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Our Ref YLL/OPC/2018-03.01

09 March 2018

Oxspring Parish Council

C/o Clerk to the Council – Mrs Stephanie Tolson

42 Nether Royd View

Silkstone Common

BARNSELY S75 4QQ

Sent by email to
clerk@oxspring-parish.com

Dear Councillors,

HOUSING DEVELOPMENT FOR OXSPRING AND THE OXSPRING NEIGHBOURHOOD DEVELOPMENT PLAN

We have been advised that at the residents meeting, which was hosted by the Oxspring Parish Council (OPC) at St Aidan's Church on Saturday, 03 March 2018 information was given to those persons present that they are unable to support the Oxspring Fields site for development as an alternative to sites EC6 & EC7 proposed by the Barnsley Metropolitan Borough Council (BMBC) because the Oxspring Fields site is not located within the Parish of Oxspring.

We refer you to the recent letters which are attached at Appendix 1, from PB Planning and Walton and Co; leading planning experts. The letter by Walton and Co, who are ranked in the Top 25 of planning firms in the United Kingdom by Chambers UK 2018, identifies that the letter by Paul Butler not only sets out the correct legal position in relation to the options available to OPC, but also offers a practical solution to the Parish Council's dilemma.

In a recent exchange of email correspondence between ourselves and BMBC's Head of Planning, Mr Joe Jenkinson, it was confirmed to us by Mr Jenkinson that the reason the proposed Oxspring Fields site has not been considered as a resultant parcel in the 2014 Barnsley Green Belt Review is because the General Area PEN11 (within which the Oxspring Fields site is located) scored 16 points out of 25 and was therefore deemed to be **strongly fulfilling** the purposes of Green Belt, meaning that the General Area did not meet the criteria to be re-assessed for Resultant Parcels. This is unlike the General Area PEN9 in Oxspring, where sites EC6 and EC7 have been identified within Resultant Parcel PEN9a. General Area PEN9 scored 15 points out of 25 and was therefore deemed to be only

moderately fulfilling the purposes of Green Belt, which means that the General Area met the criteria for re-assessment to identify resultant parcels.

The Green Belt Review does identify in its assessment of General Area PEN11 that *The Trans Pennine Trail within a dismantled railway could form a strong internal boundary to the Green Belt should the General Area be considered for sub-division.* Therefore, had General Area PEN11 been re-assessed for resultant parcels, then the Oxspring Fields site would have been identified as such, being contained on all sides by strong durable boundaries including the Trans Pennine Trail, Blackmoor Industrial Complex, Sheffield Road and the Oxspring Parish Sports Field.

Importantly, the Oxspring Fields site will also maintain Oxspring's Historical linear pattern of development. The same cannot be said of BMBC's Site Proposals EC6 & EC7. As you will be aware, the Draft Oxspring Neighbourhood Plan (March 2016) identifies in paragraph 4.2 on page 14 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.*

At the Stage 3 Local Plan Examination Hearings, Mr Jenkinson informed the Local Plan Inspector that if the Blackmoor Industrial Complex was to come forward for employment development, then the Oxspring Fields site would become infill development.

Crucially, it has come to light that the Arup Barnsley Green Belt Review has incorrectly scored General Area PEN11, which includes both the Oxspring Fields site and the Blackmoor Industrial Complex. We refer you to the self explanatory letter by Smeeden Foreman attached at Appendix 2.

Notwithstanding the findings of the Barnsley Green Belt Review the Oxspring Neighbourhood Plan website identifies that one of the purposes of the Oxspring Neighbourhood Plan is to influence where development should take place to meet the needs of the Parish. The Oxspring Neighbourhood Plan website also identifies that there is a need for new homes in the Parish *"but rather than having developments imposed on the Parish it would be preferable to have a say on how and where new developments can succeed."*

At Appendix 3 we attach further evidence, from the OPC Parish Newsletter (Spring 2014) in which OPC acknowledge in a statement on page five, that they cannot set an agenda against development and change.

It is therefore clearly iniquitous that the OPC are informing residents they are unable to support the Oxspring Fields site as an alternative to sites EC6 & EC7. The purpose of the Neighbourhood Plan is to influence the location of new development for the Parish and as set out above, the letters from PB Planning and Leading Planning Lawyers, Walton and Co attached at Appendix 1, confirm that the Oxspring Fields proposals are both lawful and sound in Development Plan context.

It appears that because BMBC have informed the OPC that they will not allocate the Oxspring Fields site, OPC is simply refusing to support the proposals. Despite, as we are informed, the views expressed by residents at the meeting on 03 March 2018 that the Oxspring Fields site is the best development option for Oxspring,

BMBC previously informed OPC that there would not be any large scale housing in Oxspring during the Local Plan Period, yet two large housing site proposals (EC6 & EC7)

have now been identified in the village by BMBC. On the one hand OPC are prepared to contest BMBC's position in respect of sites EC6 and EC7 by objecting to their development, yet are willing to respect BMBC's advice on the other by refusing to support the Oxspring Fields proposals as an alternative site (a site many parishioners view as the best option for development) this is a glaring inconsistency in the approach of OPC which leads us to reflect upon the motive of OPC and those leading on the production of the Oxspring Neighbourhood Plan; *just where are they proposing to locate the housing development which is required to meet the identified housing needs of Oxspring?*

In an article on the Oxspring Neighbourhood Plan Website posted on 23 December 2015 and entitled 'Response to Barnsley Chronicle Article' it is stated that:

"The good news for Oxspring, resulting from this document (Draft Barnsley Local Plan), is that there are no sites listed for development in Oxspring during the Local Plan period, ie up to 2033. In summary, the policies proposed in BMBC's Local Plan endorse that large housing developments should take place in towns such as Penistone and Barnsley, not in rural areas and settlements west of the borough, such as Oxspring, which do not have the infrastructure and services to enable sustainable growth. The original focus of the Neighbourhood Plan, to limit the size, scale and type of any development in Oxspring, has now been altered somewhat by the changes proposed in BMBC's Local Plan. An independent survey carried out on behalf of the Oxspring Parish Council identified a potential increased housing need in the village in the future of approximately 60 plus houses. Yorkshire Land Ltd is using this information as evidence to support their proposal for their "Oxspring Fields" development. However, as there are no plans to release large areas of land in Oxspring for development during the Local Plan period this perceived future need would be met by new development in the wider Penistone area."

