

Barnsley Local Plan – Main Matter 20 – Site Ref. EC6 – Issue: -

Whether or not the proposed housing site allocations in Urban Barnsley, Principal Towns and the larger villages would be soundly based and whether or not the exceptional circumstances exist to justify the release of land from the Green Belt?

Hearing Statement – Yorkshire Land Limited - Unique Representor Number: 23082

- 1.1 We write on behalf of our client Yorkshire Land Limited (YLL) to provide their hearing statement to Main Matter 20 of the Barnsley Local Plan Examination in Public.
- 1.2 This hearing statement focuses on the proposed housing site allocation Ref. EC6 - Land east of Sheffield Road, Oxspring. Whilst we support the allocation of new homes to Oxspring (including the number of homes being proposed by BMBC), the proposed housing allocation (and in addition proposed Safeguarded Land allocation EC7) represents a truly undeliverable residential development site. We do not believe that BMBC have appropriately tested reasonable alternatives. Accordingly, this statement concludes that BMBC's proposed allocation Site Ref. EC6 should be replaced by YLL's land interest known as Oxspring Fields.
- 1.3 This statement should be read in conjunction with the other hearing statements being submitted by YLL in respect of this stage of the BMBC Local Plan Examination in Public.

EVIDENCE TO JUSTIFY THE RELEASE OF NEW HOUSING SITES IN OXSPRING

- 2.1 In our hearing statement to Main Matter 19 we identify that there are six areas of evidence that exist to justify the need for BMBC to identify housing allocations within the Borough's Villages.
 - a. The UDP's identification of Selected Villages.
 - b. BMBC's Economic and Housing Strategies.
 - c. The need to deliver affordable housing in the Borough's least affordable locations.
 - d. PBP's & BMBC's Village Sustainability assessments.
 - e. The need for BMBC to deliver more homes than currently proposed within the Borough as a whole and consequently within the Villages.
 - f. BMBC's assessment has been retrospectively undertaken to favour Villages which contain site opportunities located on non-Green Belt land or within an ARUP Green Belt Review "resultant parcel".
- 2.2 For brevity we will not repeat our full analysis in respect of each of the above areas of evidence here. We instead refer the Inspector to our hearing statement for Main Matter 19.
- 2.3 With regards to Oxspring, there is a further piece of evidence that needs to be considered in respect of retaining the existing level of homes that BMBC propose to deliver in the settlement. This is the Independent URS Housing Needs Report for Oxspring.
- 2.4 In 2014 a Housing Needs & Capacity Assessment was prepared on behalf of Oxspring Parish Council by consultants 'URS'. The document concludes by identifying the need to deliver between 53 and 68 new homes in the Village during the period 2008 to 2026, circa 4 homes per annum. The document identifies a need for a range of house types, including affordable housing. The figures presented in the document were generated using an assessment of the population projections at that time to the year 2026. As the emerging Barnsley Local Plan now seeks to identify local planning policies for the Borough up to the year 2033, seven additional years of housing need are unaccounted for in the URS Study. There is therefore reasonable

justification for the figures identified in the URS Study to be increased accordingly to a level closer to 96 new homes.

- 2.5 In addition, the delivery of new housing allocations for Oxspring will ensure that the identified housing needs of the Village can be met. Such an approach complies with national planning policy in respect of meeting both the market and affordable housing needs required to sustain the vitality of Villages.
- 2.6 With regards to the PBP Village Sustainability Assessments, the table below identifies the conclusions for Oxspring (enclosed in Appendix A) and utilises these conclusions to identify whether a sufficient number of new homes have been distributed to each settlement.

Oxpring
<p>Due to the Village’s location and capacity for growth, development has the potential to make an important contribution to strengthening the service role of the settlement area. Particularly following the future development of the proposed employment allocation Ref. P2, and the Blackmoor Business Park should that also be allocated for employment use within the emerging Local Plan. The long-term sustainability of the Primary School will play a fundamental role in this as well. Along with any new housing developments too, for the reasons identified above.</p> <p>With this in mind, it must be remembered that the Village’s capacity for growth was specifically identified by the Inspector of the UDP, which led to the following wording being included within Paragraph 4.12 of Volume 13 (Western Rural Community Area UDP): -</p> <p><i>“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)</i></p> <p><i>“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...”</i></p> <p>The Village was also identified as a selected village within the Barnsley Unitary Development Plan (Adopted December 2000).</p> <p>This assessment, and the information previously submitted to BMBC in respect of Yorkshire Land Limited’s Oxspring Fields development provides clear evidence of the significant benefits which that development can deliver in respect of the vitality and viability of Oxspring and the surrounding area.</p> <p>No other proposed allocation in one of the Borough’s Villages seeks to enhance the community infrastructure of the settlement at the same level that the Oxspring Fields development can. It is unique and exemplary. As this assessment seeks to compare the sustainability of the Borough’s Villages on a holistic basis, the potential enhancements that the Oxspring Fields development can deliver should be fully taken into account in the future identification of housing land allocations within the Borough’s Villages.</p> <p>Oxspring is one of, if the not the most, sustainable Villages in the West of the Borough. This assessment has demonstrated that. However, the delivery of the Oxspring Fields proposals will further enhance the Village’s sustainability. Whilst also of course meeting the Village’s housing needs as identified within the Parish Council’s Independent URS Housing Needs Report.</p>

Finally, the delivery of new affordable homes is of paramount importance to the Villages. Their delivery can only be guaranteed through the release of new housing allocations above 15 homes in size due to existing policy constraints. The more sustainable the Village, the larger the housing allocation that could be provided within it and thus the greater amount of affordable homes.

BMBC Proposed Housing & Safeguarded Land Allocations = 298 Homes

PBP Proposed Housing Allocations = The Village has sufficient capacity to accommodate approximately 300 new homes from housing allocations and safeguarded land allocations. The conclusions of PBP's Village Sustainability Assessment work therefore corroborate BMBC's own conclusions in respect of the Village's capacity to grow. The differences between PBP and BMBC therefore relate solely to the selection of BMBC's proposed housing and safeguarded land allocations.

- 2.7 When combined, the pieces of evidence stated above justify the need to replace BMBC's proposed undeliverable housing allocations (rather than lose them altogether) with truly deliverable housing allocations. Otherwise the established housing needs of the Village would simply not be met.
- 2.8 The next section of this statement provides evidence that BMBC's proposed site allocation Site. Ref. EC7 should be replaced by YLL's deliverable development site known as the Oxspring Fields site.

QUESTION 20.1 & 20.3 - THE DELIVERABILITY OF BMBC'S PROPOSED HOUSING ALLOCATIONS IN OXSPRING & THE TESTING OF REASONABLE ALTERNATIVE DEVELOPMENT SITES

- 3.1 Before responding to the question in respect of reasonable alternatives, we consider it prudent to answer the Inspector's following questions in respect of the deliverability of BMBC's proposed allocations in Oxspring: -
- The proposed allocation of sites EC6 is not soundly based or justified by evidence in respect of character, landscape impact, access, flood risk, biodiversity and heritage assets.
 - There are no mitigation measures that could be put in place to overcome deliverability concerns associated with the development of the two sites.
 - The sites are simply not deliverable now, at any point in the plan period or beyond.
- 3.2 It is clear that BMBC's proposed release of site EC6 is purely on the basis of the ARUP Green Belt Review's identification of the two sites being located within a "resultant parcel" PEN9a.
- 3.3 A site's performance against the NPPF's Green Belt roles and purposes should be only one element of the assessment of a site's *suitability* when assessed against the NPPF's deliverability tests as set out in Footnote 11 of Paragraph 47. Other matters such as whether a site is suitable in relation to the character of the settlement, flood risk, access, biodiversity and heritage impact should also be considered. As should whether a site is *available* and *achievable*.
- 3.4 The ARUP Green Belt Review approach and Method report identifies at paragraph 5.3.2 that following the initial sift of formal national-level statutory designations, General Areas were assessed for three further site-based constraints including Flood Risk, Historic Environment and Topography/Landscape/Visual matters. The aim of this approach was that it would further refine the land which is potentially suitable for release from the Green Belt as a "resultant parcel". However, it is clear in the evidence we provide in this statement that this assessment has not been undertaken in a sound and justified manner.
- 3.5 Evidence will be provided in this section of the statement to demonstrate that YLL's Oxspring Fields proposals perform better in respect of the NPPF's deliverability tests than BMBC's proposed allocations EC6 and EC7.

