the Parish. The policies in this section aim to protect these local natural environments for future generations of Oxspring people.

6.2.2 The NDP also sets out to take positive action on climate change and policies will aim to encourage in particular, community led initiatives to:

- Reduce energy use
- Secure more renewable and low carbon energy
- Secure and protect land for local food production and local food sourcing
- Increase sustainable transport use and local transport solutions
- Increase green infrastructure to manage local flood risk

6.2.3 Much of the land beyond the residential areas in the Parish is farmland and green belt. There are several areas of green spaces within the village which are highly valued by residents for

their aesthetic qualities, recreational value and their contribution to biodiversity. Opportunities exist to protect and enhance Oxspring's environmentally important green spaces in different ways. The overall aim will be for Oxspring to stay an attractive, environmentally friendly and sustainable place to live and work.

- 6.2.4 The following sites of biodiversity/geodiversity interest in Oxspring are identified on the Local Plan Proposals Map: Local Wildlife Site at Royd, Vicar, Lindley and Coates Great Wood Ancient Woodland Spring Vale Wood.

### **Green Infrastructure**

- 6.2.5 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.

### **Important Green Infrastructure in Oxspring**

- **River Don.** A section of the River Don flows through Oxspring. On either side of the river banks, for the most part, there are trees and vegetation. As the river leaves the NP boundary to the east it is accessible from Bower Dell. For much of its length through the village the river flows through privately owned land and is not fully accessible to the public.
- **Trans Pennine Trial (T1 and T2 on Map 2 below).** A section of the TPT passes through Oxspring. On either side of the TPT, for the most part, there are trees and vegetation. There are two main access points within the NP boundary and one, at the eastern end, just outside the boundary (T1 and T2). The access point via The Willows, which is at the centre of the NP boundary area, though towards the western end of the village, has level access and is therefore fully accessible to cyclists, wheelchair users etc. The access point via Roughbitchworth Lane, which is behind the school and more towards the eastern end of the village, is accessed via steep steps and is not, therefore, accessible to all potential users of the TPT. The TPT is currently not well connected to the more recent housing developments, nor to other key community facilities such as the sports field, the Waggon and Horses public house or the riverside.
- **Castle Dam.** On the Western side of Long Lane is a small privately owned reservoir used for licensed fishing. This area, though more remote from the centre of the village, is popular with local walkers and bird watchers as well as those with fishing licences.
- **Undeveloped Green Spaces.** Apart from the farmland, which is beyond the immediate areas of most of the residential housing sites, there are a number of pieces of land within the central part of the NP boundary area, close to the centre of the village, which are undeveloped green spaces. These undeveloped pockets of land add to the aesthetic quality of the village, provide valuable wildlife habitats, in varying degrees, and are highly valued as green spaces by the



community. A number of these green spaces are designated Green Belt and as such are unlikely to be developed for housing, apart from in exceptional circumstances.

- **Dry Stone Walls.** There are a number of dry stone walls throughout the NP boundary area. Some are in a poor state of repair, especially those marking the northern boundary of Sheffield Road. Dry stone walls provide an important habitat for many species of wildlife, particularly small mammals and invertebrates and are part of the Yorkshire landscape. When they are well maintained dry stone walls are effective and attractive boundary markers. The walls in Oxspring are mostly in private ownership and are not, therefore, maintained by the parish council.
- **Trees and Woodland.** There are several woods within the area of the NP boundary and countless trees growing in gardens and on the boundaries of many places such as the school, the village green, the TPT etc.
- **Grass Verges and Planters.** There are grass verges at various points on Sheffield Road and Roughbitchworth Lane which form a barrier between the road and the pavement. These tend to be mostly turfed and are maintained by mowing or strimming by the council. There is a wider verge at the junction of Sheffield Road and Roughbitchworth Lane which has a cultivated bed of tulips in the spring and roses in the summer. This is maintained by village volunteers known as the “Titivators”. There are also grass verges along the more rural roads within the NP boundary area, such as along Long Lane, and these are less actively maintained and provide more diverse wildlife habitats. These verges also often contain drainage ditches which are vital in helping to prevent flooding. All the grass verges are valuable aesthetically, in varying degrees as wildlife habitats and as soakaways for rain water. Several planters located throughout the village are maintained by local residents.

6.2.6 The Barnsley Core Strategy 2011 sets out in Policy CSP 29 Design Principles that high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, green Infrastructure assets, important habitats, woodlands and other natural features, views and vistas to key buildings, landmarks, skylines and gateways, heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around ... Penistone and the rural villages in the west of the borough. Policy CSP 36 Biodiversity and Geodiversity requires that development will be expected to conserve and enhance the biodiversity and geological features of the borough. Policy CSP 37 Landscape Character advises that development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area. Barnsley Unitary Development Plan 2000 Policy GS18 protects natural heritage assets and Policy BE4 protects archaeology. Barnsley Local Plan Consultation Draft 2014 – 2033 Policy D1 Design sets out design principles, Policy HE1 protects the historic environment and green infrastructure is protected in GI1. Policy BIO1 Biodiversity and Geodiversity requires development to conserve and enhance the biodiversity and geological features of the borough.

