

Stephanie Tolson
Clerk to Oxspring Parish Council
43 Nether Royd View,
Silkstone Common,
Barnsley,
S75 4QQ

30th January 2018

Dear Mrs Tolson,

I write on behalf of Yorkshire Land Limited to seek to open communication with the Parish Council with regard to the start of a crucial stage of community consultation being undertaken by Barnsley Metropolitan Borough Council (BMBC) in respect of the emerging Barnsley Local Plan.

As members of the Parish Council will now be aware, BMBC are proposing to allocate the following land parcels within Oxspring in the forthcoming Local Plan: -

- Housing Allocation - Site Ref. EC6 - Land East of Sheffield Road, Oxspring - 3.4ha – 60 Homes;
- Safeguarded Land Allocation - Site Ref. EC7 - Land East of Sheffield Road, Oxspring - 4.5ha – 86 Homes; &
- Housing Allocation – Site Ref. EC8 - Land North of Roughbirchworth Lane - 0.9ha – 22 Homes.

In addition to the above, it must also be remembered that the existing Safeguarded Land allocation to the north and south of Roughbirchworth Lane will be retained. A site which has the potential to deliver up to a further 130 homes in the Village should it be brought forward for development in the future. As a reminder, the release of Safeguarded Land sites will be considered by BMBC in situations where they cannot identify a deliverable supply of 5 years' worth of housing land across the entire Borough area. This has been the case for a number of years already and thus could likely happen again within the next 10-15 years.

Plans showing BMBC's proposed allocations in the Village and our client's proposed Oxspring Fields development site are enclosed with this letter.

As a consequence, the Parish Council and local residents of Oxspring are now faced with a situation where the potential for **up to 298 homes** will be allocated as housing allocations and safeguarded land allocations within the emerging Barnsley Local Plan. Importantly, 146 homes of these potential homes will be allocated on land that is currently located in the Green Belt.

As you will recall, we have always anticipated that BMBC would be directed by the Planning Inspector to identify new housing allocations within Villages. This is in order to ensure their long-term vitality and sustainability, whilst meeting identified housing needs including affordable homes.

In the last three years we have written to the Parish Council on a number of occasions to seek to undertake proactive and collaborative discussions in respect of agreeing what would be the best form of development for the Village. In light of BMBC's latest Local Plan documentation, we believe it is more important than ever to meet as soon as possible to discuss the development options available to the Parish Council.

In short, there are two immediate avenues of work available to the Parish Council should they see fit. The first being to write to BMBC to object to the newly proposed allocations in the Village. The second being the progression of a Neighbourhood Plan that identifies clear alternatives to the Council's current approach.

For the avoidance of any doubt, it is our view that the time for objecting to any development in the Village has passed and thus the focus should now be on what is the right development options for the Village. In any response to BMBC, the Parish Council needs to identify an alternative preferred development option in order to respond constructively to the Draft Local Plan process.

With regards to the progression of the Neighbourhood Plan, as you are aware it must be in general conformity with the Borough Local Plan. However, as we have identified on numerous occasions, given the Borough's Local Plan is still in the process of being examined, there is an opportunity for the Parish Council and the local community to proactively influence the housing and safeguarded land allocations to ensure that the Village's own identified needs and aspirations will be delivered in the Plan Period to 2033.

Time is however running out and as a result it is imperative that the Parish Council take the opportunity available to them to influence the Local Plan now.

If Parish Council take the opportunity to seek to influence BMBC's decisions in respect of land allocations in the Village, then suitable amendments can be made to both the previous Draft Neighbourhood Plan and the emerging Barnsley Local.

National Planning Policy Guidance clearly states that Neighbourhood Plan bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. More specifically Paragraph 184 of the NPPF states that neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. They can however promote more development, especially where development proposals can be considered to achieve the NPPF's principles of sustainable development.

We have identified in the numerous representations and correspondence submitted to both the Parish Council and BMBC to date how the development of the Oxspring Fields development proposals will enable the delivery of the NPPF's sustainable development objectives through delivering mutual enhancements to the economic, social and environmental characteristics of Oxspring, Penistone and the wider Barnsley Borough as a whole.