- 3.6 However, we want to initially focus on the reason why the Oxspring Fields site has never been properly tested as a reasonable alternative by BMBC. This is due to a **factual error** within the ARUP Green Belt review which we believe goes to the very heart of the soundness of this element of the Local Plan.
- 3.7 The ARUP Green Belt Review identifies that General Areas which score 15 out of 25 when assessed against the NPPF's Green Belt purposes should be considered as a resultant parcel on account of them being considered to only *moderately fulfil* Green Belt purposes. General Areas which score 16 out of 25 or more are not taken forward as resultant parcels as they are considered to *strongly fulfil* Green Belt purposes.
- 3.8 YLL's Oxspring Fields site (together with the Blackmoor Industrial Complex) is located within parcel PEN11 within the ARUP Green Belt Review. BMBC have confirmed in an email exchange dated 21st February 2018 (enclosed at Appendix B) that General Area PEN11 was not re-assessed for resultant parcels due to it scoring 16 out of 25 in the Arup Green Belt Review.
- 3.9 ARUP's scoring of parcel PEN11 is however **incorrect due to a mis-calculation of the five individual scores**. These scores were: -
- GB Purpose 1 = **4** out of 5
 - GB Purpose 2 = **3** out of 5
 - GB Purpose 3 = **3** out of 5
 - GB Purpose 4 = **2** out of 5
 - GB Purpose 5 = **3** out of 5
- TOTAL = **15** out of 25
- 3.10 General Area PEN11 was not re-assessed despite actually scoring 15 out of 25, rather than the incorrect 16 out of 25 total as shown in the Arup Green Belt Review Document 'Penistone and Neighbouring Villages'. Which means that the General Area is actually only **moderately** fulfilling the purposes of Green Belt rather than strongly fulfilling those purposes as identified in the Arup Green Belt Review document.
- 3.11 ARUP have also incorrectly given a score of 3 points to the General Area PEN11 in respect of the Fifth purpose of the Green Belt. In accordance with ARUP's Green Belt Review Methodology, General Area PEN11 should actually have scored 2 out of 5 for this purpose as the parcel includes a large previously developed site (i.e. the Blackmoor Industrial complex). The impact of correcting this further error would reduce the overall score of the General Area further to 14 out of 25.
- 3.12 On account of these two **vital** errors, we believe that the failure to re-assess General Area PEN11 for resultant parcels has a significant impact in respect of the soundness of the plan as the Council have failed to appropriately test reasonable alternatives for PB development in Oxspring.
- 3.13 At present, Green Belt Resultant Parcel PEN9a (in which proposed allocations EC6 & EC7 are located) is currently the only resultant parcel identified in Oxspring through the ARUP Green Belt Review process, as General Area PEN11 was not reassessed as a result of incorrect scoring. If it had been, the evidence indicates that YLL's proposed Oxspring Fields site would have been identified as being located within a resultant parcel as the assessment for General Area PEN11 confirms that the "*Trans Pennine Trail within a dismantled railway could represent a strong internal boundary should the General Area be considered for sub-division*". As the Inspector is aware, the Trans Pennine Trail forms the southern boundary of YLL's proposed Oxspring Fields site.

- 3.14 Furthermore, it has been recognised by BMBC's Head of Planning in verbal exchange with the Local Plan Inspector at the previous hearing sessions, that should the Blackmoor Business Park (located to the east of YLL's Oxspring Fields site) come forward for development (we would argue that this is the case whether it is developed or not given its previously developed nature in accordance with Local Plan Policy E5), this would render the Oxspring Fields site as "infill development" on account of the site's other defined boundaries namely the Trans Pennine Trail, Sheffield Road and the existing Village boundary.
- 3.15 The correct assessment of General Area PEN11 would thus have led to the release of the Oxspring Fields site to be assessed for development on account of its location in a resultant parcel, along with resultant parcel PEN9a. Leading to BMBC needing to assess which of the two resultant parcels would be most appropriate to deliver new residential development.
- 3.16 As stated above, the assessment against Green Belt purposes is only one element in assessing the full deliverability of a site for residential development. We have no doubt that if BMBC had undertaken a full comparative assessment of the deliverability of YLL's Oxspring Fields site against proposed allocations EC6 & EC7, the Oxspring Fields site would now represent the proposed housing allocation for Oxspring.
- 3.17 Enclosed with this statement in Appendix C is a letter from Smeeden Foreman dated 20th February 2018 which provides further details in respect of the errors associated with the scoring of General Area PEN11 within the ARUP Green Belt Review. The letter also provides a comparison of the Oxspring Fields site against BMBC's proposed allocations EC6 & EC7 when measured against a number of environmental impact considerations.
- 3.18 The Smeeden Foreman letter identifies that Resultant Parcel PEN9a (in which sites EC6 & EC7 are located) 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, including: -
- *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 Draft Oxspring Neighbourhood Plan*
 - *Development would encroach upon the tree lined River Don corridor, an important ecological feature locally and one that BMBC have previously identified that they wish to remain open and undeveloped.*
 - *Resultant Parcel PEN9a lies alongside the Oxspring Rocher Valley. Adopted Barnsley Unitary Development Plan Policy WR2/7 identifies that the Oxspring Rocher is a pleasant river valley of the River Don, which 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 B1: 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 Upper Don 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”*

3.19 In comparison, the Smeeden Foreman letter confirms that the development of YLL’s Oxspring Fields site, which scored as a category 1 ‘deliverable’ site within the SHLAA, 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 on account of the following: -

- *Having established that Arup identify 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 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 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 historical pattern of development in Oxspring is recognised within the Draft Oxspring Neighbourhood Plan (March 2016) which recognises at paragraph 4.3 on page 14 where it states 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.

- *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.**” However, development of land along Sheffield Road in the eastern part of the General Area would have no effect on the village of Thurgoland as a result of the topography, which rises sharply from Blackmoor. Furthermore, the village of Thurgoland is situated out of sight beyond this topography. 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.*
 - *The ‘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.*
 - *The reference by Arup 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.*
- 3.20 Smeeden Forman's assessment establishes that sites EC6 & EC7 cannot be considered *suitable* sites for residential development. The letter also confirms that the area of land to the north of the Trans Pennine Trail within General Area PEN11 (which includes YLL's Oxspring Fields site) is far more suitable when factors that make up the environmental role of sustainable development are considered.
- 3.21 There are two further tests associated with the deliverability of residential development sites. Availability and Achievability. With regards to availability, we remain to be convinced that both sites EC6 & EC7 has been confirmed as available for development.
- 3.22 With regards to achievability, we have previously informed the Inspector that following the publication of proposed development sites by BMBC, if these sites are located in strong market locations then developers will assess their deliverability and seek to get in touch with the landowners if they consider the sites to be deliverable.
- 3.23 Discussions with David Wilson Homes, Duchy Homes, Avant Homes and Taylor Wimpey have confirmed that whilst sites EC6 & EC7 are located in the Borough's strongest housing market area, residential development on these two sites is simply un-achievable on account of constraints associated with access; topography; drainage and flood risk. Letters received from each of these developers are enclosed with this statement in Appendix D.
- 3.24 Four national housebuilders consider sites EC6 & EC7 to represent un-achievable development sites. When considered alongside the evidence provided by Smeeden Foreman, it is unequivocal that the Oxspring Fields proposals represent an appropriate site for residential development.
- 3.25 Utilising the evidence presented above, alongside an assessment of BMBC's own evidence base, the table enclosed in Appendix E provides PBP's deliverability assessment of BMBC's proposed site allocations in Oxspring. Our assessment confirms that we consider Site Ref.EC6 is not deliverable on account of topographical, drainage, landscape, heritage, flood risk and availability issues.