We question why those persons preparing the Oxspring Neighbourhood Plan would view no development for the village as good news for Oxspring; particularly as members are aware of the housing needs of the village, identified in the Oxspring Housing Needs and Capacity Assessment undertaken on behalf of OPC. Indeed, no development for the village is frankly bad news, particularly for those residents that have grown up and wish to remain in the village and can only afford to do so through the delivery of new affordable homes for the village. Certainly the celebration of no housing is against the spirit of Plan making and the comment is entirely at odds with the statement in the Parish Newsletter, attached at Appendix 3.

The Local Plan Inspector's Interim Findings report dated 15 August 2017 sets out that based on what the Inspector has read and heard to date, it is the Inspector's view that if the Barnsley Local Plan is to be found sound it should have a more positive approach to the future of the Borough's villages. This has ultimately led BMBC to identify housing allocations in the Borough's villages, guided by the results of a Settlement Assessment undertaken at the request of the Barnsley Local Plan Inspector, which identifies Oxspring as

the joint highest scoring western village, confirming the sustainability and suitability of Oxspring to accommodate housing development.

Attached at Appendix 4 is a comprehensive list of services, clubs and facilities available in Oxspring. Furthermore, The Travel and Transport Page of the Oxspring Parish website identifies that:

- Oxspring is well connected with good links to both public transport and the national road network;
- Oxspring is well served by local bus services with direct services to Penistone, Barnsley and Sheffield running on a regular basis; and
- Oxspring is close to the motorway network with the M1 being only 10 minutes drive away. For those going Westward then the start of the Woodhead Pass (A628 is only 10 minutes away).

Paragraph 6.13 of the Draft Oxspring Neighbourhood Plan (March 2016) identifies that Oxspring is considered to be an unsustainable location for large housing developments because it lacks services and facilities and has limited transport accessibility. Clearly this is incorrect in consideration of the evidence demonstrated above and not least in light of the results of BMBC's Settlement Assessment in respect of Oxspring.

The Barnsley Unitary Development Plan, which was adopted following comprehensive public inquiry under the direction of two planning inspectors appointed by the Planning Inspectorate, identifies in paragraph 4.12 of the Western Rural Area UDP (VOL 13) that:

"Oxspring is one of the locations within the Western Community Area for additional development because of its physical relationship to the Penistone Urban Area and because it has the infrastructure capacity to accommodate some further development without serious detriment to the quality and character of the Green Belt."

The statement within the Neighbourhood Plan Article dated 23 December 2015 that Oxspring does not have the infrastructure and services to enable sustainable growth is therefore **clearly at odds with an abundant catalogue of sound evidence to the contrary.**

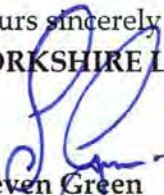
Considering the identified housing needs of Oxspring and that Housing and Safeguarded land proposals have now been identified on Green Belt land in Oxspring on the basis that housing needs cannot be met without the release of land from the Green Belt and also that the Barnsley Green Belt Review will have to be amended to consider General Area PEN11 for resultant parcels, the proposed Oxspring Fields development represents a viable and wholly suitable alternative development site for Oxspring which will not only deliver

market and affordable homes to meet local needs, but will also deliver many of the aspirations of the Draft Oxspring Neighbourhood Plan; aspirations which are otherwise unlikely to materialise due to lack of required funding.

The information provided to those present at the residents meeting on 03 March 2018 by members of the OPC is, once again, incorrect.

Yours sincerely

YORKSHIRE LAND Limited



Steven Green
Managing Director

Encs	Appendix 1	-	Letter by PB Planning and Walton and Co (Planning Lawyers)
	Appendix 2	-	Letter by Smeeden Foreman regarding Barnsley Green Belt Review
	Appendix 3	-	Extract from Oxspring Parish Newsletter (Spring 2014)
	Appendix 4	-	List of Services, Clubs and Facilities available in Oxspring

APPENDIX 1

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

19th February 2018

Dear Mrs Tolson,

I write on behalf of Yorkshire Land Limited and further to my letter to the Parish Council dated 30th January 2018.

I understand that the Parish Council are due to hold a public exhibition in the coming weeks to inform local residents of their intention to object to Barnsley Metropolitan Borough Council's (BMBC) proposed allocation of up to 298 homes in the Village as part of the emerging Barnsley Local Plan (which includes existing Safeguarded Land Allocation SAF18 located at Roughbitchworth Lane). Importantly, 146 homes of the potential 298 homes are proposed to be allocated on land that is currently located in the Green Belt.

In my letter dated 30th January 2018, I identified that 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.

I also stressed in my letter that, 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 option 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. If they do not, then it is highly likely that the current proposed allocations will remain.

Furthermore, Oxspring has recently been identified by BMBC as the most sustainable Village in the Western part of the Borough in their village sustainability assessment work undertaken following the request of the Inspector to find additional housing sites in the Villages. Linked to this is also the evidence presented in the independent URS Housing Report for Oxspring, prepared on behalf of the Parish Council, which confirms the needs for new homes in the Village. Consequently, evidence is available to justify that should BMBC's current proposed allocations not be supported, or prove undeliverable, then an alternative suitable site should be identified.

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.

I have been informed that the Parish Council have publicly announced that they are unable to support the Oxspring Fields site as an alternative to BMBC's current proposed allocations on account of the site not being located in the Oxspring Parish.

Fortunately, this is simply not the case.

First of all, we believe it is pertinent to again point out that 3.17 hectares (7.83 acres) of the Oxspring Fields site is currently included within the adopted Oxspring Neighbourhood Plan boundary.

Secondly, as the Parish Council are aware, the proposed Oxspring Neighbourhood Plan boundary can be amended. Indeed, the Parish Council previously successfully amended the boundary back in February 2015 to include land located within Hunshelf Parish. The Parish Council therefore has the power to write to BMBC to request a further amendment to the boundary to include the whole of the Oxspring Fields site.