#### **Draft Policy OEN1 Protecting and Enhancing Natural Biodiversity Assets and Green Infrastructure**

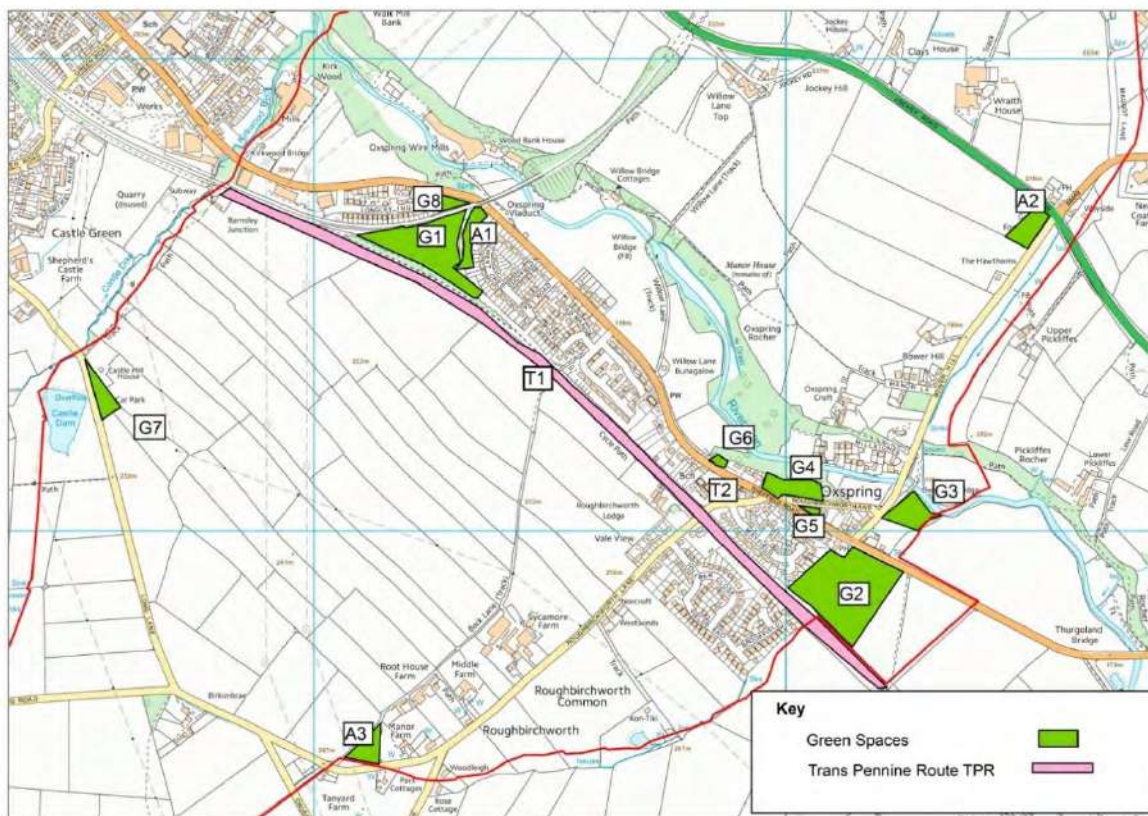
**Proposals which enhance the rural character of Oxspring will be supported. For developments of two houses or more, proposals will be encouraged wherever possible to incorporate the following wildlife enhancements into landscaping schemes:**

- Provision of wild flower meadows and verges and nature reserve areas to encourage biodiversity
- Creating wider field margins to create wildlife havens on farmland
- Establishing new and maintaining existing wildlife corridors.

Existing green infrastructure is protected and the creation of new green infrastructure is encouraged in new development proposals. Such green infrastructure could include for instance protection and creation of woodland and wildlife corridors, sustainable drainage, re-naturalisation of water courses, use of green roofs, incorporation of bat and bird boxes and other environmental assets in the area to preserve and expand the existing ecosystem network.

### Local Green Spaces

6.2.7 There are a number of local green and open spaces which are highly valued by local residents for their aesthetic qualities and their contribution to biodiversity. These are shown on Map 2 and described in more detail below:



Map 2 Local Green Spaces and Trans Pennine Trail  
Oxspring Parish Council (Licensee) License No. 100056849

- **A1, 2 and 3 - Allotments.** Oxspring has three allotment areas at Clays Green, Roughbirchworth Lane/Long lane and West Crescent. There are waiting lists for all the allotment sites in the village. (There are currently 11 people on the waiting lists).
- **G1 - Ant Hills.** This is an area of land close to the railway viaduct south of Sheffield Road which is owned by the parish council. It is bounded by the railway line, the TPT and the gardens and allotments of West Crescent. It has been landscaped as an off road mountain bike or BMX track and children's play area. It is rarely used as such and is now mostly overgrown with trees, shrubs and other vegetation. Access to this site is poor and there is no signage to indicate its use or existence. However the site offers significant opportunities for enhancement for wildlife and recreational users.
- **G2 - Sports Field and Pinfold.** At the eastern most point of the NP boundary on the south side of Sheffield Road is a large field currently used as a sports field. The sports field is bounded on its south side by the TPT, to the east by farmland, to the west by the gardens of houses in Mayfield and Mayfield Court and to the north by the car park of the Waggon and Horses public house, trees which surround the Pinfold and the sports field car park. The Pinfold is a historic site now containing sculptures of sheep and benches. There are no direct links or access to the TPT, or to the larger housing developments south of the sports field, from the field.
- **G3 - Bower Dell.** At the eastern most point of the NP boundary, north of Sheffield Road, is a grassed area adjacent to the river known as Bower Dell, which is bounded by trees and shrubs and newly sown with wild flower seeds. This site is used as a picnic area but is poorly connected to other amenities and public areas within the village. It also provides the only public access to the riverside.
- **G4 - Village Green.** Oxspring has a village green on which there is a children's playground, which has a grassed surface and is bounded on two sides by trees and shrubs, and adjacent to the playground is a grassed picnic area with trees.
- **G5 - The Rookery.** The Parish Council owns a small triangular area of land between the lower section of Roughbirchworth Lane and Sheffield Road. This small woodland has several mature trees on it and some mixed shrubs and vegetation.
- **G6 - Gordon's Garden.** A memorial garden, opposite the school on Sheffield Road, is owned by the Parish Council for the use of the community. It is a grassed area newly planted with trees and wild flowers/spring bulbs. Access to this site is limited and could be improved to encourage greater use.
- **G7 – Castle Dam Car Parking Area.** An area of land owned by Oxspring Parish Council on the eastern side of Long Lane, opposite Castle Dam reservoir, currently used mostly as an informal car parking area for fishermen, walkers, bird watchers etc. but with further potential for wildlife etc.
- **G8 – Longley Ings Field.** A turfed and fenced field owned by BMBC at the end of the Longley Ings development, used as a recreational area by residents of Longley Ings etc.