- 3.26 The evidence presented in this statement, alongside that previously provided by YLL, confirms that ***the Oxspring Fields site represents the most sustainable and deliverable residential development site located within the most sustainable Village in the Western Rural part of the Borough.*** If the site isn't identified as a potential allocation in place of sites EC6 & EC7 within future versions of the Local Plan, then this would in our view raise substantial issues in respect of the soundness of the plan.
- 3.27 Once BMBC have corrected the ARUP Green Belt review in respect of the scoring of PEN11 (resulting in Oxspring Fields being located in a resultant parcel) BMBC will then be able to reasonably test the Oxspring Fields site as an alternative to sites EC6 & EC7. The results of this testing would then surely lead to the proposed allocation of the Oxspring Fields site.
- 3.28 Especially when the delivery of **up to** 150 new homes at the Oxspring Fields site (of which 50 (30%) would be affordable) 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 Oxspring Neighbourhood Plan including: -
- A £500k contribution towards the delivery of a new Sports/Community Pavilion;
 - A new Community/Country 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.
- 3.29 Benefits that proposed allocations EC6, EC7 & EC8 in Oxspring could not deliver, even if they represented deliverable sites.

QUESTION 20.4 - EXCEPTIONAL CIRCUMSTANCES FOR THE RELEASE OF ADDITIONAL LAND FROM THE GREEN BELT

- 4.1 Land needs to be released from the Green Belt in order to ensure that the Borough's economic and housing strategies can be met. At present BMBC cannot demonstrate a five-year supply of deliverable housing land and has not been able to demonstrate a five-year land supply for several years. The release of land from the Green Belt is therefore required immediately in order for the Borough to begin to both rectify the current pattern of housing under-delivery, to ensure that housing delivery meets the required annual rate across the entire plan period and to rectify the undersupply of Employment land.
- 4.2 Currently 77% of the area of the Borough is located within the Green Belt. BMBC has identified that The Local Plan proposals result in the removal of 760 hectares (net) of land from the Green Belt, so that 74.6% of the Borough would be within the Green Belt.
- 4.3 As identified in YLL's response to Main Matter 17, Peter Brett Associates' re-assessment of BMBC's Objectively Assessed Housing Need (OAHN) has identified the need for BMBC to deliver at least 1,389 homes in accordance with the Inspector's previous findings. This increase would result in the need to release approximately a further **0.6%** of land from the Borough's Green Belt in order to meet the robustly evidenced OAHN.
- 4.4 YLL's proposed release of the Oxspring Fields site in place of proposed allocations EC6 & EC7 would result in no net loss of Green Belt. YLL have previously submitted a plethora of evidence

to demonstrate that the site does not fulfil any of the NPPF's Green Belt's purposes; that the site can be considered a truly deliverable residential development site; and that the site's delivery can provide a number of benefits to the Village of Oxspring. Please refer to YLL's previously submitted evidence in respect of this site.

APPENDIX A



BMBC VILLAGE SUSTAINABILITY ASSESSMENT – OXSPRING

PREPARED BY PB PLANNING LTD – 2ND NOVEMBER 2017

This assessment of the sustainability of Oxspring has been undertaken using PB Planning’s revised assessment criteria. It has also been undertaken on the basis of a comparison of the sustainability between each of Barnsley’s Villages, given that the objective of the assessment is to provide a hierarchy of the Borough’s Villages in respect of sustainability criteria. As part of this process we have also considered the proposed development being put forward by developers within each of the Villages and the sustainability enhancements they can offer. The scoring used mirrors that previously suggested by BMBC (Low = 1; Medium = 2 & High = 3). We have taken the general approach that where the criteria/facility is within the Village it scores a “High”; where the criteria/facility is within proximity/is accessible to the Village it scores a “Medium”; and where the criteria/facility is not located within proximity/is accessible to the Village it scores a “Low”. Where Villages have a “unique” opportunity to enhance the criteria/facility then it scores an extra point (but never greater than a High).

INDICATOR	CRITERIA	SCORE	COMMENTS
EXISTING SETTLEMENT CAPITAL			
	Service Role of the Settlement	2	The settlement contains three existing employment areas within its boundaries and a future proposed employment allocation (Site Ref. P2). It also contains a Primary School which is populated by pupils from both the Village and the surrounding area. There is also a Village Store and Post Office.
	OVERALL SCORE	2	
Transport Accessibility	Potential for walking and cycling to Service Centre	3	<p>With regards to access to services, Manual for Streets published in 2007 highlights that walking offers the greatest potential to replace short car trips, particularly those under 2km (1.3 miles).</p> <p>Penistone is the Village’s nearest Service Centre and adjoins Oxspring’s boundary. The town centre of Penistone is located within 1 mile of Oxspring’s boundary.</p> <p>Access is available for walkers and cyclists to Penistone directly from the Trans Pennine Trail. The Train station is just 7 minutes away from Oxspring along the Trans Pennine Trail by bicycle. Access to the Trans Pennine Trail is currently gained from Roughbirchworth Lane close to the centre of the village.</p>

			<p>Hourly Bus Services to Penistone Town Centre are available from Oxspring, with a journey time of 5 minutes using either Bus Service 21 or 23.</p>
	<p>Existing public transport accessibility to employment areas and Service Centres</p>	<p>3</p>	<p>The nearest Railway Station is located in Penistone. From here direct services are available to Huddersfield, Barnsley, Meadowhall and Sheffield. 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. Access to the Trans Pennine Trail is currently gained from Roughbirchworth Lane close to the centre of the village.</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. Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes. Bus numbers 21, 408, 409 and 422 also provide daily services from Oxspring to Penistone Grammar School Advanced Learning Centre and return.</p> <p>Oxspring contains three existing employment areas within its boundaries and a future proposed employment allocation (Site Ref. P2). All of these employment areas are located within walking and cycling distance of the residents of the Village.</p>
	<p>Access to the strategic road network</p>	<p>2</p>	<p>Junction 37 of the M1 Motorway at Dodworth is located just 10 minutes away by car from the village of Oxspring.</p> <p>Oxspring is located within 0.5 miles of the A629 Halifax/Sheffield Road which provides connections to the A628/Manchester to Barnsley Road within 2 miles of the Village.</p> <p>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 leads to Huddersfield in the North West.</p> <p>The A629 also provides access to the A616 'Stocksbridge bypass' which leads to the Fox Valley Retail, Food and Leisure Complex in Deepcar, just 4 miles away from Oxspring. Further details in Respect of the Fox Valley complex are set out in the enclosed note.</p> <p>The Oxspring Parish Website confirms within the section 'Travel & Transport' that Oxspring is well connected with good links to both public transport and the</p>