National planning policy guidance states (in Paragraph: 027 Reference ID: 41-027-20140306 of the National Planning Practice Guidance) that a single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council's administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Hunshelf Parish were previously amenable to the extension of the boundary and there is no reason they wouldn't be again given they would stand to benefit from such an amendment.

Finally, settlement boundaries and land allocations within Local Plans are not governed by Parish boundaries. A clear example of this is BMBC's proposed allocation of land to meet Penistone's employment needs within the Oxspring Parish boundary, at Site Ref. P2, Sheffield Road, Oxspring.

Put simply, there is nothing stopping the Parish Council from informing BMBC of their support for the development of Oxspring Fields as an alternative to BMBC's current proposed allocations in the Village. Once they have done so they can then apply to BMBC to extend the current Neighbourhood Plan boundary using the same process as they previously have.

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.

The Parish Council are due to enter into a period of consultation on the new Local Plan which focuses on matters that local residents have not had to consider up until this point. Where is the most appropriate location for new homes in the Village. Not should there be new homes in the Village. We therefore trust that the Parish Council will do all they can to inform local residents of the options that are available to them. Which of course includes the proposed Oxspring Fields development proposals.

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. As we have previously stated, 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 and its residents can be delivered.

In order to ensure that transparent consultation is undertaken with local residents, we believe it is essential that the Parish Council inform local residents of the ability to support the Oxspring Fields development proposals as an alternative to BMBC's current proposed allocations in the Village. Should it be the consensus of local residents to do so.

The Parish Council have the tools to do so, it is now up to you whether you choose to use them or not.

Kind regards,

A handwritten signature in blue ink, appearing to read 'P. Butler'.

PAUL BUTLER
Director

Our ref: DRW.ET

Your ref:

Date: 20 February 2018

Mr Steven Green
Yorkshire Land Limited
PO BOX 785
HARROGATE
HG1 9RT

Dear Steven,

Proposed Oxspring Fields Development

I refer to the letter dated 19 February 2018 which PB Planning have written on your behalf to Mrs Tolson who is the Clerk to Oxspring Parish Council.

The letter from Paul Butler very correctly sets out the legal position in relation to the options available to Oxspring Parish Council.

It not only sets out the correct legal position but also (so far as I understand it) offers a practical solution to the Parish Council dilemma. The proposed extension of the Oxspring Neighbourhood Plan Area is entirely appropriate and could legitimate the Parish Council's support for the Oxspring site. In doing so, it will create a wholly sensible alternative to the site being proposed by Barnsley Council which I understand is opposed by a significant number of the residents in the Oxspring Parish Council area. I therefore completely agree that the approach is both lawful and sound in Development Plan context.

Kind regards

Yours sincerely

PP. E. Thompson

David R Walton

APPENDIX 2



Mr Paul Butler
P B Planning
PO BOX 827
YORK
YO31 6EE

20th February 2018

BARNSELY GREEN BELT REVIEW – SUMMARY

Barnsley Metropolitan Borough Council (the Council) has confirmed that it cannot meet its housing and employment needs within the Local Plan period 2014-2033 without the requirement to release land from the Green Belt.

During 2012 the Council opened a Call for Sites as part of the development plan preparation process. The Development Sites and Places Consultation Draft 2012 identified at page 86 a number of criteria for Green Belt sites that would be considered most favourably for low density housing, including that sites on the edge of settlement were likely to be preferred.

Following the Call for Site process the Council instructed Peter Brett Associates to undertake the 2013 Strategic Housing Land Availability Assessment (SHLAA) which considered the suitability of sites submitted through the Call for Sites Process against a range of factors.

Our client's Oxspring Fields site was assessed as a Category 1 Deliverable development site in the 2013 SHLAA, identified with SHLAA Site Reference 681. This is the highest score achievable through that process.

Following the SHLAA process, the Council appointed Arup during 2014 to undertake the Barnsley Green Belt Review. In this process land within the Borough is divided into General Areas, which vary in size. Some are very large Green Belt parcels, each containing hundreds of hectares of land. The General Areas are then assessed against the nationally defined purposes of Green Belt to identify the extent to which land parcels are fulfilling the five purposes of Green Belt.

Those General Areas which are deemed to be moderately or weakly fulfilling the purposes of Green Belt were then reassessed for Resultant Parcels, in an attempt to identify potential housing and employment sites. Conversely, the General Areas which were deemed to be strongly fulfilling the purposes are not reassessed. The scoring criteria are as follows:

9 or Less	-	Weak or Very Weak
10-12	-	Relatively Weak
13-15	-	Moderate
16-17	-	Relatively Strong
18 & above	-	Very Strong

Landscape Architects ■ Urban Designers ■ Ecologists ■ Horticulturists

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Land in Oxspring is divided into four General Areas; PEN2, PEN9, PEN10 and PEN11. Only one General Area, PEN9, was re-assessed for Resultant Parcels. Our client's Oxspring Fields site is contained within General Area PEN11.

GENERAL AREA PEN9

General Area PEN9 achieved a total score of 15 points out of 25 and was therefore deemed to be only moderately fulfilling the purposes of the Green Belt.

At page 3 of the General Area PEN9 assessment, the Green Belt Review states that:

"The River Corridor dissects the perceived level of openness which the General Area provides. To the north of PEN9, the Green Belt has a more rural feel which is complemented by a falling topography to the south."

"The area to the south of the River Corridor has a weaker rural feel, as a result of a strong tree buffer which follows the course of the river."

As General Area PEN9 was deemed to be only moderately fulfilling the purposes of Green Belt, the General Area was reassessed and a Resultant Parcel identified, PEN9a, which is located between the River Don and the Sheffield Road. Contrary to the Green Belt Review statement above (falling topography to the south) this land (PEN9a), rises sharply from the River Don corridor in the north to the Sheffield Road boundary in the south.

I note the site formed by the Resultant Parcel PEN9a, was not submitted to the Call for Sites process during 2012 and as such, has never been considered for its suitability for housing development through the Council's 2013 SHLAA process.

GENERAL AREA PEN11

General Area PEN11 is identified to score a total of 16 points out of 25 in the assessment within the Green Belt Review. However, this is a calculation error as we have added the five individual scores awarded in respect of the performance of the General Area against each of the five purposes of the Green Belt and it is apparent that the General Area achieved a total score of only 15 points (the same score achieved by General Area PEN9) which results in the General Area only moderately fulfilling the purposes of Green Belt, rather than strongly fulfilling the purposes.

