

YORKSHIRE LAND

Limited

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Our Ref YLL/OR/2018-01.01

30 January 2018

Dear Resident,

BARNSELY LOCAL PLAN EXAMINATION CONSULTATION 2018

Barnsley Metropolitan Borough Council (Barnsley MBC) has published the 'Local Plan Examination Consultation' which identifies the following **Housing and Safeguarded land Site Allocations** in Oxspring:

- | | | |
|------------|---|---|
| · SITE EC6 | - | Housing Land North of Sheffield Road |
| · SITE EC7 | - | Safeguarded Land North of Sheffield Road; and |
| · SITE EC8 | - | Housing Land North of Roughbitchworth Lane |

This consultation started at 10am on Monday, 29 January 2018 and will last for a period of six weeks.

Sites EC6 & EC7 are currently in the Green Belt and Barnsley MBC are proposing that this land is removed from the Green Belt, with site EC6 allocated for new housing development and EC7 safeguarded for future development. Enclosed with this letter are the plans for each of the sites identified in the village, which have been published by Barnsley MBC on the Barnsley Local Plan Examination Consultation website.

You may recall that in January 2016, we held a community consultation event at St Aidans church hall in respect of our 'Oxspring Fields' development proposals. The Oxspring Fields site is situated on the edge of the village, to the east of the parish sports field off of Sheffield Road, and we believe **it is a suitable alternative to the sites proposed by Barnsley MBC**; offering several community benefits alongside new housing development.

At the time we held our community consultation event, Barnsley MBC had informed Oxspring Parish Council that it was not proposing to identify housing site allocations in Oxspring during the Local Plan Period. As a result, Oxspring Parish Council felt unable to support our Oxspring Fields proposals.

Enclosed with this letter is a copy of our Oxspring Fields promotional brochure, which was distributed to every house in the village prior to our consultation event in January 2016

This brochure identifies the benefits of the Oxspring Fields development, including the delivery of affordable homes, a contribution of £500,000.00 (Five Hundred Thousand Pounds) for the construction of a new sports pavilion/community centre at the parish sports fields and separately, the construction of a Toursim Hub and country park alongside the Trans Pennine Trail in the south eastern part of the site, as illustrated in the brochure.

Oxspring is predominantly a linear village and development of the Oxspring Fields site would maintain the linear pattern of development, which has developed over the last two centuries between the Trans Pennine Trail and Sheffield Road.

The Oxspring Fields site is currently allocated as Green Belt, **the same allocation as sites EC6 & EC7 to the North of Sheffield Road** which Barnsley MBC are proposing to remove from the Green Belt for new housing development (EC6) and as Safeguarded Land (EC7).

Barnsley MBC has now confirmed that housing development will take place in Oxspring during the Local Plan period, and that it cannot meet housing needs without utilising Green Belt land. In this context, we believe it should be for existing residents of the village to decide the most preferred site for new housing development from the options available; these are EC6, EC7 & EC8 as proposed by the Council or alternatively, the Oxspring Fields site which situated on the edge of the village.

The next meeting of Oxspring Parish Council is scheduled to take place on Monday, 05 February 2018 at St Aidans Church hall, and we would urge you to attend and make your views known to your Parish Councillors. We understand that the matter of new housing development is on the agenda for discussion. Alternatively, you can write to or email the Clerk to the Parish Council at:

43 Nether Royd View
Silkstone Common
Barnsley
S75 4QQ

Email: clerk@oxspring-parish.com

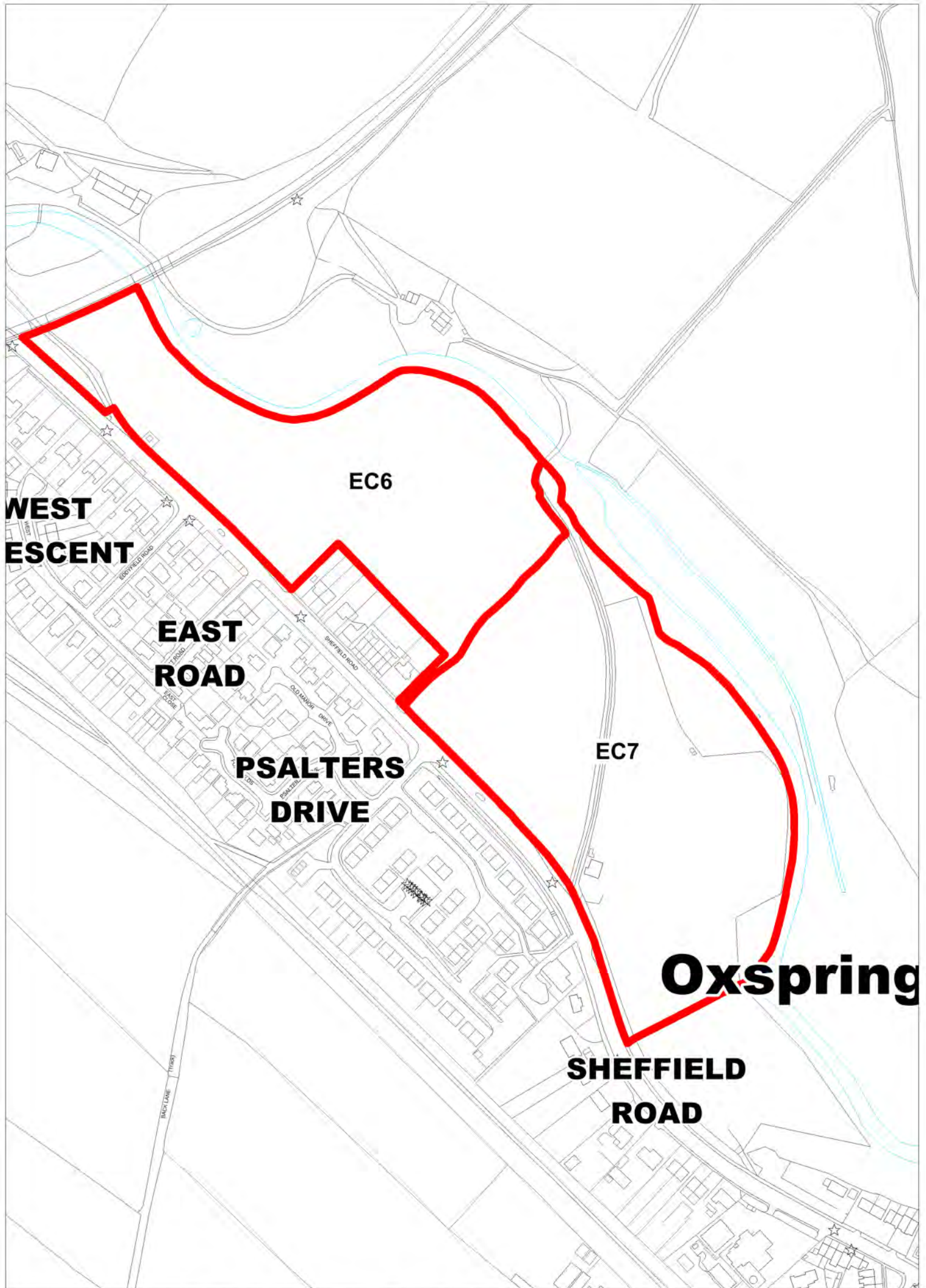
For further details in respect of the Oxspring Fields proposals, please visit:

www.Oxspring-Fields.co.uk

Should you require any further information, please do not hesitate to contact us.

Yours sincerely

YORKSHIRE LAND Limited



EC7

Oxspri

SHEFFIELD ROAD

EC8

ROUGH BIRCHWORT LANE

TOLLBAR CLOSE

FIELDS END



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 'Oxspring 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