			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.
	OVERALL SCORE	8	
Shopping	Access to Retail Centre Hierarchy	3	<p>The boundary of the Village's nearest Service Village adjoins Oxspring's boundary and the town centre of Penistone is located within 1 mile of Oxspring's boundary.</p> <p>Access is available for walkers and cyclists to Penistone (the nearest Retail Centre) directly from the Trans Pennine Trail. The station is just 7 minutes away from Oxspring along the Trans Pennine Trail by bicycle. Access to the Trans Pennine Trail is currently gained from Roughbitchworth Lane close to the centre of the village.</p> <p>Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes.</p>
	Access to Supermarket	2	<p>The nearest supermarket is in Penistone and is located within 1 mile of Oxspring's boundary. Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes.</p> <p>Oxpring Post Office is located on the main Sheffield Road, close to the centre of the village. This also incorporates a small convenience store.</p> <p>Penney's Petrol Station and Car Wash, Service Centre, MOT Station and Convenience Store are located just 150 metres to the west of the village boundary off of the B6462 'Sheffield Road'.</p>
	OVERALL SCORE	5	
Leisure	Access to Outdoor Recreation	3	<p>Oxpring has its own 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. Our client, Yorkshire Land Limited's, proposed development at Oxspring Fields would seek to significantly enhance this facility, with the provision of a sports pavilion/community building.</p> <p>The Village Green, located off Roughbitchworth Lane, has a large and well-equipped children's play area with a variety of apparatus available.</p>

			<p>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.</p> <p>The Council operates three allotment sites in the Parish, these being at Clays Green, Roughbirchworth Lane and West Crescent. There is a waiting list in operation for these allotments as they are very popular.</p> <p>The Trans Pennine Trail traverses Oxspring which provides a high quality asset for walking and cycling and equestrian users. The Trans Pennine Trail also forms part of the National Cycle Network.</p> <p>The Anthills is a further area of Green Space, incorporating the Allotments at West Crescent, It provides a natural landscape and a footpath to the Trans Pennine Trail.</p>
	Access to Leisure Centre	2	The nearest leisure centre is in Penistone and is located within 1.5 miles (cycling distance) of Oxspring's boundary. The Leisure Centre offers a wide array of facilities for the general public to hire including: - Synthetic Turf Pitch; Tennis Courts; Sports Hall; Gym/Dance Studio; & Fitness suite with Technogym Wellness System. Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes.
	Access to other leisure opportunities (including pubs etc)	3	<p>Waggon & Horses Public House and Restaurant is 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. There is also the Travellers Inn Public House and Restaurant, which is located at the top of Bower Hill road adjacent the A629.</p> <p>St Aidan's Church and Village Hall hold services 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 enclosed note (e.g. Girl Guides, Brownies, Pilates, Oxspring Friends and Pop-in club etc).</p>
	OVERALL SCORE	8	
Education & Health	Access to a Primary School	3	Oxspring Primary school is rated Good via Ofsted. It is located at the junction of Sheffield Road and Roughbirchworth Lane. The school is populated by pupils

			from both the Village and the surrounding area. Recent evidence suggests that there will be pupil spaces available in the near future.
	Access to a Secondary School	2	<p>Penistone Grammar School Advanced Learning Centre is located within 1.5 miles (cycling distance) of Oxspring's boundary.</p> <p>Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes. Bus numbers 21, 408, 409 and 422 also provide daily services from Oxspring to Penistone Grammar School.</p> <p>Recent evidence suggests that there will be pupil spaces available in the near future.</p>
	Access to Health Facilities	2	<p>There are a number of health facilities located within Penistone. The nearest to Oxspring is the Penistone Clinic which is located within 1 mile of Oxspring's boundary. A further Health Centre is located within 1.3 miles at Thurgoland, which is just 5 minutes away by bus.</p> <p>Thurgoland Doctor's Surgery and Medical Centre is operated by the Penistone Group Practice and incorporates an onsite pharmacy. Appointments can be made to see the GP, Nurse and Health Care Assistants at this facility. In addition to General Practice appointments, Several Clinics are available including Asthma Clinic, Child Health and Development, Learning Disability Health Check, Long-Acting Reversible Contraception, Gynaecology and orthopaedics (Hip & Knee).</p>
	OVERALL SCORE	7	
Employment	Potential for walking/cycling to Employment Opportunities	3	<p>The Marrtree Business Park is situated on the South side of the B6462 'Sheffield Road' within the village and provides several units between 3000 and 4000 sq.ft in size. Current tenants include: Quest Taekwondo, Tec Electrical Motors, Huttenes-Albertus (UK), Rush (UK) and Valmech Welding Services.</p> <p>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.</p> <p>The Horseshoe Haulage and Distribution Company depot and Argo Feeds Country Store and Pet Food Warehouse is located to the west of the village off of the B6462 'Sheffield Road'. Argo opens between 08:00 and 17:30 Monday to</p>

			<p>Friday and 08:00 and 12:00 on Saturday, offering a vast and ever-increasing range of country clothing and pet hardware.</p> <p>A number of further existing employment opportunities exist within the Springvale area of Penistone. The Springvale area borders the western boundary of Oxspring, and provides a significant employment area with an array of local businesses including: construction, motor vehicle, storage, and engineering companies.</p>
	Potential for Public Transport to Employment Opportunities	3	In addition to the Marrtree, Wintwire and Argo Feeds employment areas listed above, additional employment opportunities are located within Penistone. As also identified above, Penistone is located within walking/cycling distance of Oxspring and there is a frequent bus service with a journey time of 5 minutes.
	Access to Employment Opportunities within the Settlement Area	3	In addition to the Marrtree, Wintwire and Argo Feeds employment areas listed above, additional employment opportunities are located within Penistone. As also identified above, Penistone is located within walking/cycling distance of Oxspring and there is a frequent bus service with a journey time of 5 minutes.
	OVERALL SCORE	9	
PLANNED IMPROVEMENTS			
Programmed Transport Improvements	Identified public transport improvements	2	<p>It is our view that none are currently needed in order to retain the sustainability of the Village. However, as funding is usually distributed to strategic road/rail facilities in the first instance then Oxspring is well placed to benefit from any improvements.</p> <p>This would especially be the case should our client, Yorkshire Land Limited's, Oxspring Fields development proposals be allocated within the Local Plan. The site would enhance the viability of the current bus routes along Sheffield Road and also provide new connections to the Trans Pennine Trail which would improve access to Penistone Train Station and in-turn increase the viability of the local rail service by providing additional passengers.</p> <p>We are also aware of proposed improvements (including a Transport Interchange including a 100 space car park) at Penistone Train Station by South Yorkshire Passenger Transport Executive which will benefit the sustainability of the Village on account of the short distance between the two.</p>
	Identified strategic road improvements	2	It is our view that none are currently needed in order to retain the sustainability of the Village. However, as funding is usually distributed to strategic road/rail facilities in the first instance then Oxspring is well placed to benefit from any improvements.

			We would say at this point that our client's (Yorkshire Land Limited's) Oxspring Fields development will remove an existing standing surface water issue on the Sheffield Road at peak rain fall periods. Surface Water currently runs off the site and "ponds" at point along Sheffield Road, creating highway safety issues. The development of the Oxspring Fields site in the manner proposed would provide a positive drainage system within the site, including surface water retention basins, thus removing surface water from Sheffield Road at peak rainfall periods.
Employment	Potential to increase access to employment through Local Plan allocations	3	The only proposed new employment allocation in the Penistone area is due to be located within Oxspring (Site Ref. P2).
	Potential to increase access to employment through proposed Local Plan allocations that are being promoted by developers/landowners	3	Our client, Yorkshire Land Limited, are promoting the development of a previously developed site, currently a redundant MoD fuel depot, known as Blackmoor Business Park for employment use through the emerging Local Plan. The site is sustainably located between Oxspring & Thurgoland. It is accessible by cycling and bus to these two Villages, as well as Penistone. Aside from Employment Allocation P2, It is the only other employment allocation being proposed in the Penistone area. An area which is currently due to only receive 1% of the Local Plan's proposed employment allocations. The site's allocation would provide a catalyst to deliver a high quality rural business park and the provision of much needed additional employment opportunities in the Western Rural area of the Borough.
OVERALL SCORE		10	
PHYSICAL CAPITAL TO DEVELOPMENT			
Environment	Capacity for growth in terms of biodiversity value	2	Whilst there are areas of the Village where growth would be restricted due to biodiversity value, the area immediately adjacent to the south-east of the Village is of low ecological value. Development could be provided within this area without having an adverse impact on existing areas of biodiversity value in the Village.
	Capacity for growth in terms of flood risk	2	Whilst there are areas of the Village where growth would be restricted due to flood risk issues (adjacent to the River Don for example), the area immediately adjacent to the south-east of the Village is located within Flood Risk Zone 1. We are also aware of potential drainage complications associated with any development to the south west of the Village in the immediate area of Safeguarded Land site SAF18.
	Capacity for growth in terms of landscape capital	2	Due to the presence of undulating topography and a lack of defensible boundaries, the undeveloped areas located to the north, west and south of the Village would have an impact on the areas of landscape value which surround the