Accordingly, PEN11 should have been re-assessed for Resultant Parcels.

Within the assessment of General Area PEN11, the Green Belt Review states that:

"The Trans Pennine Trail within a dismantled railway could represent a strong internal boundary, should the area be considered for sub-division."

The land to the north of the Trans Pennine Trail incorporates our client's Oxspring Fields site. Further defensible boundaries to this land parcel include the Blackmoor industrial complex in the east (also contained within the General Area PEN11) the B6462 Sheffield Road in the north and the Oxspring Sports Field, Waggon and Horses Public House and existing built form of Oxspring in the west.

This parcel of land to the north of the Trans Pennine Trail, bound to the north by Sheffield Road has a weaker rural feel than the remainder of PEN11, which is made up of large open fields stretching to Snowden Hill. In comparison, the land north of the Trans Pennine Trail includes development in the form of the Blackmoor industrial complex and the Cheese Bottom Sewage Works, which are identified as a Depot on the Map used in the Green Belt Review. The three Photographs attached at Appendix A illustrate these features in the landscape.

Whilst the industrial complex and sewage works are not identified in the Green Belt Review as a further boundary which could be considered for sub-division of the General Area PEN11, the Green Belt Review does identify that:

"In the east (of General Area PEN11) large wooded areas reduce the level of openness and the large sewage works at Cheese Bottom reduces the rural character."

It would appear from this text that the Green Belt Review incorrectly considers the Blackmoor industrial complex to be a part of the Cheese Bottom Sewage Works site. Whilst the two sites border each other, they are separate.

The Green Belt Review assessment for PEN11 identifies that the General Area has a strong role in supporting the openness of the countryside of Oxspring. However, it is clear that the extent to which this is applicable varies in the different parts of the General Area. We have already identified above how the Green Belt Review confirms that the level of openness is reduced in the area of the Blackmoor industrial complex and the large sewage works at Cheese Bottom and we contend that this also applies to the remainder of the land to the north of the Trans Pennine Trail, including the Oxspring sports field and car park. This land is less open than the circa 360 acres (146 Hectares) of land located to the south of the Trans Pennine Trail in General Area PEN11, stretching to Snowden Hill.

The Green Belt Review includes the statement that:

"Whilst the Green Belt boundary is slightly irregular to the north and south of the Trans Pennine Trail and produced land which is partially contained within the built form, the resulting development is unlikely to have a strong functional relationship with the existing built form of Oxspring. Therefore, there is little opportunity for consolidation in this area."

We dispute this assumption. Having established that the Green Belt Review identifies that the Trans Pennine Trail could form a strong internal boundary to the Green Belt in PEN11 should the area be considered for subdivision and that the land in the area of the Blackmoor industrial complex in the east is less open with a reduced rural character, we consider that the land contained between these strong and durable features has a strong functional relationship with the existing built form of Oxspring, particularly as the development would re-balance the village (which has in recent years grown, from a historic core, in a linear form toward Penistone and Springvale) returning the Waggon and Horses Public House and Oxspring sports fields to the centre.

The Waggon and Horses Public House forms the historical centre of Oxspring and is situated only 150 metres from the western boundary of our client's Oxspring Fields site. Furthermore, the Oxspring sports field, adjoining the public house to the east, is currently Green Belt and contained within the General Area PEN11. This sports field forms the western boundary of the Oxspring Fields site and the proposed development between these features and the existing Blackmoor industrial complex would become infill development, which will maintain the historical linear pattern of development in Oxspring.

The historic pattern of development in Oxspring is recognised within the Draft Oxspring Neighbourhood Plan (March 2016) which recognises at paragraph 4.2 on page 14 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."

Development along the south of Sheffield Road in the east of the General Area PEN 11 would therefore continue this linear pattern of development and both reflect and respect the historical growth of the village. This matter is identified in further detail within my letter to the Councils Head of Planning dated 13 February 2018, attached at Appendix B.

At page 93 of the PEN 11 Assessment, Arup identify that:

"Thurgoland exists approximately 1.5km to the north east of Oxspring. Ribbon development along Sheffield Road could reduce this largely essential gap to 1.1km."

Site assessment confirms our view that development of land along Sheffield Road in the eastern part of the General Area would have little effect on the Green Belt objectives with respect to the perception of Thurgoland as a distinct settlement. This perception is as a result of the topography, which rises sharply from Blackmoor from where the village of Thurgoland is situated out of sight. Therefore, whilst development along Sheffield Road in Oxspring would technically reduce the distance between the edges of the settlement at Oxspring and Thurgoland, this would have little significance as the perception of the landscape would not be altered.

A 'gap' between settlements would still be experienced between the Blackmoor industrial complex / Cheese Bottom Sewage Works and Thurgoland. Sharply rising topography and associated wooded areas comprise a distinct landscape which separates these two settlements. This is demonstrated by the photographs attached at Appendix A.

Secondly, the reference within the Green Belt Review to "ribbon development" is misleading. Any new development at the Oxspring Fields site would conform to the development pattern of Oxspring. This should not be confused with roadside development of single rows of houses. I refer you to my letter attached at Appendix B, which addresses the mis-application of the term ribbon development.

Finally, at Page 94 of the PEN 11 assessment, in the context of 'assisting urban regeneration by encouraging the recycling of derelict and other urban land', the Green Belt Review identifies that General Area PEN 11 achieves a score of 3 out of 5. In their assessment of the same criteria for General Area PEN9, the Green Belt Review identifies that this General Area also achieves a score of 3 out of 5.

In respect to scoring this fifth Green Belt purpose, the Barnsley Green Belt Review Approach and Method Report, at page 21, states that:

"Where there is significant new development or large previously developed sites within the Green Belt, it could be considered that the Green Belt designation at this location has not strongly assisted in Urban Regeneration. A General Area possessing these characteristics will attain a lower score of 2. It is however, less straightforward to appraise where land with a Green Belt designation is supporting urban regeneration more than a comparative area of Green Belt. For this reason, no General Area will be awarded more than a total of 3 out of 5."
(Our Emphasis)

Blackmoor industrial complex represents a large previously developed site within PEN11. However, the Green Belt Review allocates a score of 3 to this General Area in respect of its performance against the fifth purposes of Green Belt which appears to be contrary to the above statement. If considered in accordance with the above statement the score for PEN11 would have been 2.