6.2.8 The following green spaces in Oxspring are shown on the Local Plan Proposals Map:

- The Anthills, Sheffield Road,



- Castle Green Common, Long Lane,
- Oxspring Primary School, Sheffield Road,
- The Rookery, Sheffield Road,
- Bower Dell, Bower Hill,
- Oxspring Recreation Ground,
- Roughbitchworth Allotments.

6.2.9 The NPPF sets out in paragraphs 76 – 78, that subject to certain criteria, local communities can identify and protect local green spaces.

*Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

*Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

6.2.10 Table 1 below sets out how the proposed protected local green spaces (**G1 – G6 on Map 2 above**) in Oxspring meet the criteria in the NPPF. All distances are measured in miles and are taken from the Post Office on Sheffield Road. New development could impact adversely on the openness of these sites through the introduction of built form of a scale or height or mass which intrudes upon the green space character of the area and leads to a loss of the sense of openness. The spaces should also be protected from development which impacts adversely on the very attributes for which the local green spaces have been designated. These attributes are described in Table 1 Column 3 Demonstrably Special to Local Community.

**Table 1 Local Green Spaces**

<b>Open Space</b>	<b>Close Proximity to Community</b>	<b>Demonstrably Special to Local Community</b>	<b>Local in Character / Not an Extensive Tract of Land</b>
A1 - West Crescent Allotments	0.5 mile from PO. On western side of village between residential areas of West Crescent and Longley Ings.	Very well used by residents. There is a waiting list for vacant allotments.	0.3 ha
A2 - Clays Green Allotments	0.6 mile from PO. On north eastern edge of village just beyond residential areas on Bower Hill.	Very well used by residents. There is a waiting list for vacant allotments.	0.4 ha
A3 - Roughbirchworth Lane / Long Lane Allotments	0.6 mile from PO. On south western edge of village just beyond residential areas on Roughbirchworth Lane.	Very well used by residents. There is a waiting list for vacant allotments.	0.4 ha
G1 – Anthills	0.5 mile from PO. On western side of village between residential areas of West Crescent and Longley Ings.	Originally a BMX park but now a good natural habitat site. The Parish Council have plans to make improvements to the site to encourage more wildlife and improve recreational facilities.	1.7 ha
G2 – Playing Fields and Pinfold	0.2 mile from PO. On eastern edge of village adjacent to Waggon & Horses pub.	Very well used by the community. The only sports and recreation facility in village. Used by football clubs etc and dog walkers. Pinfold is of historic value.	2.7 ha
G3 – Bower Dell	0.2 mile from PO. On eastern side of village adjacent to River Don and Grade	Well used by community as picnic site and only access	0.5 ha

	II listed Oxspring Bridge.	to river. Quiet peaceful area.	
G4 – Village Green and Playground	0.1 mile from PO. Sited on Sheffield Road and the junction with Roughbirchworth Lane.	Very well used by community and neighbouring communities. Only recreation area for young children. One of only two car parks in village.	0.5 ha
G5 – Rookery	0.1 mile from PO. Sited on Sheffield Road and the junction with Roughbirchworth Lane.	Small wood of mature trees intersected by a footpath linking Roughbirchworth Lane and Sheffield Road. Maintained as a natural habitat site.	0.05 ha
G6 – Gordon’s Garden	Directly opposite PO. Sited on Sheffield Road in heart of village.	A memorial garden to a local resident on land gifted by his widow, where they had previously had a garage business. A peaceful & commemorative place.	0.06 ha
G7 – Castle Dam Car Parking Area	1.0 mile from PO. On western edge of parish boundary on Long Lane.	An area of land owned by Oxspring Parish Council on the eastern side of Long Lane, opposite Castle Dam reservoir, used as an informal car parking area for fishermen, walkers, bird watchers etc. with further potential for wildlife etc.	0.30 ha
G8 - Longley Ings Field	0.5 mile from PO. On western side of village at end of residential development Longley Ings.	A turfed and fenced field owned by BMBC, very well used as a recreational area by residents of Longley	0.15 ha



		Ings and other residents.	
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### **Draft Policy OEN2 Protecting Local Green Spaces**

The following areas are protected as Local Green Space:

- **A1 West Crescent Allotments**
- **A2 Clays Green Allotments**
- **A3 Roughbirchworth Lane/Long Lane Allotments**
- **G1 – Anthills**
- **G2 – Playing Fields and Pinfold**
- **G3 – Bower Dell**
- **G4 – Village Green and Playground**
- **G5 – Rookery**
- **G6 – Gordon’s Garden**
- **G7 – Castle Dam Car Parking Area**
- **G8 – Longley Ings Field.**

These areas are as identified on Map 2 above.

**New development which impacts adversely on the openness of these sites or adversely affects the attributes for which they were designated will not be acceptable other than in very special circumstances.**

### **Planning for Climate Change**

6.2.11 The NPPF makes clear that planning has a key role in addressing climate change by helping to ensure that new development is sited and designed as sustainably as possible. Some of the key climate change challenges relevant to our Parish and to the NDP will be to take full account of flood risk, and secure a transition to a low carbon future.

6.2.12 Planning for increased climate change resilience will reduce future costs both for local businesses and for local households.