			Village. However, land adjacent to the south-east of the Village is relatively flat and is bound by strong defensible boundaries in the form of the Trans Pennine Trail, Sheffield Road, the River Don, the redundant MoD fuel depot and the Yorkshire Water Waste Water Treatment Works beyond. There is therefore capacity for growth in terms of landscape capital to the south-east of the Village.
	Capacity for growth in terms of Built Heritage Assets	2	The Village's existing Built Heritage Assets are confined to the central area of the settlement. Sensitive and sympathetic development proposals located adjacent to the Village's existing settlement boundary would not have an adverse impact on the Built Heritage Assets of the Village.
	OVERALL SCORE	8	
DIGITAL INFRASTRUCTURE			
	Potential access to 4G mobile network	3	4G coverage is available in the Village. The delivery of additional homes to the Village will of course incentivise mobile phone companies to seek to roll out their network coverage to the Village. (EE Network Checker indicates that 4G is available: https://ee.co.uk/why-ee/mobile-coverage#theCoverageContainer)
	Potential access to Superfast Broadband	2	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.
	OVERALL SCORE	5	
POTENTIAL BENEFITS OF GROWTH			
Building Settlement Infrastructure	Potential to contribute towards viability of improved public transport services	3	<p>Whilst the Village benefits from hourly bus service, the delivery of new homes will of course incentivise bus operators to increase services or the frequency of services should new housing developments be proposed in the Village. This would especially be the case should the Blackmoor Business Park be allocated for employment use in the emerging Local Plan.</p> <p>In addition, as BMBC are aware, Yorkshire Land Limited are offering as part of their Oxspring Fields proposals, in combination with their scheme at Wellhouse Lane, Penistone (draft housing allocation Ref. H82), to facilitate the delivery of a <i>Strategic Public Transport Interchange</i> at Penistone Train Station. A scheme which would also include a 100-space car park, a pedestrian bridge crossing, a tourist information centre, café and toilets.</p> <p>The provision of these facilities will generate major economic benefits to the area. They will deliver enhanced facilities for communities, local businesses and promote tourism in this area of the Borough. The facility will deliver a great sustainable benefit to Penistone and its environs, which include Oxspring, leading to a much-improved Public Transport service, reducing congestion on the local</p>

			road network and ultimately addressing significant barriers to the future growth of the area.
Potential for contributing towards the viability of health provision	3		Yorkshire Land Limited's Oxspring Fields proposals include the potential to vastly enhance the existing Parish recreation ground through the delivery of new sports facilities and a Community Building/sports pavilion to be funded by the development. It is envisaged that the new Community Building will provide facilities for a drop-in Doctor's Surgery, thus providing health provision with the Village.
Potential for contributing towards the viability of primary school provision	3		<p>The delivery of new homes in the Village will help to sustain the Village's Primary School through the provision of new pupils from the immediate locality. Both safeguarding the school's future and also improving the sustainability of the Village through reducing traffic movements from pupils who currently attend the school from outside of the area. Recent evidence suggests that there will be pupil spaces available in the near future.</p> <p>Yorkshire Land Limited's Oxspring Field proposals will also provide new pedestrian/cycle access points (including disabled access) to the Trans Pennine Trail adjacent the proposed Tourism Hub to further enhance the accessibility of the proposed new community facilities to local residents.</p>
Potential for contributing towards the viability of secondary school provision	2		<p>The delivery of new homes in the Village will help sustain Penistone Grammar School through the provision of new pupils from the locality.</p> <p>Penistone Grammar School Advanced Learning Centre is located within 1.5 miles (cycling distance) of Oxspring's boundary. Hourly Bus Services to Penistone are available from Oxspring, with a journey time of 5 minutes. Bus numbers 21, 408, 409 and 422 also provide daily services from Oxspring to Penistone Grammar School.</p> <p>Recent evidence suggests that there will be pupil spaces available in the near future.</p>
Potential for contributing towards the vitality and viability of the retail centre	3		The delivery of new homes within the Village will help to sustain existing retail facilities within the Village and Penistone. The expenditure from new residents in the area will equate to circa £25k per annum per household. The larger the proposed development the larger the expenditure and new job creation in the area's retail sector. Without the delivery of new homes within Villages, existing facilities may be lost due to loss of customers and footfall due to declining populations.

			<p>In addition, Yorkshire Land Limited's Oxspring Fields development will also deliver a new Tourism Hub, located within a new country park. The new tourism facility adjoining the Trans Pennine Trail intends to make Oxspring a "green hub" of pedestrian, equestrian and cycle journeys along its routes. Such facilities to be provided will include new and increased accessibility to the Trans Pennine Trail (including dedicated disabled access), the provision of a cycle hire shop, a café, small craft workshops/business units, St John's first aid station, Horse Tie-up points, drinkers and shelter and additional car parking facilities to the south-eastern corner of the country park. All of which will aid and enhance the tourism offer of the Village. Such measures are attainable and YLL wish to work with the local community towards their delivery.</p>
	<p>Potential to contribute towards strengthening the service role of the settlement</p>	<p>3</p>	<p>Due to the Village's location and capacity for growth, it has the potential to make an important contribution to strengthening the service role of the settlement area. Particularly following the future development of the proposed employment allocation Ref. P2, and the Blackmoor Business Park should that also be allocated for employment use within the emerging Local Plan. The long-term sustainability of the Primary School will play a fundamental role in this as well. Along with any new housing developments too, for the reasons identified above.</p> <p>With this in mind, it must be remembered that the Village's capacity for growth was specifically identified by the Inspector of the UDP, which led to the following wording being included within Paragraph 4.12 of Volume 13 (Western Rural Community Area UDP): -</p> <p><i>"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)</i></p> <p><i>"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..."</i></p> <p>The Village was also identified as a selected village within the Barnsley Unitary Development Plan (Adopted December 2000). Paragraph 2.16 at page 7 of the Volume 13 Western Rural Community Area UDP identifies the role of Selected Villages: -</p>

			<p><i>“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.”</i></p>
	Potential to increase vitality/viability of the settlement through proposed Local Plan allocations that are being promoted by developers/landowners	3	<p>This assessment, and the information previously submitted to BMBC in respect of Yorkshire Land Limited’s Oxspring Fields development provides clear evidence of the significant benefits that the development can deliver in respect of the vitality and viability of Oxspring and the surrounding area.</p> <p>No other proposed allocation in one of the Borough’s Villages seeks to enhance the community infrastructure of the settlement at the same level that the Oxspring Fields development can. It is unique and exemplary. As this assessment seeks to compare the sustainability of the Borough’s Villages on a holistic basis, the potential enhancements that the Oxspring Fields development can deliver should be fully taken into account in the future identification of housing land allocations within the Borough’s Villages.</p> <p>Oxspring is one of, if the not the most, sustainable Villages in the West of the Borough. This assessment has demonstrated that. However, the delivery of the Oxspring Fields proposals will further enhance the Village’s sustainability. Whilst also of course meeting the Village’s housing needs as identified within the Parish Council’s Independent URS Housing Needs Report.</p> <p>Finally, the delivery of new affordable homes is of paramount importance to the Villages. Their delivery can only be guaranteed through the release of new housing allocations above 15 homes in size due to existing policy constraints. The more sustainable the Village, the larger the housing allocation that could be provided within it and thus the greater amount of affordable homes.</p>
	OVERALL SCORE	20	
TOTAL OVERALL SCORE		82	

APPENDIX B

Langley , Marcus

From: Paul Butler
Sent: 09 March 2018 16:26
To: Paul Butler
Subject: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01

Importance: High

From: Jenkinson , Joe
Sent: 21 February 2018 08:53
To: Office
Cc: Tweed , Paula; Miller , Roy Councillor
Subject: RE: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01

Correct Sam.