Notwithstanding the above scoring inconsistency, the calculation error alone for PEN11 indicates that the General Area is only deemed to be 'moderately' fulfilling the purposes of the Green Belt and therefore the General Area qualifies to be reassessed for resultant parcels.

For the reasons set out above, if a re-assessment of General Area PEN11 was undertaken, then the land to the north of the Trans Pennine Trail would be the only contender for identification as a Resultant Parcel in this General Area.

With regards to future development in this part of General Area PEN11, it is clear that the land parcel (which incorporates our client's proposed Oxspring Fields site) is well defined by existing, physically expressed, long-term features, such as the Trans Pennine Trail, the Blackmoor Industrial Complex, Sheffield Road and the existing developed area of Oxspring Village. These durable features are ideal Green Belt boundaries.

PEN9a CONSTRAINTS

With regards to Resultant Parcel PEN9a, the boundaries of this site are also well defined. However, this site has a number of constraints which do not apply to the area of land within General Area PEN11 formed of the proposed Oxspring Fields site, such as:

- Development of proposed site within PEN9a could significantly compromise important views of the Oxspring Viaduct. In doing so this would contravene Draft Policy OEN4 of the Oxspring Draft Neighbourhood Plan
- Development would encroach upon the tree lined River Don corridor, an important ecological feature locally and one that the Council have previously identified that they wish to remain open and undeveloped.
- Resultant Parcel PEN9a lies alongside the Oxspring Rocher Valley. Barnsley Unitary Development Plan Policy WR2/7 identifies the Oxspring Rocher as a pleasant river valley of the River Don, which locally, is an important landscape and ecological feature. The policy acknowledges the presence of a waterside meadow and disused mill race and that the Rocher is located in a very sensitive area.
- Resultant Parcel PEN9a forms the southern flank of the Oxspring Rocher Valley.
- Further to the above, the Barnsley Landscape Character Assessment indicates that landscape type BI: Upland Don River Valley has (amongst others), a *'largely undeveloped character with pasture occurring on the valley sides and floor up to the water's edge'*. Management issues and opportunities include: *conserve the intimate, rural and undeveloped quality of the valley; Resist the introduction of temporary 'suburban' style boundaries; and Resist development on the floodplain and maintain the rural, undeveloped character of the valley.* Development within PEN9a would be entirely out of character for the landscape of the Upland Don River Valley and be in conflict with appropriate management of this landscape type.

- Should resultant parcel PEN9a be developed, the Council has indicated that there should be an 8m buffer between the river and development. This, coupled with the steeply sloping topography of the resultant parcel, suggests that the relatively high housing yields identified for the site will be extremely difficult to achieve.
- Development of the resultant parcel PEN9a would be in conflict with the landscape and development patterns of Oxspring, resulting in development that was not in keeping with existing landscape character. Amenity and recreational value of the open footpath and rural setting of the riverside and listed packhorse bridge (Willow Bridge) would be compromised.
- In a recorded interview with members of the Oxspring Neighbourhood Plan Steering Group on 25 November 2014, a senior Policy Officer of the Council commented *"we'll be looking at the historical development and form of Oxspring and how to support that, and how not to change it, change the character so that it loses what's important about Oxspring."*
- Paragraph 4.2 of the Draft Oxspring Neighbourhood Plan (March 2016) confirms "The main village settlement is largely linear in form and lies between Sheffield Road (the B6462) and the route of the Trans Pennine Trail"

In summary, if Resultant Parcel PEN9a is removed from the Green Belt and developed with housing, this would be contrary to the historical linear form of development in Oxspring, the draft Oxspring Neighbourhood Plan Policy OEN4 and the comments of the Council's Policy Officer.

As set out above, our client's Oxspring Fields site will maintain Oxspring's linear pattern of development on an area of land which does not fulfil a strong Green Belt purpose within General Area PEN11.

Yours sincerely



MARK SMEEDEN
Chartered landscape architect
BA DipHort DipLA MCiHort CMLi

APPENDIX 3

OXSPRING PARISH COUNCIL

PARISH NEWSLETTER

Spring 2014

Festive Thank you

The Parish Council would like to thank Mrs Gladys Wood for providing the electricity to light the Christmas Tree – upon which new brighter lights were installed this year. We also thank those who help every year in putting up the tree. Thank you.

Oxspring Titivators

We are a community group of eight Oxspring residents doing regular voluntary work around the village under the direction of and with the full approval of Oxspring Parish Council.

We do weekly litter picks on the Oxspring Section of the TPT and throughout the village, assist with the cultivation of the Parish owned public open areas, clear vegetation around seating areas, maintain flower beds, remove graffiti and do general repairs. Additionally we are involved in improvement and conservation works around the village such as in Bower Dell, the Pinfold and Willow Bridge and recently we have been clearing out the Rookery in the centre of the village. The next litter pick is scheduled for the 25th May, meeting at 10am outside the post office. Please come along and help if you are able.

Bower Dell is looking really nice. We have cleared out some major sections to give better access and are in the process of planting some traditional English wild flowers. A section of layered hedging has been completed and OPC have provided and installed two large picnic tables. Hopefully many people will take advantage of Bower Dell this summer.

The aim of the group is solely to maintain the quality of the public spaces, improve and enhance our village by doing any jobs the Parish Council may not be able to do because of the current cuts and financial restraints.

Anyone wishing to join the group would be made most welcome

Please contact Alan Walker on 01226 379895

Historical Photos of Oxspring

Do you have any old photographs or other material which records the historical past of the Parish of Oxspring?

If so, and you are willing to share the material, I would be very pleased hear from you. The intention is to put together an electronic Archive of material (for local use) such that the history of our neighbourhood may be retained.

All photographs would be collected, scanned and returned to their owners without undue delay.