To re-emphasise this point, through the delivery of **up to** 150 new homes at the Oxspring Fields site, of which 50 (30%) would be affordable, the proposals can deliver the Village's identified housing needs up to 2033 and also viably provide other identified key aspirations and needs of the Village set out in the Draft Neighbourhood Plan including: -

- A £500k contribution towards the delivery of a new Sports/Community Pavilion;
- A new Community Park;
- A new Tourism Facility;
- New access points to the Trans Pennine Trail;
- Riverside walks along the Rocher Valley;
- Rebuilding of dry stone walls along the site's boundary;
- Remediation of existing surface water run-off from the site which currently results in ponding on Sheffield Road; &
- A £500k contribution towards the delivery of a Strategic Public Transport Interchange adjoining Penistone Railway Station.

Yorkshire Land Limited's consultation brochure detailing the above benefits of the Oxspring Fields development proposal is enclosed with this letter for further information.

The development of BMBC's proposed housing allocations and safeguarded allocations in the Village would deliver new market and affordable homes. However, they would not deliver any of the wider community benefits that are being offered by the Oxspring Fields development. This is on account of the fact that they won't be required to provide the funding for these benefits and as the land needed to deliver them is under the control of Yorkshire Land Limited.

Of importance to local residents, the proposed allocations put forward by BMBC will create a number of highways, drainage and amenity issues for local residents on account of their locations in the Village. Construction traffic and traffic from future residents will travel through the Village to enter/exit the Village, including access to the primary school. Surface water and foul drainage will connect into the existing watercourses and drainage infrastructure that connects to the south of the Village. Existing residential properties also overlook each of the four proposed and existing sites as well.

The proposed development on land to the east of Sheffield Road (EC6 & EC7) will also importantly have a substantial adverse impact on areas of landscape, biodiversity and heritage value. We are in the process of analysing the potential environmental impacts of the proposed development of these sites and will provide the Parish Council with our findings in due course.

The same cannot of course be said for YLL's Oxspring Fields site. Meaning that the benefits associated with the delivery of the Oxspring Fields proposals far outweigh those of BMBC's proposed allocations, whilst the potential impact of the Oxspring Fields proposals are much less as well. The disparity between the Oxspring Fields proposals and BMBC's proposed allocations is therefore quite startling.

The Parish Council are therefore faced with a choice. Object to BMBC's current proposed allocations without proposing a deliverable/suitable alternative and take their chances as part of the examination process. A

process that has already identified the need to deliver new homes in the Village. Or object to BMBC's proposed allocations and identify deliverable/suitable alternative which can also deliver significant social and community benefits to the Village.

As you are aware, we have always argued to BMBC that the existing safeguarded land Site Ref. SAF18 at Roughbitchworth Lane should be returned to the Green Belt in exchange for the Oxspring Field proposals. Resulting in no net loss of Green Belt land in the Village. The situation has of course now dramatically changed, whereby BMBC are seeking to remove 7.9ha of land with the potential to deliver 146 homes from the Green Belt on land to the east of Sheffield Road. Providing the overall potential to for the delivery of up to 298 homes in the Village.

Importantly, our original proposal to replace Site Ref. SAF18 with the Oxspring Fields site, was greatly supported by local residents at the public consultation exhibition that took place on the 23rd January 2016, at which local residents overwhelmingly identified a support for the Oxspring Field proposals should new allocation in the Village be required as part of the Local Plan process.

The time is now upon us to undertake further consultation with local residents of the Village once more. Starting at the next meeting of the Parish Council. At this meeting BMBC's options can be discussed and the potential to present suitable/deliverable alternatives to BMBC can be identified.

With this in mind, in the first instance we believe that the principle argument that should be put forward is for the retention of the land to the east of Sheffield Road in the Green Belt in exchange for the Oxspring Fields development site. In addition, we would still like to work with the Parish Council to continue to pursue the return of Site Ref. SAF18 to the Green Belt. BMBC have of course placed land back into the Green Belt elsewhere in the Borough as part of the emerging Local Plan process.