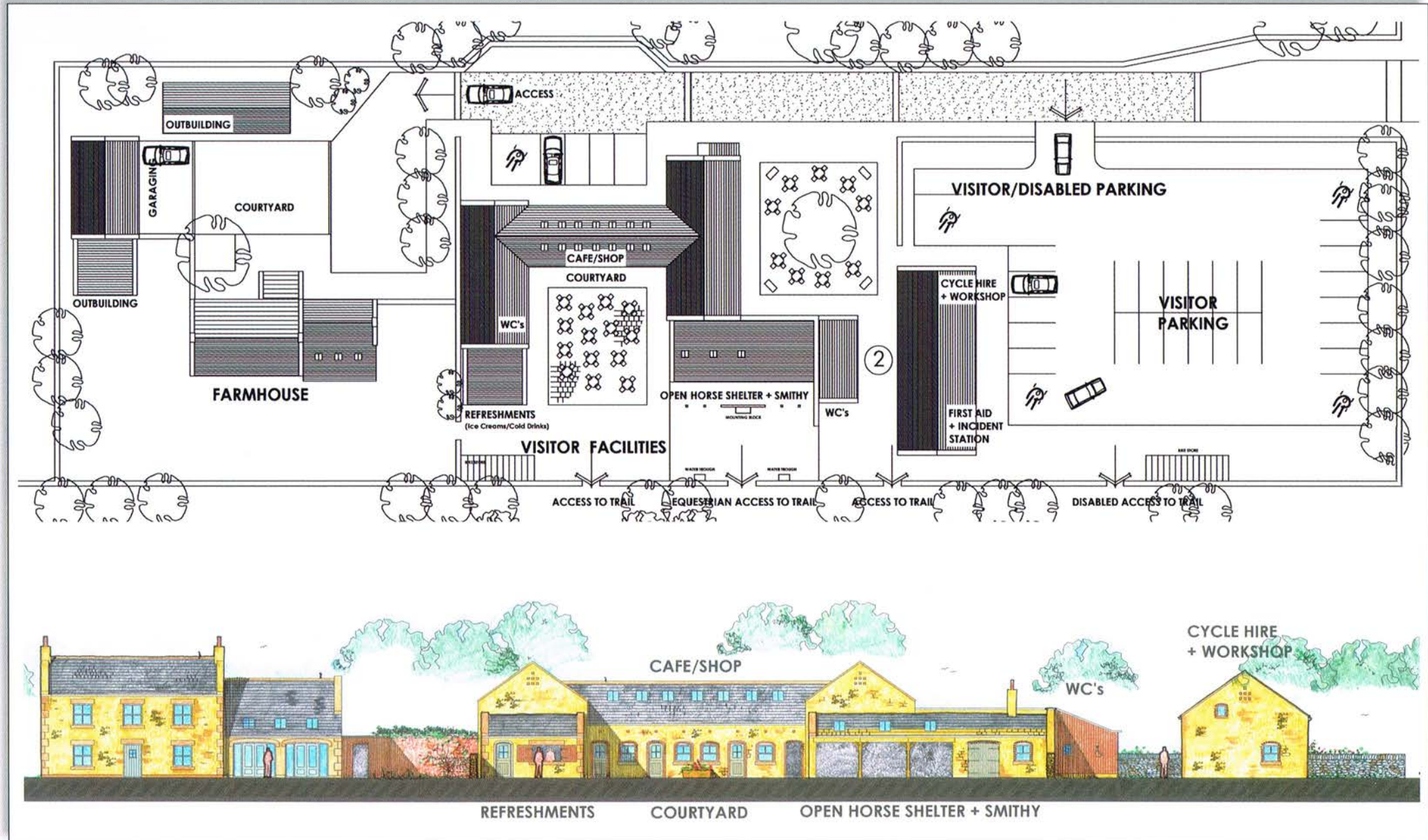
A **£715,000** boost to the local economy as people move into their new homes and ongoing expenditure spending of around **£2.6m** each year by new residents in local shops and facilities

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.