Regards

Joe Jenkinson
Head of Planning & Building Control
Economic Regeneration Service
Barnsley Metropolitan Borough Council

Telephone:
Email:
Mail: Westgate Plaza, PO Box 604, Barnsley, S70 9FE

From: Office [<mailto:office@yorkshireland-ltd.com>]
Sent: 20 February 2018 16:34
To: Jenkinson , Joe
Cc: Tweed , Paula; Miller , Roy Councillor
Subject: RE: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01
Importance: High

Dear Joe,

Thank you for your email. We appreciate your heavy workload at present.

We believe we have ascertained the issue ourselves;

General Area PEN9 was assessed to score 15 out of 25 in the Green Belt Review and was therefore deemed to be only **moderately** fulfilling the purposes of Green Belt. In accordance with the Green Belt Methodology, because the General Area was deemed to be only **moderately** fulfilling the purposes of Green Belt, the General Area PEN9 was re-assessed for resultant parcels.

General Area PEN11 (which contains our Oxspring Fields site) was assessed to score 16 out of 25 and was therefore deemed to be **strongly** fulfilling the purposes of Green Belt and therefore did not meet the criteria to be assessed further for Resultant Parcels.

Please can you kindly confirm that this interpretation is correct? A short reply (yes or no) will suffice.

Regards.

Yours sincerely

YORKSHIRE LAND Limited

Samuel S. Green
Business Manager

E: office@yorkshireland-ltd.com

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YORKSHIRE LAND Limited is a Limited Company registered in England & Wales.

Company Number: 2185995 Registered Office: Tattersall House, East Parade, Harrogate, HG1 5LT

From: Jenkinson , Joe
Sent: 20 February 2018 11:10
To: Office; Tweed , Paula
Cc: Miller , Roy Councillor
Subject: RE: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01

Morning Sam,

I'm now back in the office and have had chance to review your letter. As I'm sure you'll appreciate, we are incredibly busy preparing responses to the Inspector's Main Issues, Matters & Questions for Stage 4 as well as engaging, as you saw me doing at Oxspring Parish Council's last meeting, with communities that are only just finding out that they are going to be affected by potential site allocations. We have already devoted a substantial amount of time to answering your various queries regarding the Oxspring Fields site and given the other demands on our time, I am unable to commit to answering any further queries regarding the site unless these are directed to us by the Planning Inspector.

I trust this explains our position.

Regards

Joe Jenkinson
Head of Planning & Building Control
Economic Regeneration Service
Barnsley Metropolitan Borough Council

Telephone:
Email:
Mail: Westgate Plaza, PO Box 604, Barnsley, S70 9FE

From: Office [<mailto:office@yorkshireland-ltd.com>]
Sent: 20 February 2018 10:52
To: Tweed , Paula
Cc: Jenkinson , Joe; Miller , Roy Councillor
Subject: RE: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01

Good morning Paula,

We refer to our letter to Mr Jenkinson dated 14 February 2018. Having received an out of office response, we subsequently forwarded the letter for your attention.

Please can you confirm, by return, why General Area PEN11 was not reassessed for resultant parcels?

Regards

Yours sincerely

YORKSHIRE LAND Limited

Samuel S. Green

Business Manager

E: office@yorkshireland-ltd.com

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From: Tweed , Paula
Sent: 15 February 2018 14:33
To: Office
Subject: RE: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01

Dear Mr Green,

I can confirm receipt of your letter.

Kind regards

Paula Tweed
Planning Policy Group Leader, Planning Policy
Economic Regeneration Service
Place Directorate
Barnsley Metropolitan Borough Council
P.O Box 604, Barnsley S70 9FE

From: Office [<mailto:office@yorkshireland-ltd.com>]
Sent: 15 February 2018 12:28
To: Tweed , Paula
Cc: Miller , Roy Councillor
Subject: FW: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01
Importance: High

Dear Paula,

Please see the attached letter, which we sent for the attention of Joe Jenkinson this morning.

We have since received an automated out of office response from Mr Jenkinson, stating that he will not be available until 19 February and wonder whether you would be able to provide a response on his behalf, in your capacity as Planning Policy Group Leader, considering that he would most likely have consulted you on this matter in any event.

Regards

Yours sincerely
YORKSHIRE LAND Limited

Samuel S. Green
Business Manager

E: office@yorkshireland-ltd.com

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Company Number: 2185995 Registered Office: Tattersall House, East Parade, Harrogate, HG1 5LT

From: Office [<mailto:office@yorkshireland-ltd.com>]
Sent: 15 February 2018 11:45
To: 'Jenkinson , Joe'
Cc: 'Miller , Roy Councillor'
Subject: YORKSHIRE LAND Limited - LETTER YLL/JJ/2018-02.01

Dear Joe,

Please see the attached letter.

Regards

Sam.

YORKSHIRE LAND Limited

Samuel S. Green
Business Manager

E: office@yorkshireland-ltd.com

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APPENDIX C

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

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





BLACKMOOR INDUSTRIAL COMPLEX



Mr J Jenkinson

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

13th 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

MARK SMEEDEN

Chartered landscape architect

BA DipHort DipLA MCIHort CMLI.

APPENDIX D



Paul Butler
PB Planning
PO Box 827
York
YO31 6EE

Taylor Wimpey Yorkshire
Sandpiper House
Peel Avenue
Calder Park
Wakefield
Yorkshire WF2 7UA

www.taylorwimpey.co.uk

28th February 2018

Dear Mr Butler,

RE: Draft Housing Allocation Site EC6 – Land East of Sheffield Road, Oxspring

Further to our recent correspondence regarding the emerging Barnsley Local Plan and the above site. As discussed, we have carried out a review to establish whether we consider the site to be a suitable opportunity for development should it be allocated within the new Local Plan.

With regards location, I can confirm that, as a business, we are keen to acquire land for residential development in this part of the district. We consider Oxspring to be in a good market location with strong demand for new housing due, in part, to its connectivity with both Barnsley and Sheffield. Indeed, we have already expressed our interest in acquiring land in neighbouring Penistone, and subject to suitability we would be interested in acquiring land within both settlement areas.

However, in relation to site EC6 – Land East of Sheffield Road, Oxspring, we note a number of possible technical constraints and challenges that may restrict or limit its potential for housing development as summarised below:

- Topography – the land immediately and significantly drops away from Sheffield Road towards the north eastern boundary close to the River Don – estimated at a fall of around 1 in 6 (without the benefit of a topographical survey). This presents a clear challenge in terms of meeting highways design guidelines and standards for both forming an appropriate new junction platform (which typically requires a minimum of 5m at 1 in 20 perpendicular to the main road) and subsequently achieving satisfactory maximum road gradients within the site (typically between 1 in 10 and 1 in 15).
- Flood Risk and SUDS – part of the site is on lower lying ground next to the River Don and is included within Flood Zone 3. This land would not only be unsuitable for residential development but also for an attenuation basin or associated underground storage as typically required by Yorkshire Water. We therefore have initial concerns as to how an appropriate solution could be achieved for surface water drainage on the site without significantly prejudicing developable area.