### **Draft Policy OEN3 Planning for Climate Change**

**All new development must be designed to respond and adapt to the effects of climate change, particularly through the location of new development, design and construction techniques, renewable technologies, landscape and historic environment management, biodiversity, flood risk management and the use of green infrastructure.**

**Proposals for development which includes additional space to support homeworking will be encouraged.**

**New developments are required to take account of landform, layout, building orientation, massing and landscaping to maximise energy efficiency and minimise energy consumption.**

**New development must avoid and protect the margins of the river bank and flood plain areas and contribute to new, or existing improvements on green infrastructure.**

### Protecting Landscape Character



View of Viaduct, Sheffield Road opposite Eddyfield

6.2.13 Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Oxspring lies within NCA 37: Yorkshire Southern Pennine Fringe. The most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape.

6.2.14 The Barnsley Borough Landscape Character Assessment 2002<sup>9</sup> identifies that Oxspring lies within the landscape character area B1: Upland Don River Valley.

#### **Key Characteristics are:**

- *Faster flowing upper reaches of the River Don extending into the open moorland.*
- *Meandering river set within a valley that is of varying width and depth, and which provides enclosure.*

<sup>9</sup> [https://www2.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/LDF/preferred/underpinning\\_documents/Landscape%20Character%20Assessment.pdf](https://www2.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/LDF/preferred/underpinning_documents/Landscape%20Character%20Assessment.pdf)

- *Deciduous woodland belts located on the steeper valley sides and alongside the course of the river.*
- *Largely undeveloped character with pasture occurring on the valley sides and floor up to the water's edge.*
- *A dismantled railway line defines the edge of the valley to the South.*
- *Weirs, sluices and mills are indications of the former wool weaving industry.*
- *Stone bridges and stone walls are attractive man-made elements.*
- *Transport corridors (road and rail) are features of the valley in the lower reaches.*

6.2.15 *This area is an upland river valley where the river runs fast and as a result has been exploited in the past for its power. Fulling mills were established anywhere there was a stream of sufficient power to drive the water wheel and, because they were already mechanised, often became the nuclei of later woollen factories. Mill races, sluices, weirs and old fulling mills are all features of this part of the Don Valley today. A dismantled railway follows the valley along its length and provides a visual clue to the importance of the valley as a transport corridor. The presence of disused mines and shafts on the valley sides are also clues to historic land use activity.*

6.2.15 *The settlement pattern is typically scattered farmsteads on the valley sides, and villages with connections to mills on the river, and the woollen industry. The farmsteads and villages are built of local stone. The objective should be to conserve the intimate, rural charm of this upland river valley and to protect the floodplain from built development. Villages and agricultural settlements should remain compact, to maintain the rural character of the upland landscape. The harmonious interplay of river, woodland and landform character, should be retained, and urbanisation of this intact, rural landscape should be minimised.*

6.2.16 *The topography of the valley evokes a strong sense of enclosure, particularly where valley side woodlands have survived. These deciduous woodlands, and unimproved riverside meadows, are particularly important habitats for wildlife. This is a rural upland landscape where pastures, bounded by stone walls, reach down to the waterside. Generally, the fields are smaller where they abut the water, increasing in size as they ascend the valley sides. Scattered stone farmsteads are familiar features of the valley sides.*

6.2.17 *Minor roads follow the valley side, usually running parallel to the river, and linking the settlements including Oxspring. There are several crossing points of the river at these settlements, and distinctive stone bridges mark these. Stone, as a building material unifies built character in the landscape, with buildings and walls constructed out of the same local stone.*

#### **Built Heritage Assets**

6.2.18 *Oxspring's unique natural assets have shaped the evolving built pattern of this settlement for many centuries. The Parish's woodlands and waterways are the background to: ancient Iron Age depressed earthworks; medieval fields, farmsteads and causeways; manors and lodges recorded in the Domesday Book; weirs and stone bridges from the industrial revolution; and Victorian viaducts and railway tracks. More recent expansion of the parish during the inter-wars period of the 20th century includes whitewashed town homes which reinforce the predominantly linear pattern of Oxspring. Moreover, the Parish's unique position at the*



*foothills of the Peak District National Park offers, at the highest point of 1000 feet above sea level at Throstle Nest, the most splendid views across natural and manmade landscapes.*

#### **Draft Policy OEN4 Landscape and Building Design Guidelines for New Development**

**New development will be required to demonstrate consideration of the following landscape design guidelines:**

- 1. Development should be located within flood zone 1 (low risk). Where development is deemed necessary within flood zones 2 and 3 (in accordance with the sequential test) proposals must demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible.**
- 2. Features such as stone walls, bridges, trees and natural landform must be protected, and where possible repaired and maintained.**
- 3. New buildings should maintain a visual and physical connection with their rural context through use of traditional local materials, and designs which respond positively to the local context and immediate setting.**
- 4. Where proposals for new buildings are located on valley sides, schemes must be accompanied by valley-side planting of native species to enhance wooded character of the valley and soften the urban edge. The use of local stone should be used for boundary features.**
- 5. Designs should take into consideration any views across the valley. Colours and materials should be chosen carefully to integrate the development into the landscape. Muted colours, particularly on roofs, will be important in successfully integrating new development.**
- 6. Views to existing landmark buildings such as Oxspring Viaduct, the Waggon and Horses and Travellers Inn public houses are protected, and buildings should be sited and designed to enhance these views and not obstruct them.**
- 7. The scale of built development will be crucial to its successful integration. Low rise, two storey properties are likely to be most successfully accommodated into this rural landscape. Exceptions to this may be appropriate where it is demonstrated that a third storey is required to accommodate technologies to maximise energy and resource efficiency.**