It is our clear and valid view that without the delivery of new homes as part of the Oxspring Fields development, the majority of the ambitions and aspirations of the Parish Council identified in the Draft Neighbourhood Plan will be undeliverable. Such ambition will remain as words on a page rather than tangible facilities that the local community can use and enjoy unless significant changes are made to BMBC's current approach to development in the Village.

Our client's Oxspring Fields development proposals present a rare, unprecedented and unrivalled opportunity for Oxspring. Land owned privately by YLL is being offered to provide community benefits that will facilitate the sustainable development of Oxspring, in accordance with the spirit of the National Planning Policy Framework, they will also enable the delivery of the desires and recognised needs of Oxspring.

The Oxspring Fields development proposals will facilitate the provision of new and enhanced Village, Parish and Borough-wide assets. BMBC's proposed site allocations in the Village will simply not do this.

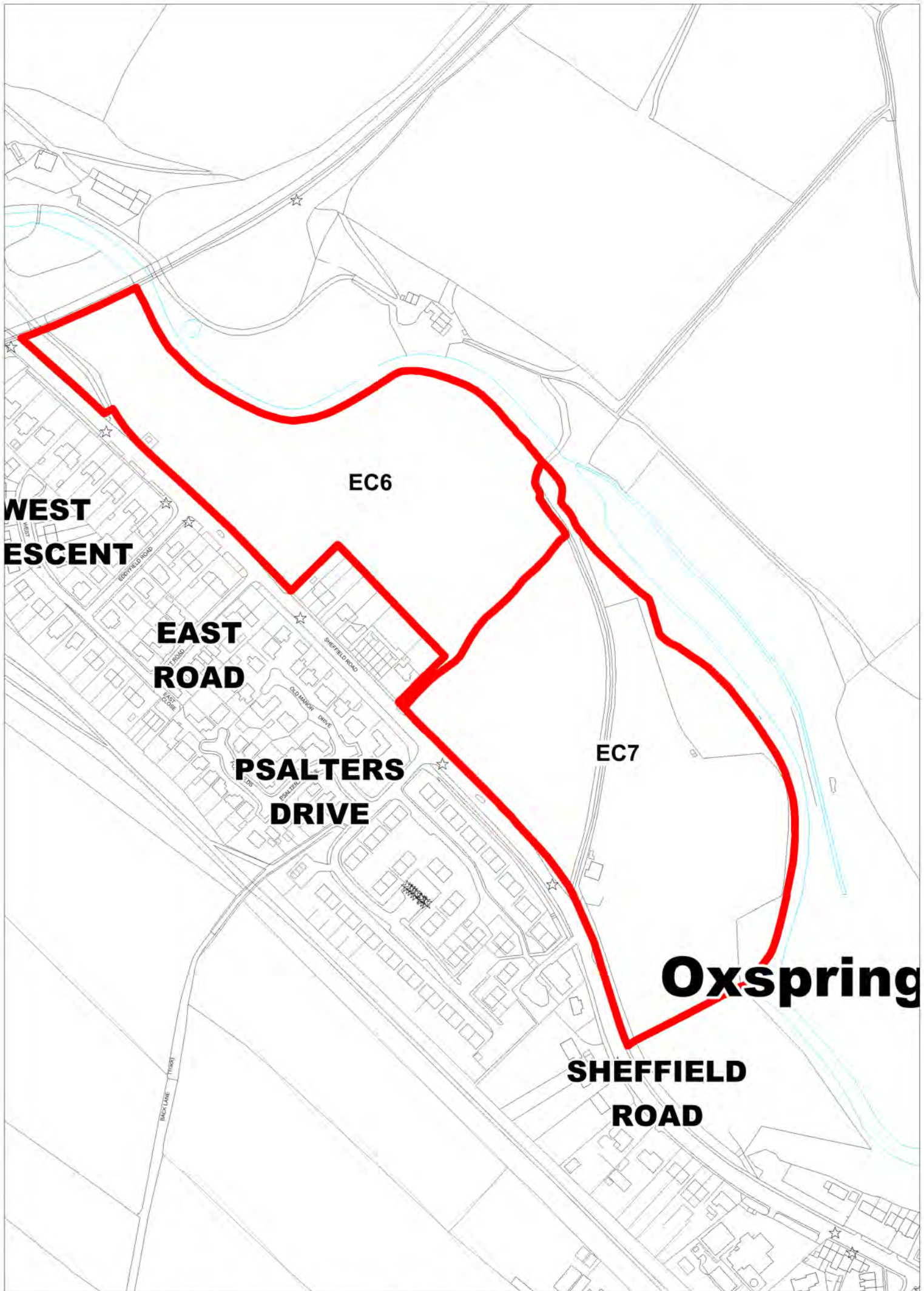
The Parish Council now only have one final opportunity to seek to make amendments to the emerging Local Plan in order to ensure that the objectives and visions of the Village can be delivered. We urge you to ensure that this opportunity is taken and accept our invitation to work collaboratively with you to achieve this goal.