Taylor Wimpey UK Limited
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- Services – there appears to be overhead lines crossing the site and further feasibility work would be required to establish the acceptability and cost of diversion, which could ultimately impact viability.
- Viability – in light of the challenging topography we would expect the resultant coverage and overall numbers achieved to be potentially lower than the indicative yield of 60 units across a net area of 2 hectares. Based on our experience, the external works and retaining features required to achieve necessary development levels would be significant, costly, and perhaps prohibitive in terms of its viability for development.

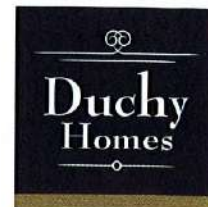
For the above reasons, we consider that site EC6 – Land East of Sheffield Road, Oxspring, is unlikely to be suitable for development by Taylor Wimpey Yorkshire at this time, and our intention would be to pursue other potential development sites for acquisition as a result.

We hope this letter is informative and helpful with your ongoing involvement with the Barnsley Local Plan.

Yours sincerely,

Andrew Jones MA MRTPI
Senior Land Manager

Taylor Wimpey Yorkshire



02 March 2018

FAO: Paul Butler
PB Planning
PO Box 827
YORK
YO31 6EE

Dear Paul

Re: Land in Oxspring

I visited Oxspring earlier this week with my Head of Design, David Hoyland, to view BMBC's housing proposal site EC6. Site EC6 is proposed by BMBC to deliver 60 homes and covers an area of 3.4 Hectares (8.4 acres). Prior to our site visit we were intending to contact the site owner with a view to acquiring the site for development.

Duchy Homes, having recently completed our small development at Watermill Gardens in Penistone are looking to expand across Yorkshire and other parts of the country on a fast track basis and are looking for land for more development. I have developed numerous sites in the western part of the Barnsley Borough in the past and I am confident this area is well suited for our product in the future. I have a dedicated workforce in and around the Barnsley area and do not want them to have to travel to other parts of Yorkshire to earn their living.

Upon visiting site EC6 I was left extremely disappointed and believe this site is simply an unviable housing led proposition for the following reasons:-

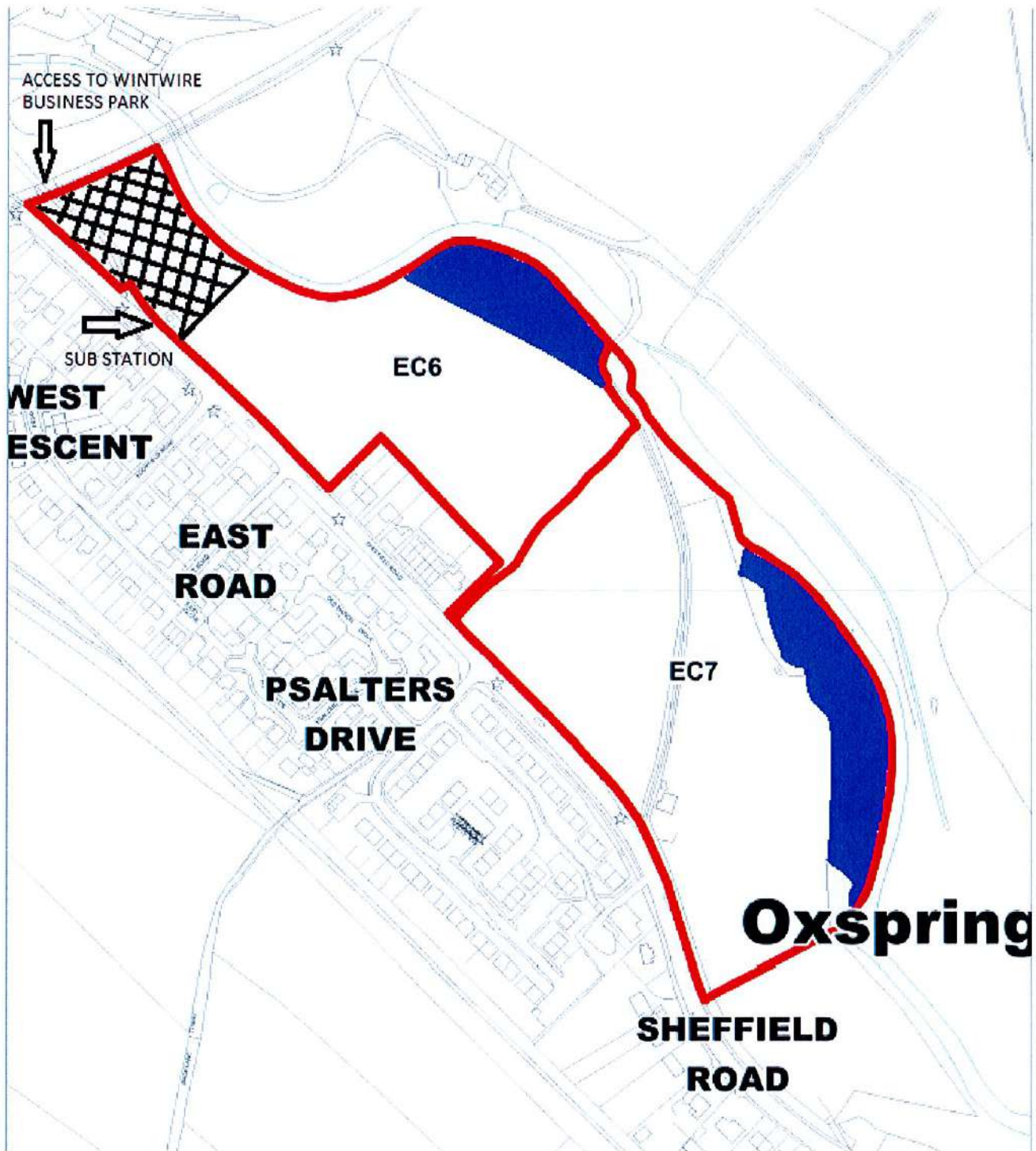
- The land cross hatched on the attached plan is undevelopable due to the topography, the presence of an electric sub-station and the access road to the adjacent Wintwire Business Park site.
- Site EC6 is affected by flood zone 3, shaded blue on the attached plan.
- Surface water attenuation must be outside of the flood zone and will be difficult and expensive to provide due to the topography of the site.
- Foul water drainage, although achievable, would have to be pumped back up to Sheffield Road which would be expensive.
- Levels of the site are very challenging if indeed impossible in certain areas and would result in the need for many retaining structures.
- The steep gradients of the site falling down to the River Don would prove to be a massive burden on any developer to ensure contamination of the river is avoided.
- The main spur road will have to be cut into the hillside with again many retaining structures required to retain the adopted highway.
- The road would have to lead up to the boundary with site EC7 to provide future access. This would require a turning head for refuse/emergency vehicles to manoeuvre which again would be impossible to achieve as this would be located at the steepest part of site EC6.
- There would be strong resistance from BMBC's Highways department to adopt any highways with massive retaining structures.

- The need for virtually 100% split level housing would be required.
- Driveway gradients and access into the site would prove challenging and lead to all future residents parking their cars on Sheffield road in situations we have experienced with the weather this week.
- A density of 25 dwellings to the hectare would not be achievable on this site with the gradients that are evident.
- The total cost of the infrastructure, abnormals and type of housing that could be built would not provide a viable site for any affordable units and would in my opinion provide such a low land value for the owner, they would not consider selling. Thus rendering the scheme unviable.
- The only form of development possible on site EC6 is ribbon development adjacent Sheffield Road for about 8 units. These would also have to access Sheffield Road individually and would be split level.