*I can be contacted by telephone on 01226 764350 or by Email at graham.sedgwick@talktalk.net
Many thanks in anticipation of your cooperation.*

Graham Sedgwick, Mayfield Oxspring

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OXSPRING PARISH COUNCIL

surveys that we will be undertaking through the NP process in the coming months.

There are further basic conditions the Plan is required to meet. These include:

- Contributing to the achievement of 'sustainable development'
- Having regards to the National Policies
- Being compatible with the EU obligations and EU convention of Human Rights

Question: Can the Neighbourhood Plan Steering Committee complete a Neighbourhood Plan without appropriate consultation with village residents?

Answer: The consultation and engagement process for the Plan preparation is at the very early stages. A draft community consultation, and engagement documents for the NP can be downloaded from the NP site on www.oxspringplan.org.uk. The NP will be the subject of a local Referendum and an independent examination and, as already indicated, the external examiner reviewing the draft NP will have to be satisfied that the NP process has met the required and appropriate levels of consultation with residents and key stakeholders for the Parish. We would welcome all residents and local groups to contact the Parish Council and the Steering Committee with their suggestions and support to secure maximum community involvement and representation. The Referendum will take place at the end of the Plan preparation and will require 50% + 1 of the residents who turn up to vote, to be in favour of the NP. All residents who are registered on the Parish's electoral role will be eligible to vote.

Question: Have the Steering Committee already identified pieces of land that could be used for development?

Answer: We are at the very early stage of the Plan preparation which requires us to gather baseline information. A starting point therefore has been to identify, i.e. to mark on a plan, the land available (not developed) in the village and the Parish. The second task will involve the evaluation of the potential of all sites and their viability against set criteria. This criteria is drawn from BMBC's planning department and best planning guidance on land assessment. Running alongside this, our first objective is to identify the type of housing and or other amenities and developments which will be required for the Parish for the next 15 to 20 years and then to set those needs against the best, and more viable land for development. So for example, it would not be best practice or sustainable to allocate land that is within a flood zone or land that might have, or create, problems with access for future development.

The plans showing land availability were used to support two training sessions. The first was led by Planning Aid England and attended by the Parish Council, the Steering Group and volunteer members from the 'specialist groups'. The second workshop was held at the community event on March 1st and members of the community were asked to comment on, and to consider, the various sites and also to identify any other sites that might be available. No decisions have been made, nor can they be made about any preferred sites, prior to classifying and establishing future needs for the Parish.

A NP cannot set an agenda against development and change. There is a housing crisis across the Country, let's not turn it into a crisis for our village or for our Parish. We will not turn the tide against housing growth set by Central and Local Governments, but if we work together we can find a solution that could improve all of our lives young and old, now and in years to come. The challenge is for us all to create our NP.

We need your support and we need you to talk to us. You can contact us with questions as follows:

Parish Council meetings - there is a session at the beginning of each Parish Council meeting where you can ask questions that hopefully the Parish Council members will be able to answer. If they can't they will make a note of your question and get back to you.

Twitter: Oxspring Village

Facebook: Oxspring Neighbourhood Plan

Web page: www.oxspringplan.co.uk - There is a question and answer facility

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APPENDIX 4

OXSPRING VILLAGE

SERVICES & FACILITIES ANALYSIS

LOCAL FACILITY & AMENITY
<p><u>Bus Stops</u></p> <p>There are several bus stops situated throughout the village providing frequent services to Penistone, Barnsley and Sheffield (via the Northern General Hospital) and other surrounding villages.</p>
<p><u>Trans Pennine Trail</u></p> <p>The Trans Pennine Trail traverses Oxspring and provides direct access to Penistone and the Railway Station. Access is currently gained from Roughbircworth Lane close to the centre of the village.</p> <p>Additional details regarding the Trans Pennine Trail are set out in a further section below.</p>
<p><u>Travellers Inn Public House and Restaurant</u></p> <p>This one of two Public House/Restaurants within Oxspring. The Travellers Inn is located at the top of Bower Hill road adjacent the A629</p>
<p><u>Waggon & Horses Public House and Restaurant</u></p> <p>The main PH/Restaurant situated within the Historical Centre and Heart of the village. The adjoining Barn which forms part of the Premises is available for meetings, parties and gatherings.</p>
<p><u>Railway Station</u></p> <p>The nearest Railway Station is located in Penistone. Access is available for walkers and cyclists directly from the Trans Pennine Trail. The station is just 7 minutes away from Oxspring along the Trans Pennine Trail by bicycle.</p>
<p><u>Oxspring Primary School</u></p> <p>Oxspring Primary school is rated Good via Ofsted. It is located at the junction of Sheffield Road and Roughbircworth Lane.</p> <p>http://oxspringprimary.co.uk/</p>

Oxspring Post Office/Convenience Store

The Post office is located on the main Sheffield Road, close to the centre of the village. This also incorporates a small convenience store.

Village Green/Children's Play Area

The village Green is located off Roughbitchworth Lane. A large and well equipped children's play is situated alongside this area with a variety of apparatus available.

Bower Dell

Bower Dell is a green space within the village reserved for recreation and as a picnic area. The village Duck Race is currently held here annually. Oxspring Parish Council is currently in the process of purchasing trim trail apparatus to be erected in this area.

Allotments

The Council operates three allotments sites in the Parish. These are located at Clays Green, Roughbitchworth Lane and West Crescent.

There is a waiting list in operation for these allotments as they are very popular.

Contact: clerk@oxspring-parish.com

The Anthills

This is a further area of Greenspace in the village, incorporating the allotments at West Crescent. It provides a natural landscape and a footpath to the Trans Pennine Trail.

Recreation Ground

This area is predominantly used for ball games and is the home ground for Oxspring United Football Club. The village fete is also hosted annually from this Recreation Ground.

St Aidan's Church and Village Hall

Services are held at the Church on the first and third Sunday's of each month. The church also doubles as the village hall, which is utilised by Oxspring Parish Council and by many of the local Groups and clubs listed in the section below (e.g. Girl Guides, Brownies, Pilates, Oxspring Friends and Pop-in club e.t.c).

Marrtree Business Park

The Marrtree Business Park is situated on the South side of the B6462 'Sheffield Road' to the West of the village and provides several units between 3000 and 4000 sqft in size. Current tenants include: Quest Taekwondo, Tec Electrical Motors, Huttenes-Albertus (UK), Rush (UK) and Valmech Welding Services.