### 6.3 Employment and Renewable Energy



DR Baling

#### Objective 3. To nurture local businesses by:

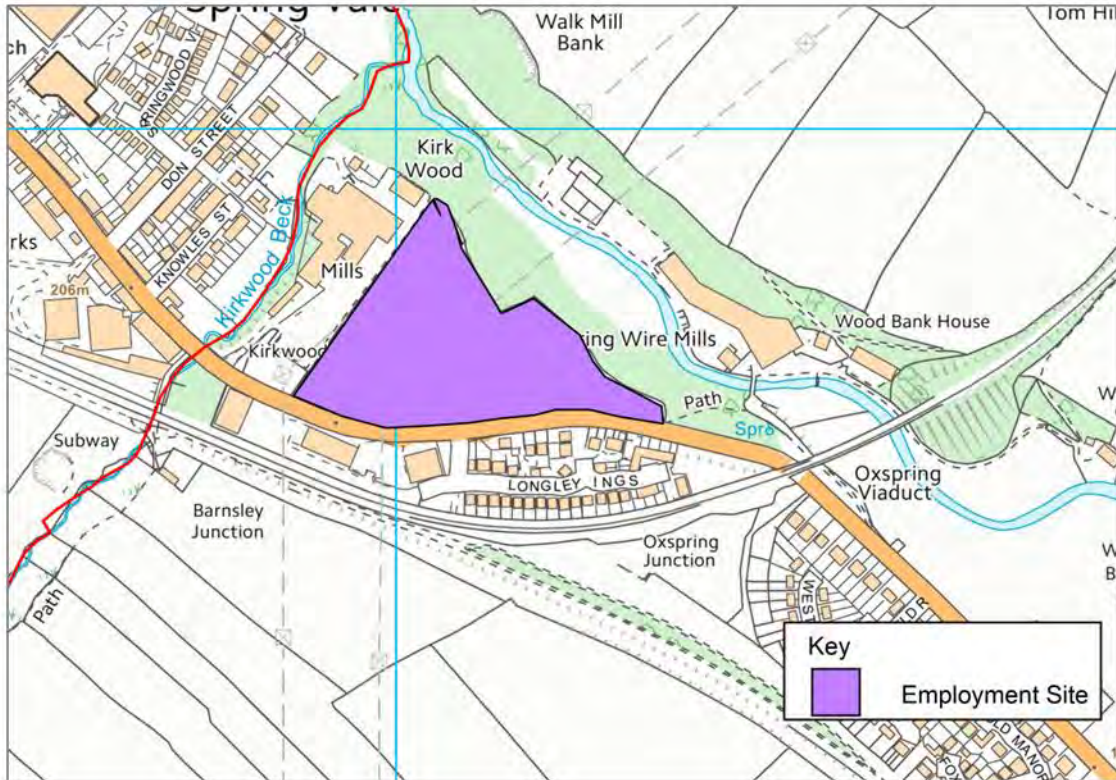
- Diversifying and growing the rural economy
- Supporting the provision of community sustainable green energy

#### Local Employment Site

- 6.3.1 The NPPF and Barnsley's local planning policy framework support economic growth. Residents and local businesses in the Parish of Oxspring, in public consultations, have also identified the need to protect and retain shops and services, and the need to diversify and grow the economy whilst retaining the special character and qualities that define this rural area.
- 6.3.2 The NDP will seek to strengthen the local economy by promoting the improvement and protection of local services, supporting the provision of business space (including home working), and diversification of the rural economy including the delivery of locally generated green energy for local businesses and residents. Without these, Oxspring could become a less sustainable community with fewer opportunities for employment.
- 6.3.3 The emerging new Local Plan Consultation Draft 2014 proposes an allocated employment Site P2 Land North of Sheffield Road. The site is identified under Penistone but falls within the NDP boundary of Oxspring. The emerging policy sets out that development will be expected to retain the mature trees present on the site's north-eastern boundary and provide a buffer strip along the entire edge of the North-Eastern boundary to prevent the site from being developed right up to the woodland edge. Policy E5 - Uses on employment land, sets out that *on allocated Employment Sites, or land currently or last used for employment purposes, the following uses will be allowed: 1. Research and development, and light industry 2. General industrial 3. Storage or distribution. Ancillary uses will be allowed where appropriate in scale.*

*Other uses may be considered on their merits, particularly their contribution to the Borough's economic offer and job density.*

**Map 3 Proposed Employment Site**  
Oxspring Parish Council (Licensee) License No. 100056849



- 6.3.4 This proposed employment site on land north of Sheffield Road in the Draft Local Plan (as shown on Map 3 above) is currently in the green belt. The NDP cannot allocate the site or include a criteria based policy for its development as green belt review is a strategic matter for Barnsley MBC and can only be undertaken through the Local Plan process. The Parish Council supports employment uses on this site, but proposes that preferred uses should be limited to those considered more appropriate to the site's rural, edge of village location, within a high quality landscape setting. New employment uses should be prioritised for B1 Business uses. Due to the restricted access for large vehicles from four low bridges including The Viaduct Bridge in Oxspring and Penistone Bridge on the same main road, and proximity to a residential area, the site is not considered appropriate for general industrial use, nor would it be suitable as a large storage and distribution centre.
- 6.3.5 In addition, the site is considered to offer significant opportunities for developing a community-led or commercially driven, green energy hub. The site adjoins the River Don offering potential opportunities to harness water power, and may be suitable for solar or other low carbon energy schemes. Consultations with local residents such as the questionnaire in 2015 demonstrated that although there was significant interest in renewable energy schemes provided they were sympathetic to local landscape and character, there would be little support for more wind energy schemes in the area. Therefore this type of energy scheme would not be supported on the site.