I would therefore ask BMBC to reconsider this housing proposal of EC6 and look to alternative housing sites so Duchy Homes can continue to build executive homes in the Borough.

Yours sincerely

David Jones
CEO



9th March 2018

Paul Butler
PB Planning
PO Box 827
York
YO31 6EE

Dear Paul,

Barnsley Local Plan Examination

We write with regards to land located off Sheffield Road, Oxspring. Land which I understand Barnsley Council identify as Ref. EC6 and Ref. EC7.

The Company know the area very well, as we have been involved in a number of developments in this area of Barnsley previously.

In our view, the two sites, specifically site EC6, are technically challenging and we do not consider the site will be suitable to deliver the quantum of residential development suggested.

Firstly, the sites topography is extremely challenging and we do not believe there would be sufficient developable areas to make the site attractive to developers. The most suitable location within the site to develop new housing (in respect of the levels) is located within Flood Risk Zone 3. Furthermore the site's topography and the location of the Flood Zone 3 creates serious drainage challenges. As you are aware Surface water attenuation cannot be located within a flood zone, and the most appropriate area to put any surface water attenuation on this site would be at the lowest point within the flood zone which would not be feasible.

We have also asked our highways consultants Fore Consulting to assess whether an appropriate access into and within the site can be provided, their response was negative on grounds of topographical constraints and potential engineering costs. Given the overarching constraints we do not believe that development of the site would be economically viable.

Regards,

David Coe
Development Director
Barratt & David Wilson Homes

Mr. Paul Butler
Director,
PB Planning,
PO Box 827,
York,
YO31 6EE

26th February 2018

Dear Paul,

Re: BARNSELY LOCAL PLAN - SITE PROPOSAL - EC6 OXSPRING

Thank you for allowing me to review the above opportunity. Oxspring is certainly a market location that we would wish to pursue given the viable market location.

Avant Homes is one of the UK's leading privately-owned house builders. Our homes have established a reputation for innovative design and specification. Operating in Scotland, the north east of England, Yorkshire and the Midlands, we have offices in each of those regions and employ over 600 people.

For the financial year to 30 April 2017, Avant Homes posted both record revenue and operating profit numbers. Revenues increased 45 per cent year-on-year to £369m, whilst operating profits rose 107 per cent to £45m. These were delivered having achieved 1,636 total completions, up 35 per cent compared with the prior year. In essence, in the short term we are very keen to deliver sites in Yorkshire asap to contribute to our continued aggressive growth plan.

As a progressive, responsible homebuilder, we have a commitment to the communities we build in, and the people that live within them. As such, our focus is firmly on quality, attention to detail and the local area.

However, the subject site EC6 seems to have a number of challenging constraints that would make the site difficult to develop as follows:

- Part of the site is in Flood Zone 3 making this section undevelopable (EA, insurance, mortgage and PR issues).
- The steep gradients of the site may mean unacceptable road gradients and split level homes. We currently do not build split level homes.
- In light of the fairly severe topographical constraints, high abnormal costs would be expected on a fairly small footprint, which may bring the viability of development into question.
- I note that there maybe ecological value within sites EC6 and EC7 and this would likely impact on the developable area of the sites

Unless the above matters were all resolved prior to the marketing of the site we would not be able to pursue development of EC6 I'm afraid.

Thank you for thinking of us and please do send me any further opportunities.

You e

Joel Frank BSc (Hons) BSc
Senior Land Manager

Unit 2, Mariner Court, Peel Avenue, Durkar, Wakefield WF4 3FL

T: 
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APPENDIX E

BMBC Allocations Deliverability Assessment - Oxspring

Oxspring						
Site Reference	Site Address	Indicative Number of Dwellings	BMBC Deliverability Comments	PBP Deliverability Comments	PBP Conclusion	PBP Yield in Plan Period
EC6	Sheffield Road, Oxspring	60	<p>Barnsley UDP – Green Belt</p> <p>2013 SHLAA – N/A</p> <p>2016 SHEELA – Site Ref. 932 – 277 homes (along with Site Ref. EC7 - Years 5-10) Some new access infrastructure required Extensive new drainage infrastructure required Site within area likely to contain geological constraints of mining cavities Physical limitations are a minor constraint No information on availability, but thought likely to be in private and/or multiple ownership Achievable in next 10 years</p> <p>BMBC 2018 Site Assessments: - Site within 100m of listed building Extensive new access infrastructure required Extensive new drainage infrastructure required Agent proposed site, willingness of owner unconfirmed High landscape sensitivity Low landscape capacity for growth</p> <p>Planning History - No recent relevant planning applications</p>	<ul style="list-style-type: none"> • Site has an undulating topography, which creates development constraints in respect of levels. • Access constraints. • Drainage constraints. • Landscape sensitivity constraints. • Heritage constraints. • Ecological constraints. • Flood Risk constraints. • Site has been assessed for development by four developers and each have confirmed that they do not consider the site to be deliverable. 	No evidence has been presented by BMBC that the constraints identified by them and PBP are resolvable. There are no mitigation measures that could be put in place to overcome deliverability concerns associated with the development of the site. Development at the site is simply not deliverable now, or at any point in the plan period or beyond.	0 Dwellings
EC7	Sheffield Road, Oxspring	86	<p>Barnsley UDP – Green Belt</p> <p>2013 SHLAA – N/A</p> <p>2016 SHEELA – Site Ref. 932 – 277 homes (along with Site Ref. EC7 - Years 5-10) Some new access infrastructure required Extensive new drainage infrastructure required Site within area likely to contain geological constraints of mining cavities Physical limitations are a minor constraint No information on availability, but thought likely to be in private and/or multiple ownership Achievable in next 10 years</p> <p>BMBC 2018 Site Assessments: - N/A</p> <p>Planning History – No recent relevant planning applications</p>	<ul style="list-style-type: none"> • Site has an undulating topography, which creates development constraints in respect of levels. • Drainage constraints. • Landscape sensitivity constraints. • Heritage constraints. • Ecological constraints. • Flood Risk constraints. • The landowners have made it clear that the site is simply not available for development and that they have no intention of making the land available for development. 	No evidence has been presented by BMBC that the constraints identified by them and PBP are resolvable. There are no mitigation measures that could be put in place to overcome deliverability concerns associated with the development of the site. Development at the site is simply not deliverable now, or at any point in the plan period or beyond.	0 Dwellings
EC8	Roughbirchworth Lane, Oxspring	22	<p>Barnsley UDP – Urban Fabric & Safeguarded Land</p> <p>2013 SHLAA Ref. 276 – Category 2 - 102 Homes at 25dph (Part of wider safeguarded land site) Site faces some suitability constraints Site performs well against availability criteria Site performs well against achievability criteria Some constraints identified by Highways Authority Minor drainage constraints identified</p>	<ul style="list-style-type: none"> • Concerns associated with the significant number of trees located within the site. • Access constraints. • Viability issues associated with need to purchase existing substantial house & grounds before the development can take place. 	No evidence has been presented by BMBC that the constraints identified by them and PBP are resolvable. Site could potentially deliver a maximum of 9 homes at the site. However, until further evidence is presented we	0 Dwellings

			<p>Site has bad neighbours with potential for mitigation</p> <p>2016 SHELAA – Site Ref. 341 - 173 Homes (along with site area to the west – doesn't include Urban Fabric area of site) – Years 0-5 Some new access infrastructure required Some new drainage infrastructure required No information on availability, but thought likely to be in private and/or multiple ownership</p> <p>BMBC 2018 Site Assessments: - Owner unknown or complex multiple ownership High landscape sensitivity Low landscape capacity for growth</p> <p>Planning History – Application Ref. 2018/0028 - Residential development of 25 dwellings and access (Outline with All Matters Reserved apart from access).</p>		<p>consider the site to be undeliverable.</p>	
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