We would be delighted to meet with members of the Parish Council to discuss the content of this letter in further detail. If you could please provide dates of availability in the next two weeks that would be greatly appreciated. My approach has always been one where I think meeting with people face to face provides the best way for two parties to discuss their concerns and seek to agree a way forward. This has led to me meeting with a number of Parish Councils this year alone.

Kind regards,

A handwritten signature in blue ink, appearing to read 'P. Butler', with a stylized flourish at the end.

PAUL BUTLER
Director



EC7

Oxspri

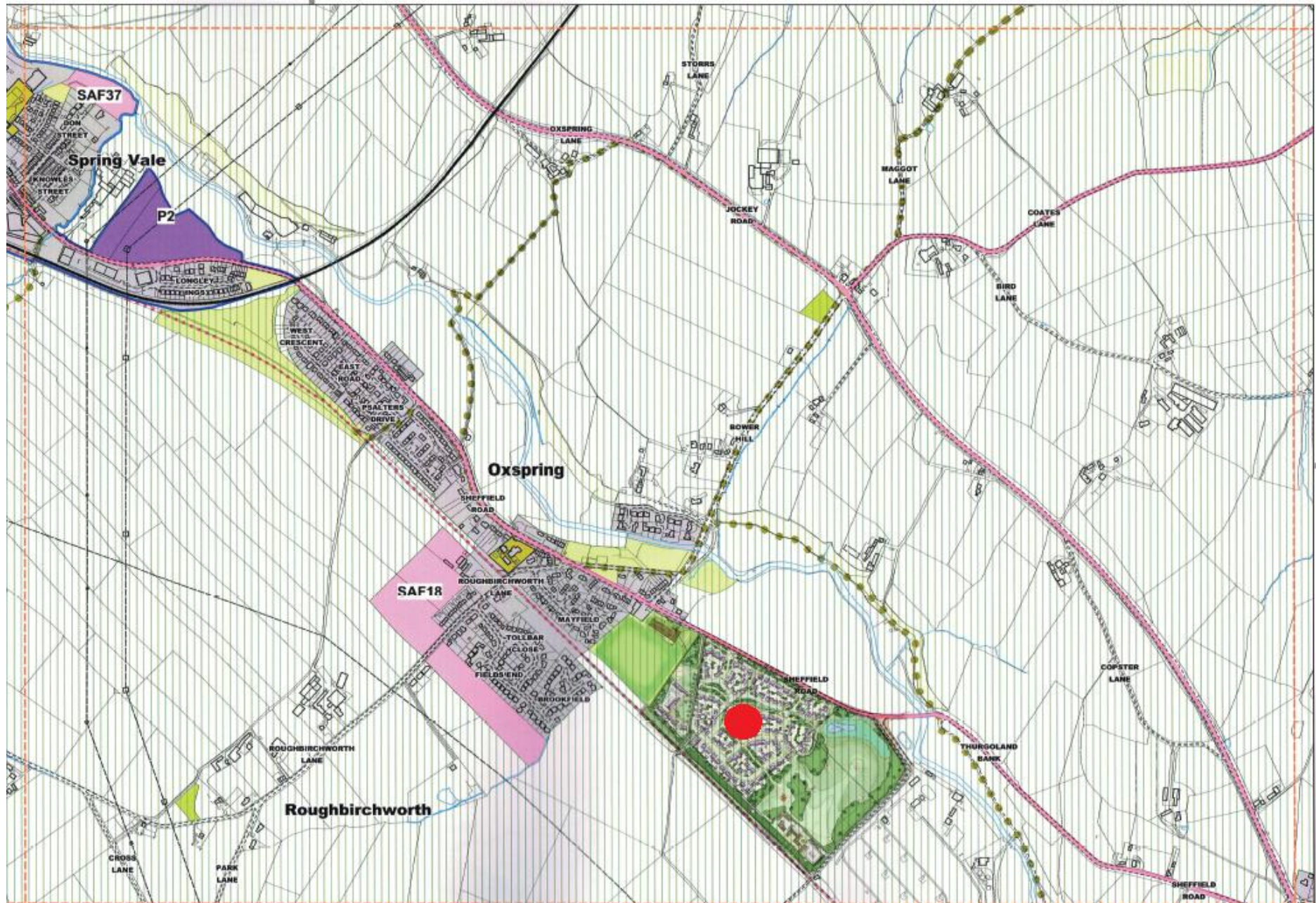
SHEFFIELD ROAD

EC8

ROUGHBIRCHWORT LANE

TOLLBAR CLOSE

FIELDS END







Oxspring Fields





CONSULTATION ON PROPOSED OXSPRING FIELDS DEVELOPMENT SHEFFIELD ROAD, OXSPRING

OUR PROPOSALS IN A NUTSHELL

 **Construction of 150 new homes of which 25% affordable** which will provide a major contribution to delivering the housing needs of the area for first time buyers through to families. 25% of the 150 proposed new homes will be made available as affordable homes at no cost to the public purse, with the provision of first choice to residents of the Parish.

 **Funding of £500,000.00 (Five Hundred Thousand Pounds)** towards a Community Centre/Sports Pavilion, providing such facilities as a sports/ events hall, changing rooms, toilets, meeting and function rooms. In addition; we also propose an adjoining facility capable of housing a doctors surgery to serve the needs of the village.

 **Delivery of a new Country Park** to the East of the proposed housing development, which will provide footpaths, trim trails, picnic areas, general kick about areas and play spaces, alongside enhancements to the area's tourism offer of the Trans Pennine Trail (TPT) including the provision of new access points (including a dedicated disabled access) onto the TPT, and a new Visitor Centre/ Tourism Hub, to be situated alongside the TPT in the South East corner of the Country Park. This facility will be designed to emulate a traditional Pennine Farmstead and will vastly enhance the tourism offer of Oxspring and the wider Western Rural Area in addition to providing jobs for the local community.

 **Access to private land** alongside the River Don stretching from Willow Bridge to Bower Hill Road named 'Oxpring Rocher Valley' enabling riverside walks and the potential to create a local parish fishing club, footpaths and picnic areas.

 **New Strategic Public Transport** – The Oxspring Fields Development will also facilitate £500,000.00 (Five Hundred Thousand Pounds) funding together with the land required to construct a strategic public transport facility to the east of Penistone Railway Station, to include a much needed Waiting Area/Tearoom with toilets, a Tourist Information Centre, pedestrian bridge crossing and a 100 space car park.



An **£18m** investment creating **46** direct and **65** indirect construction jobs



New Homes Bonus of **£1.2m** for Barnsley Council to invest in local services and facilities



Over **£208,000** additional Council Tax receipts each year to help pay for local services