- 6.3.6 The development of the site also offers opportunities to ensure that new buildings are sited and designed sensitively and that existing features which contribute positively to local character such as dry stone walls and trees and areas of woodland are protected and enhanced.
- 6.3.7 The Parish Council intends to make a representation setting out these concerns to Barnsley MBC in relation to the site when the publication draft of the Local Plan is published for consultation in summer 2016. This representation will set out that new employment development on proposed Local Plan Employment Site P2 will be supported provided that:
1. New employment development is limited to Use Classes<sup>10</sup> B1 Business uses. General industrial uses (Class B2) and Storage and Distribution (B8) will not be considered acceptable due to the rural village setting, potential traffic impacts on the village centre roads and limited accessibility.
  2. Schemes will be required to protect and enhance existing landscape features within and around the site including dry stone walls, mature trees and woodland areas.
  3. New development includes proposals for travel by means other than private car, and promotes such schemes as car sharing, electric car charging points, walking and cycling and use of public transport through transport plans.
- 6.3.8 Proposals for sustainable energy schemes and low carbon technologies on this site will be encouraged as part of the development of a sustainable community energy hub for Oxspring.

#### **Tourism and the Visitor Economy**

- 6.3.9 Oxspring is ideally suited for visitors. With the provision of improved facilities, more visitors will be able to enjoy the picturesque scenery and good walking in the area. The village is positioned on the Trans Pennine Trail (TPT) and is easily accessible by foot, cycle and horse users from other areas.
- 6.3.10 The results of the 2015 questionnaire survey showed a high level of support for proposals for small scale tourism and visitor facilities such as a café and catering facilities, provided that traffic is managed effectively. Local residents and businesses support the opportunity to grow the local economy in a way which adds value, and improves the needs of rural settlements such as Oxspring. Additional local employment will help provide a viable and sustainable economy including jobs for younger residents and reduce the need to travel.
- 6.3.11 Barnsley Core Strategy 2011 promotes tourism and encourages the growth and development of cultural provision in Policy CSP20 and viable rural economy in Policy CSP21. The new Local Plan Consultation Draft supports a viable rural economy in Policy E8 Rural Economy.

#### **Policy OEMP1 Supporting a Sustainable Rural Visitor Economy**

**In the village centre proposals for small scale new visitor and tourist facilities will be supported subject to national and local planning policies. Schemes will be encouraged**

<sup>10</sup> <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

**which provide cafe and catering facilities, and short stay or overnight accommodation, through sensitive conversion of existing buildings. Adequate provision of visitor parking and suitable traffic management measures must be provided.**

**Where planning permission is required, proposals will be encouraged which provide local community events which could bring visitors to the area, such as themed festivals, specialist markets and sporting activities.**

## 6.4 Sports and Leisure



Football fields, looking towards Wagon and Horses Pub

**Objective 1. To strive for the wellbeing of all members of our community by:**

- **Supporting the provision of improved community leisure, sports and recreation facilities.**

- 6.4.1 The Parish of Oxspring boasts open playing fields which are used by a number of junior football clubs and off-road running events attracting large numbers of participants to the village.
- 6.4.2 However, residents have long been concerned about the level and quality of provision available for formal and informal sport activities. In 2009 a charitable trust was set up to support the development of Oxspring Parish Sport and Community Centre. Planning Permission was granted in October 2008 and renewed in 2011; unfortunately at that stage funding from Sport England and the Football Foundation was not secured.
- 6.4.3 More recently (in March 2014), the household questionnaire survey results supported the view that the village lacks sport facilities and recreational opportunities for young people between the ages of 11 to 17 years. The primary school has no changing or sporting facilities on its site and occasionally uses the village playing field without toilet or changing facilities.
- 6.4.4 Also, the football club with 5 separate junior teams of different age ranges uses a dilapidated shed across the busy Sheffield Road for changing and without a required better level of on-site, safe facilities, they are unable to develop or enter higher leagues or offer ladies, girls and more young people the opportunity to play football. Moreover the fields have no access to the TPT and the large housing development on Roughbirchworth Lane. As a result, much of the leisure and recreational activities enjoyed by younger people takes place elsewhere away from the Parish. The Borough's Local Plan Consultation Draft sets out, as a priority, to protect community facilities *"as these are important if we are to create sustainable communities*



*where people want to live. The opportunity to take part in community life can help to engender community pride and spirit.”*

- 6.4.5 The Sheffield Road Playing Field is located within the Green Belt but the NPPF in para 89 sets out that certain new buildings are not considered inappropriate, and these include *“provision for outdoor sport, outdoor recreation ... as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it”*. Barnsley Core Strategy, September 2011 protects green infrastructure in Policy CSP 33 - Green Infrastructure, and aims to protect and improve green space in Policy CSP 35 - Green Space. The new Local Plan Consultation Draft 2014 aims to protect, maintain, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets in Policy GI1 and sets out in Policy GS1 - Green Space that the Borough Council will work with partners to improve existing green space to meet the standards in our Green Space Strategy.

#### **Draft Policy OS1 Sport and Leisure Community Infrastructure**

**Proposals for the development of viable and self-supporting good quality community, sport and leisure facilities available to all will be encouraged on Sheffield Road Playing Field (Site G2 on Map 2 above).**

**Such proposals must include all or a combination of the elements of the following:**

- **New club facilities / sports pavilion including changing rooms and other rooms and facilities for wider community use; and**
- **An improved playing field.**

**Schemes will be required to preserve the openness of the Green Belt and not conflict with the purposes of including land within it. Where new club facilities / sports pavilion buildings are proposed, they will be required to be sited adjacent to the existing built up area.**

## 6.5 Movement



The Old Oxspring Road Bridge

### **Objective 2. To nurture the rural environment for future generations by:**

- **Improving accessibility and connections to the Trans Pennine Trail, the riverside, local footpaths and bridle paths.**