Wintwire Business Park

The Wintwire Business Park is situated within the River Don Valley on the north western edge of Oxspring on the site of the Oxspring Wire Mill operated by D R. Baling Wire.

There are currently ten units at the site with tenants including a car service garage, roofing contractor, lighting engineer, plant hire company and an Information Technology company

Argo Feeds

Argo Feeds Country Store and Pet Food Warehouse is located to the west of the village off of the B6462 'Sheffield Road' and opens between 08:00 and 17:30 Monday to Friday and 08:00 and 12:00 on Saturday. Argo offer a vast and ever increasing range of country clothing and pet hardware.

Penney's Petrol Station and Car Wash, Service Centre, MOT Station and Convenience Store

These facilities are located just 150 metres to the west of the village boundary off of the B6462 'Sheffield Road'.

Junction 37 of the M1 Motorway

Junction 37 of the M1 Motorway at Dodworth is located just 10 minutes away by car from the village of Oxspring.

Penistone Principal Town

Penistone is the major local service centre and provides a range of Services and facilities including:

- Tesco, Co-op and Spar supermarkets
- Several Cafe's
- Bakery
- Card Shops

- Newsagents/convenience store
- Post Office
- Butchers
- Fish & Chip Shops
- Public Houses
- Indian Restaurant
- Print shop
- Doctors Surgery
- Dentist
- Undertakers
- Community Centre/buildings
- Library
- Pharmacy
- Hairdressers & Barbers Shops
- Beauticians
- Cinema
- Car Service& MOT Centre
- Tyre centre
- Lingerie shop
- Florist
- Cycle store & service centre
- Pet shop
- Dry cleaners
- Hardware store
- Carpet & Bed Shop

Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes. Penistone is just 7 minutes away from Oxspring by bicycle along the Trans Pennine Trail.

RECORD OF LOCAL GROUPS AND CLUBS

<http://www.oxspring-parish.com/?q=content/local-groups>

There are a variety of clubs and groups active within Oxspring.

1. Girl Guiding, Rainbows & Brownies

A good, solid start to Guiding in a friendly atmosphere following our 8 point programme.

Rainbows (5-7 years) meets weekly in term time at St Aidan's on Wednesdays 6:00 to 7:00pm

Brownies (7-10 years) meets weekly in term time at St Aidan's on Tuesdays 6:15 to 7:45pm

Penistone Rangers Guides (14 and over) meets monthly at St Aidans

Mrs Jocelyn Sanderson, 49 Wentworth Road Penistone: 01226 763514

2. Slimming World

Every Thursday at 7:00pm at St Aidan's Church, Sheffield Road, Oxspring

Call Lynsey on 07852186799

3. Pilates

Every Monday and Wednesday between 9:30-10:30am at St Aidan's Church

4. Indoor Bowling Club

Every Monday in the winter months between 1:00-4:00pm at St Aidan's Church

5. Children's Dance Club

Every Monday between 4:00-6:00pm at St Aidan's Church

6. Busy Bees (Pre-school)

Every Tuesday between 9:30-11:30am at St Aidan's Church

7. Zumba

Every Friday between 6:15-7:15pm at St Aidan's Church

8. Oxspring Basketball

Basketball facilities are available to all on the playing field.
These include marked hard court with board and nets

9. Oxspring Open Gardens

Since 2004 gardens in Fields End, Tolbar Close and Brookfield have opened to visitors to raise money for macmillan Cancer Support.

10. Oxspring Parish Fishery

Anyone interested in fishing in the Don, in Oxspring, should contact Andrew.

Andrew Marsh: 01226 790126

11. Oxspring Trunce Runners

The Trunce is a 4.5 miles cross-country race held every 3 weeks in the summer months.

It starts and finishes at Oxspring playing field, by the Waggon and Horses pub.

The Trunce has been an annual event since 1968 and was started by Gordon Davies, as a training run for Stocksbridge Steel football team. It regularly attracts runners from a wide area bounded by Doncaster, Huddersfield and Barnsley.

For more details contact:

Mr Andrew Plummer, 2 stottercliffe Road, Penistone, S36 6EB: 01226 761469

12. Oxspring United Football Club

Established around 1890 and operating two senior teams and a junior team in local weekend leagues from Oxspring Playing field, by the Waggon and Horses, Oxspring.

Mr G Clamp

C/o The Waggon and Horses, Sheffield Road, Oxspring: 07595 261624

13. St Aidan's Church

St Aidan's Church is situated on Sheffield Road in the heart of the village. Holy Communion Services are held on the first and third Sunday's of each month at 9:00am

It is part of the Penistone and Thurlstone Team Ministry.

Team Vicar, Rev. David Hopkin: 01226 370954

Parish Office (Tues, Wed & Thurs: 01226 370954

14. Oxspring Friends

A fund-raising organisation for the benefit of the village.

Main events include Senior Citizen's Tea (at St Aidan's), Social events (e.g. New Year's Eve Dance) and Car Boot Sales.

Secretary – Val Shale. Contact webmaster@oxspring-parish.com for details.

15. Pop In Club

Pop in Club in Oxspring is open to everyone on Wednesday afternoon at St Aidan's (Sheffield Road) 2:00 till 4:00

We have Pool & Table Tennis, Games, Quiz, Raffle and Guest Speakers

Admission £1.20 includes tea & cake.

ROAD CONNECTIVITY

Oxspring is served by the B6462 'Sheffield Road' which leads to Penistone in the West. The B6462 connects to the A628 'Manchester Road' in Penistone and the A629 in the East, which ultimately lead to Manchester and Sheffield respectively.

The A629 also provides access to the A616 'Stocksbridge bypass' which leads to the Fox Valley Shopping Complex in Deepcar, just 4 miles away from Oxspring. Further details in respect of the Fox Valley complex are set out in the section below.

The Oxspring Parish Website confirms within the section 'Travel & Transport' that Oxspring is well connected with good links to both public transport and the national road network, with the M1 being only 10 minutes drive away, and that for those going westward, then the start of the Woodhead pass (A628) is again only 10 minutes away.