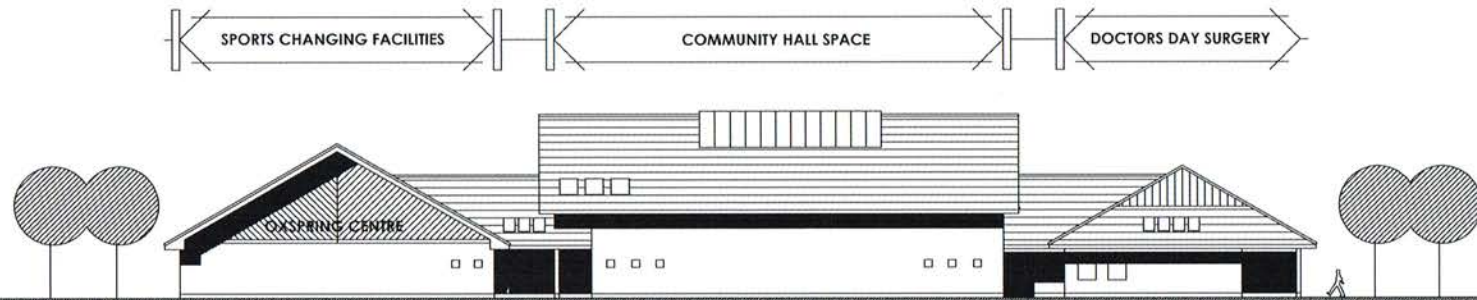
OXSPRING TRANS PENNINE TRAIL VISITOR CENTRE AND TOURISM HUB

(All designs are indicative at this time)



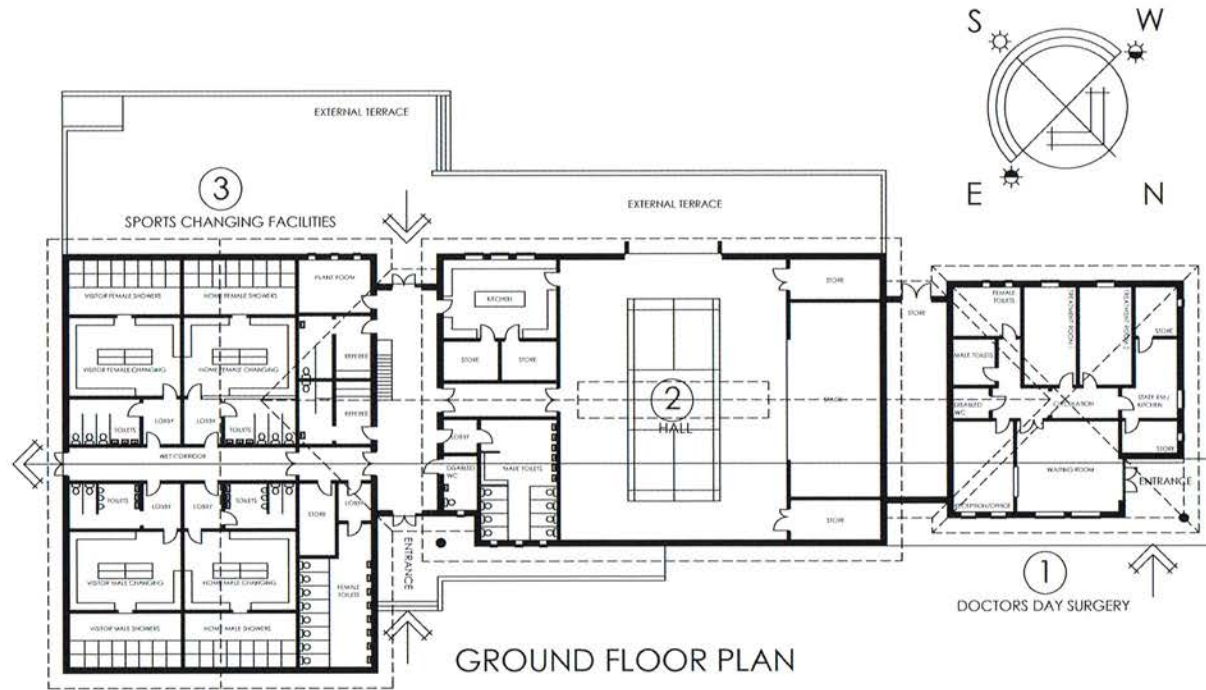
SPORTS PAVILION/COMMUNITY CENTRE AND DOCTORS SURGERY

(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



Proposed community centre and sports pavilion

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

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

PROPOSED NEW ACCESS TO TRANS PENNINE TRAIL

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

PROPOSED NEW ACCESS TO TRANS PENNINE TRAIL

- 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