- 6.5.1 The Trans Pennine Trail (TPT)<sup>11</sup> is a national coast to coast route for recreation and transport – for walkers, cyclists and (in parts) horse riders. The route links the North and Irish seas, passing through the Pennines, alongside rivers and canals and through some of the most historic towns and cities in the North of England. The Trail from coast-to-coast between Southport and Hornsea is 215 miles (346Km) long.
- 6.5.2 A section of the Trans Pennine Trail runs through the heart of Oxspring Parish, South of the main built up area of the village, along a disused rail line. The route offers significant opportunities for local residents and visitors to enjoy the wider countryside in a traffic free environment, and is suitable for walkers, horse riders and cyclists.
- 6.5.3 However there is a need for improved access onto the TPT from points within the village. Map 2 above identifies two access points in the village; T1 is more accessible but T2 comprises very steep steps which are not wheelchair, pushchair or cycle friendly.
- 6.5.4 Barnsley Unitary Development Plan, 2000 sets out in Policy WR15 that in accordance with Policy GS26 the following routeways as shown on the Proposals Map will be protected and developed as part of a safe multi-user recreational network: WR15/1 Trans-Pennine trail. *“This recreational routeway forms part of the proposed strategic, long distance routeway being promoted by a number of local authorities which it is intended will eventually form a continuous link between the East and West coasts of the country. The Council will, wherever possible, encourage the expansion of the routeway network in the community area to provide*

<sup>11</sup> <http://www.transpenninetrail.org.uk/>

*'feeder' connections to the trail. This will extend informal recreation penetration in the area and assist in the enhancement of the areas of borough-wide significance identified in Policies GS25 and WR13.*" Policy GS2 Green Ways and Public Rights of Way protects Green Ways and Public Rights of Way from development that may affect their character or function.

- 6.5.5 Once the Community Infrastructure Levy (CIL) charging schedule is adopted by Barnsley Metropolitan Borough Council, where development sites adjoin or are in close proximity to the route of the Trail, CIL funding will be used to improve accessibility for all to the Trans Pennine Trail.

**Draft Policy OM1 Improving Accessibility to the Trans Pennine Trail (TPT) and Other Routes**

**Proposals which provide safe, level, ramped access onto the Trans Pennine Trail (TPT) will be supported. In particular, proposals for access improvements will be encouraged at the Roughbirchworth Lane access point (T2 on Map 2 above) and if possible, from the sports field.**

**Proposals for improved pedestrian access down to and along the river to the north east of the proposed employment site and to the north of G4 will be encouraged.**



## 7.0 Next Steps

- 7.1 The Oxspring Draft Neighbourhood Plan is published for 6 weeks formal consultation in Spring 2016. Following careful consideration of all representations the Plan will be revised further and then submitted to Barnsley Metropolitan Borough Council.
- 7.2 As well as a Basic Conditions Statement, a Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used, to influence and inform the content of the Plan.
- 7.3 Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 7.4 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the Borough Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside Borough and National Planning Policies.

## Appendices

### Appendix I

#### Timeline of Dates and Events Affecting Oxspring Neighbourhood Plan

Date of Event	Event	Evidence
01-Sep-11	BMBC adopt Core Strategy	BMBC Website
Apr-12	BMBC Strategic Housing Land Availability Assessment (SHLAA)	BMBC Website
23-Jul-12	BMBC Public Consultation on Development Sites and Places Document (ends 30 Sept 2013)	BMBC Website
03-Sep-12	Oxspring Parish Council Meeting – 37 members of public attended	Parish Council Minutes
01-Oct-12	Oxspring Parish Council Meeting – 11 members of public attended and 2 BMBC planning officers	Parish Council Minutes
13-Apr-13	Public Meeting at St Aidan's Church Oxspring	Notice to residents and signing in sheets
17-Apr-13	Public Meeting at Waggon and Horses Pub Oxspring	Notice to residents and signing in sheets
08-May-13	Public Meeting with Planning Aid England (PAE) at St Aidan's Church Oxspring	Signing in sheets
14-May-13	Letter to Hunshelf Parish Council for permission to include part of playing fields which is in their Parish in NP boundary	Letter
10-Jun-13	Letter to BMBC to set NP boundary to include Parish boundary and all of playing fields, including part which is in Hunshelf Parish	Letter
20-Jun-13	Formation of Steering Group and Sub Committees	Minutes

06-Sep-13	Application for Grant to Locality	Application Form
16-Sep-13	Meeting with BMBC Planning Officers	
23-Sep-13	Meeting with Steering Group and Parish Council members	Minutes
21-Oct-13	Meeting with Mike Dando from Planning Aid England (PAE)	
21-Nov-13	Letter from BMBC confirming designation of NP boundary	Letter
22-Nov-13	Faceless Arts Company Commissioned	Invoices
10-Dec-13	Meeting of Steering Group	Minutes
16-Dec-13	Meeting with BMBC Planning Officers	Agenda
01-Jan-14	Dearne Media Commissioned	Invoices
01-Jan-14	BMBC Draft Local Plan issued for public consultation	BMBC Website
10-Jan-14	Meeting with Hunshelf Parish Council	Letter from Hunshelf PC
14-Jan-14	Meeting of Steering Group	Minutes
11-Feb-14	Meeting of Steering Group	Minutes
20-Feb-14	Faceless Arts Company work with pupils at Oxspring Primary School	Video
23-Feb-14	Meeting with BMBC Planning Officer Helen Willows to look at various sites in village	Video
01-Mar-14	Public Consultation Day at St Aidan's Church including question and answer session with Angela Smith MP and others	Signing in sheets and video
03-Mar-14	Oxspring Parish Council Meeting - 11 members of public attended	Parish Council Minutes
05-Mar-14	Questionnaires delivered to all households etc in Oxspring	Returned questionnaires
11-Mar-14	Meeting of Steering Group	Minutes
31-Mar-14	Meeting with members of public and Ann Walker from	Notes from meeting and signing in sheets