PUBLIC TRANSPORT

The Oxspring Parish website also confirms within the section 'Travel and Transport' that the nearest rail station is only a couple of miles away at Penistone. From here direct services are available to Huddersfield, Barnsley, Meadowhall and Sheffield.

Mr Gavin Bland, Principal Project Planner at South Yorkshire Passenger Transport Executive (SYLTE) the driving force behind the development of public transport in South Yorkshire, has confirmed that it is an aspiration to increase train service frequency on the Penistone Line from hourly to half hourly. We are also informed by Mr Bland that the current pacer trains utilised on the Arriva Northern franchise are due to be replaced by 2019 with a new fleet of multiple units, with other existing units likely to replace the outdated pacer trains on the Penistone Line.

Oxspring is also well served by local bus services with direct services to Penistone, Barnsley and Sheffield running on a regular basis.

Bus numbers 21, 408, 409 and 422 provide daily services from Oxspring to Penistone Grammar School Advanced Learning Centre and return. See Timetable attached.

TRANS PENNINE TRAIL

The Trans Pennine Trail (TPT) traverses the village of Oxspring from East to West and provides a safe and flat route segregated from motor vehicles, for walking and cycling. This route also provides a direct link for walkers and cyclists to the Principal Town of Penistone and its Railway Station. Access to the Station platforms is directly available from the TPT.

The TPT also forms part of the wider National Cycle Network.

The entire route is very easy to follow, being essentially one track. In Oxspring users of the trail have a choice of two routes, one leading directly east along the Dove Valley Trail to Silkstone Common, Stainbrough and Worsbrough, with links to Wakefield and Leeds. The other continues south through the Thurgoland Tunnel to Finkle Street, where again there is a choice of two routes. One goes via the Timberland Trail to Wortley, Tankersley and Elsecar before joining the Dove Valley Trail again, and the other travels south through Wharnccliffe Woods to Sheffield.

For further information see:

www.visitpenistone.co.uk/walks/tpt_penistone.html

www.transpenninetrail.org.uk

The Publication Version Barnsley Local Plan sets out within Policies E7 & E8 the need to maximise use of key assets in the Borough, such as the Trans Pennine Trail.

FOX VALLEY SHOPPING COMPLEX

Fox Valley is a unique town centre shopping destination in Deepcar with direct access from the A616 Sheffield to Manchester Road (Stocksbridge Bypass). The complex, which is based on a 28 acre former steel works site, was officially opened in June 2016.

Tenants include:

- Aldi
- Blakes Tea Room
- Cafe Gen
- Card Factory
- Central Bean Coffee House
- Champley Shoes
- Costa Coffee
- Domino's Pizza
- Fit 20 gym
- Foxy Nails
- Greggs
- Holland & Barrett
- Home Bargains
- John Crawshaw Butchers
- JoJo Maman Bebe
- M&Co
- Martyn Kemp Opticians
- Next
- NYC Bar & Grill
- Paperchase
- Pets at Home
- Ponti's Italian Kitchen
- Poundworld
- Regatta
- Sandersons Boutique department store
- Seasalt Homeware
- Simon Blyth Estate Agents
- Snap Fitness Gym
- Sorelle Jewellery
- Sports Direct
- The Edinburgh Woollen Mill
- The Old Rolling Pin Diner
- The Works-Hers& Sirs Hair Salon & Barber shop
- Timbuktu
- Timpsons
- Trek Bikes
- Vape HQ

Fox Valley also hosts a Friday, Saturday and Farmers Market. The Friday and Saturday markets run from 10:00am to 4:00pm and there are typically 15-20 stalls providing a variety

of goods from a host of local producers of meat, fish, fruit & vegetables, bread, speciality cheese, handmade gifts and much more.

The farmers market takes place on the first Saturday of every month from 9am until 3pm. The market offers a variety of high quality, locally sourced goods including fresh fruit & vegetables, homemade breads and pastries, gluten and cruelty free sweet and savoury treats, artisan chutneys and preserves, tasty cheeses, beautiful fresh flowers and much more.

The Fox Valley Farmers Market is located primarily around the piazza/fountain area within the centre and also runs along the independent quarter.

Fox Valley also offer 60,000 sqft of high quality office space, which benefits from high speed fibre optic broadband and dedicated parking. Suites range from 600 sqft.

For further information visit: www.foxvalleysheffield.co.uk

VILLAGE HIERARCHY

Oxspring is identified as a selected village within the Barnsley Unitary Development Plan (Adopted December 2000).

Paragraph 2.166 at page 7 of the Volume 13 Western Rural Community Area UDP identifies the role of Selected Villages:

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

UDP Policy WR1 identified that the Majority of new housing development would be located on sites allocated for housing in Policy WR2 and within the Housing Policy Areas of the following selected villages:

- 1) Cawthorne
- 2) Hoylandswaine
- 3) Oxspring
- 4) Silkstone
- 5) Silkstone Common
- 6) Thurgoland
- 7) Wortley
- 8) Ingbirchworth

Paragraph 4.12 of Volume 13 (Western Rural Community Area UDP) sets out that:

*“Oxpring is one of the locations in the Western Community Area for additional development **because of its physical relationship to the Penistone Urban area** and because it has the infrastructure capacity to accommodate some further development without serious detriment to the quality and character of the Green Belt.” (Our Emphasis)*

“If in the long term, there is a need to release further land for housing then there is the scope to accommodate additional development, provided it is consistent with Green Belt objectives...”

PENISTONE & SPRINGVALE

The role of the Penistone as Principal Town has only strengthened since the adoption of the UDP. This is attributable to new commercial and retail developments in the Town Centre, including the redevelopment of the former farmer's market site with a Tesco supermarket and new Market Barn.

Springvale, which forms a part of the Penistone Principal Town and borders the western boundary of Oxspring, also provides a significant employment area with an array of local businesses including: construction, motor vehicle, storage, and engineering companies.

INTERNET CONNECTIVITY

Much of Oxspring now benefits from high speed fibre optic broadband and work is underway by Openreach to install the remaining fibre cabinets and cables to complete full fibre optic connectivity throughout the village.

For further information visit:

<https://www.homeandbusiness.openreach.co.uk/fibre-broadband/when-can-i-get-fibre>