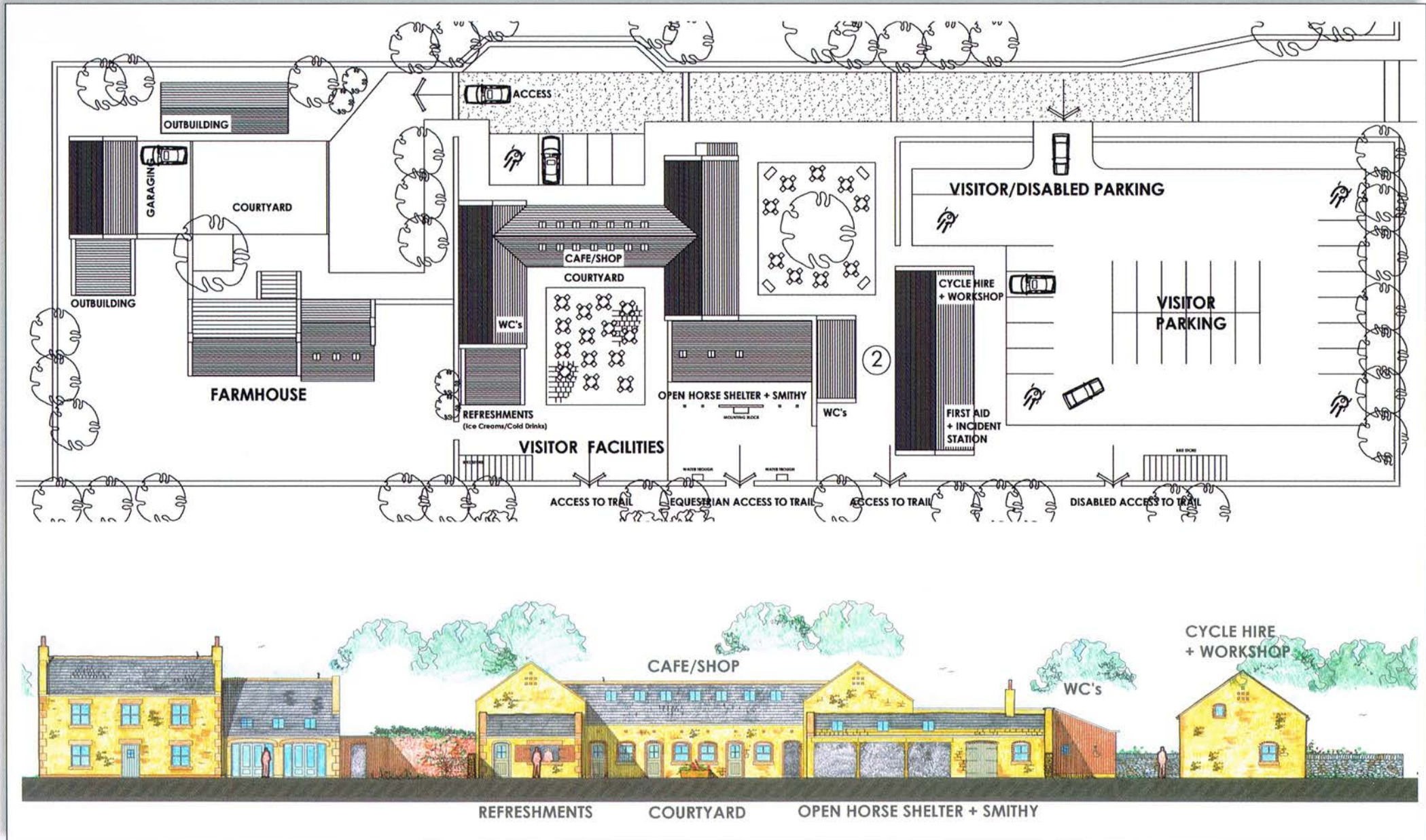
A **£715,000** boost to the local economy as people move into their new homes and ongoing expenditure spending of around **£2.6m** each year by new residents in local shops and facilities

ABOUT THE DEVELOPER

Yorkshire Land Ltd is a privately owned company that has successfully developed land in and around Penistone and the Western Rural Area for over 27 years. YLL have a track record of delivery and have brought tens of millions of pounds of investment into the area. Within Oxspring, YLL were instrumental in the delivery of the Millstones, Brookfield, Longley Ings and Wood Cottages developments, providing many with an opportunity to reside within the parish.