	Parish Council to address issues raised at PC meeting	
10-Apr-14	Meeting of Steering Group plus 4 members of public and 3 Parish Councillors	Minutes
07-May-14	Key Issues Workshop with PAE	Signing in sheets
21-May-14	Meeting of Steering Group	Minutes
10-Jun-14	Informal meeting to discuss: format for Gala Day	Notes
16-Jun-14	Policy Writing Workshop with PAE	Signing in sheets
22-Jun-14	Public Consultation on Vision Statement at Gala Day for Huntington's Disease Charity on sports field	Photographs and signature sheet
01-Aug-14	Meeting with members of BMBC Education Department	
25-Aug-14	Informal meeting to discuss: planning permission to display banners, URS housing needs analysis, budget	Notes
25-Sep-14	Meeting with BMBC Planning Officer Helen Willows	
29-Sep-14	Meeting with new head teacher at Oxspring Primary School	
20-Oct-14	Informal meeting to discuss: policy writing for draft policy document, permission to display third banner at St Aidan's	Notes
23-Oct-14	Meeting with local farmer Mr Fox	
23-Oct-14	Meeting with Oxspring Primary School Chair of Governors and one other Governor	
28-Oct-14	Meeting with local business owner - Wintwire	
01-Nov-14	Informal meeting to discuss: effects of changes to BMBC's	Notes

	Local Plan and implications for Oxspring	
10-Nov-14	Housing Needs Analysis by URS completed	Report
13-Nov-14	Letter to local landowners June Stuart and Robert Thorpe	Copy of correspondence
19-Nov-14	Meeting with local business owner - DR Baling	
29-Nov-14	Meeting with local landowners Mr and Mrs Faxon	
29-Nov-14	Informal meeting to discuss: planning regulatory board meeting, timetable for draft policy document	Notes
02-Dec-14	Letter to Hunshelf Parish Council for permission to further extend NP boundary into land in their Parish	Letter from Parish Council
15-Dec-14	Letter to BMBC to extend NP boundary to include additional field which is in Hunshelf Parish	Letter
24-Jan-15	Public Consultation at St Aidan's Church on Draft Policies and Indicative Proposals Document	Signing in sheets
29-Jan-14	Public Consultation at St Aidan's Church on Draft Policies and Indicative Proposals Document	Signing in sheets
01-Feb-15	Draft Policies and Indicative Proposals Document delivered to all households etc. with questionnaire	Copy of document and questionnaire
19-Feb-15	Meeting of Parish Council with Angela Smith MP	Letter from Angela Smith MP
23-Feb-15	Meeting with BMBC Planning Officer Helen Willows	
18-Mar-15	Letter from BMBC regarding an objection to the extension of the designation of NP boundary	Letter from BMBC
23-Mar-15	Presentation to the full governing body of Oxspring Primary School	PowerPoint presentation slides
27-Mar-15	Meeting with BMBC Planning Officer Helen Willows	

30-Mar-15	Resignation of Chair of Steering Group.	Verbal resignation to two other SG members.
30-Mar-15	Meeting with BMBC Footpaths' Officer - S Ford	
05-May-15	Application for Grant to Groundwork UK	Application Form
20-May-15	Letter from BMBC approving extension to designated NP area	Letter
09-Jun-15	Approval of Grant from Groundwork UK	Email
15-Jun-15	Telephone conversation with BMBC planning officer Helen Willows re approval of grant and appointment of Kirkwells	
09-Jul-15	Inaugural meeting with Louise Kirkup of Kirkwells	Agenda
08-Sep-15	Steering Group Meeting to discuss first draft of Oxspring NDP by Kirkwells	Minutes
10-Sep-15	Meeting with Louise Kirkup to discuss first draft of Oxspring NDP by Kirkwells	Minutes
09-Nov-15	Meeting with members of OPC, SG, BMBC Planning Officer Helen Willows and Louise Kirkup to discuss first Draft NP.	Minutes
01-Dec-15 to 31-Dec-15	First Draft NP for informal public consultation	Public domain
05-Feb-16	Meeting with members of SG and Louise Kirkup to review NP	Minutes
07-Mar-16	OPC Meeting to approve amended NP	Minutes
21-Mar-16 to 02-May-16	Reg 14 6 weeks public consultation	Public domain



## Appendix II

### BARNSELY METROPOLITAN BOROUGH COUNCIL LETTINGS POLICY 2014

Effective from 1st April 2014

#### 7a(ii) Local Connection A person has a local connection in the following circumstances.

- They have lived for 2 out of the last 5 years in Barnsley or have lived in Barnsley for 6 months out of the last 12 months.
- They are currently employed in the Barnsley Council area.
- They have close family who have lived in Barnsley for 2 out of the last 5 years or have lived in Barnsley for 6 months out of the last 12 months. Close family includes parents, grandparents, sons and daughters and siblings
- Members of the Armed Forces and former service personnel, where the application is made within five years of discharge from HM Forces.
- Bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or civil partner
- Serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability which is wholly or partly attributable to their military service.
- They have other special circumstances that connect them to Barnsley
- They have been deemed to have a local connection under current homelessness law.

If a person has a local connection they are assessed as if they lived within the borough and as such can be awarded priority in bands 1 to 4. However, if a person has no local connection with the borough they will be assessed into one of two priority categories:

- Re-housing need. – They will be added to band 4
- No Re-housing need – They will be added to Band 5 A person with no local connection cannot appear in bands 1 to 3

### Appendix III

#### NPPF - National Planning Policy Framework Definition of Affordable Housing

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.



# Neighbourhood Plan

[www.oxspringplan.org.uk](http://www.oxspringplan.org.uk)