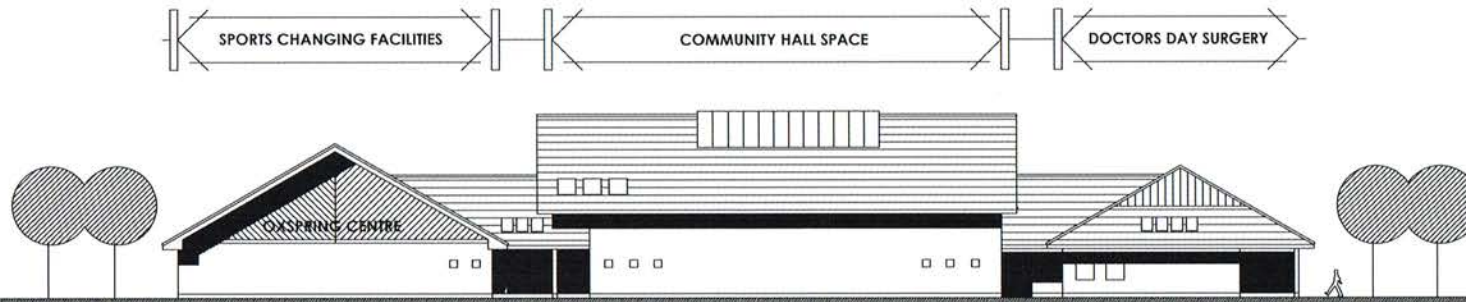
OXSPRING TRANS PENNINE TRAIL VISITOR CENTRE AND TOURISM HUB

(All designs are indicative at this time)



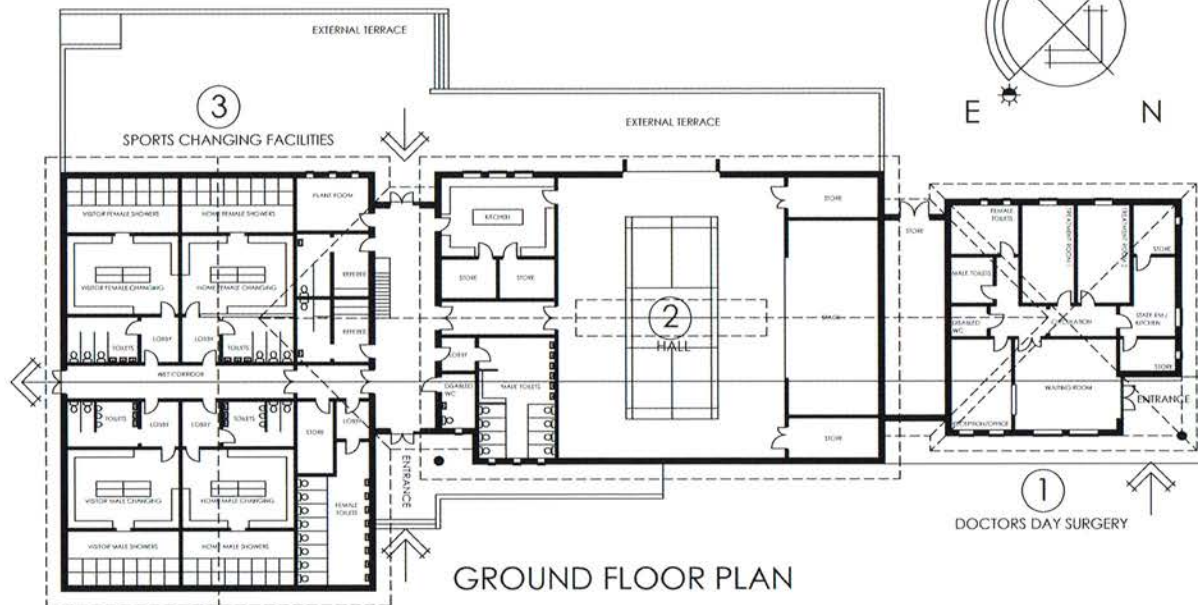
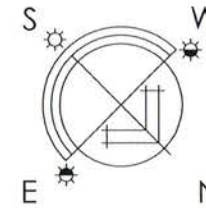
SPORTS PAVILION/COMMUNITY CENTRE AND DOCTORS SURGERY

(All designs are indicative at this time)



NORTH EAST ELEVATION (PRINCIPLE VIEW TO SHEFFIELD ROAD)

- KEY -
- ① DOCTORS DAY SURGERY
 - ② COMMUNITY HALL SPACE
 - ③ SPORTS CHANGING FACILITIES









GROUND FLOOR PLAN




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

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

-  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

For further detailed information on this proposed development please visit www.Oxspring-Fields.co.uk

