

# YORKSHIRE LAND

Limited

**CONSULTEE ID: 23082**

## **BARNSELY LOCAL PLAN EXAMINATION 2018**

### STATEMENT REGARDING MAIN MATTER 20:

*“WHETHER OR NOT THE PROPOSED HOUSING SITE ALLOCATIONS IN URBAN BARNSELY, 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”*

#### **A BRIEF INTRODUCTION**

Yorkshire Land Limited has been successfully developing in and around Penistone and the Western Villages for over 30 years, during which time it has brought tens of millions of pounds of investment and betterment into the local economy.

The Directors, Mr & Mrs Green, were born, bred and educated in Barnsley in the early 1960's and have gained a vast and valuable experience of the Borough's strengths and weaknesses and are highly knowledgeable of the area's capacity to accommodate housing and employment allocations.

Whilst Yorkshire Land Limited is represented by Peter Brett Associates & PB Planning at Stage 4 of the Barnsley Local Plan Examination in Public and comprehensive Hearing Statements responding to the Main Issues and Questions for Stage 4 have been submitted by these representatives, we provide our own focussed response herein to Main Matter 20 of the Inspector's MIQ's, which serves to substantiate our professional opinion that the Local Plan cannot be found sound unless Main Modifications are made by the appointed Inspector, Mrs Sarah Housden BA (Hons) MRTPI.

**20.1 IS THE APPROACH TO SELECTING ADDITIONAL SITES IN URBAN BARNESLEY, PRINCIPAL TOWNS AND SOME OF THE LARGER VILLAGES INSET FROM THE GREEN BELT SOUNDLY BASED, INCLUDING SUSTAINABILITY APPRAISAL AND THE TESTING OF REASONABLE ALTERNATIVES?**

We believe that in principal the process is soundly based. However, we are advocating that circa 7% of the overall housing supply in the Borough (1,847 homes) is distributed to the larger villages. We do not believe that the majority of allocations identified in the larger villages through the Local Plan Examination Consultation 2018 are deliverable. Thus additional and replacement housing allocations need to be identified in these locations.

The approach taken by the Council accords with the Spatial Strategy which identifies that the main focus for growth is in Urban Barnsley, followed by the Principal Towns and the villages. The Council has followed this hierarchy.

We do however consider that a greater proportion of housing allocations need to be identified in the larger villages. As set out above, we are advocating 7% of the overall housing supply in the Borough. This would enable the market and affordable housing needs of the western villages to be met in full during the Local Plan period.

We contend that the Council's failure to provide sufficient housing allocations which are genuinely deliverable in the larger western villages would be a clear failure of the Local Plan to meet the Borough's identified housing needs in full. By allocating just 7% of the overall housing supply in the Borough to the larger villages, it still remains that 93% of development is focussed in Urban Barnsley and the Principal Towns in accordance with the Spatial Strategy, which identifies that the majority of new development will be focussed in these locations during the Local Plan period.

**20.3 THE FOLLOWING THREE QUESTIONS APPLY TO EACH OF THE PROPOSED HOUSING SITE ALLOCATIONS IN THE LIST SET OUT BELOW:**

- 1. WOULD THE PROPOSED HOUSING SITES BE SOUNDLY BASED AND JUSTIFIED BY THE EVIDENCE, HAVING REGARD TO THE NUMBER OF DWELLINGS PROPOSED, THE EFFECT ON FACTORS INCLUDING FORM AND CHARACTER, LANDSCAPE, ACCESS, FLOOD RISK, BIO DIVERSITY AND HERITAGE ASSETS AND THE PROVISION OF NECESSARY INFRASTRUCTURE?**
- 2. WOULD ANY FURTHER SAFEGUARDS OR MITIGATION MEASURES BE NECESSARY TO ENSURE AN ACCEPTABLE FORM OF DEVELOPMENT?**
- 3. WOULD THE DEVELOPMENT PROPOSED FOR EACH SITE BE DELIVERABLE OVER THE PLAN PERIOD?**

## **SITE EC6 – LAND EAST OF SHEFFIELD ROAD, OXSPRING**

We consider that the site is simply unviable and ill thought out. This site has not been submitted by the landowner through the call for sites process and has not been assessed in the 2013 Strategic Housing Land Availability Assessment.

The steep topography of the site renders it incapable of achieving development at 25 dwellings per hectare, the density targeted for this area of the Borough.

Foul and surface water drainage would be challenging given the steeply sloping nature of the site. Whilst surface water could be discharged to the river, attenuation would need to be provided outside of the flood zone. In addition, Foul water would need to be pumped back up to Sheffield Road and the Foul water pump would also need to be positioned outside of the flood zone. The flattest and lowest lying part of the site is situated in Flood Zones 2 and 3 which presents significant challenges to the viability of the site, given that water attenuation and foul water pumps must be located at the lowest point of a site.

The topography would also necessitate split level housing, which is not attractive to many of the volume housebuilders given the non-standard house type and abnormal costs associated with delivering this type of property. In addition, the topography would also require retaining structures across the site, including accommodating the roadway, which would need to cut across the site at the steepest point, to provide future access to the adjoining safeguarded land proposal EC7.

All of these technical challenges coupled with the abnormal costs for a developer will reduce the developable area of the site to such an extent that the site is not viable for development.

In terms of landscape character, development of site EC6 will significantly compromise important views of the Oxspring viaduct and in doing so this would contravene Policy OEN4 of the Draft Oxspring Neighbourhood Plan.

Site EC6 and the safeguarded land proposal EC7 also form the southern flank of the Oxspring Rocher Valley. Policy WR2/7 of the UDP identified the Oxspring Rocher as a pleasant River Valley which is an important landscape and ecological feature and a very sensitive area.

The Barnsley Landscape Character Assessment indicated that landscape type B1: upland Don River Valley has (amongst other things) 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.

Considering the content of the Barnsley Landscape Character Assessment, it is ambiguous that development of site EC6 would be entirely out of character for this part of the River Don Valley and conflict with the landscape and development patterns of Oxspring, resulting in a development that is not in keeping with the existing landscape character of the village.

An ancient packhorse trail identified as 'Willow Lane' on any ordnance plan (forming part of the Trans Pennine Trail and National cycle network route 62) traverses the proposed safeguarded land allocation EC7 in very close proximity to site EC6. The amenity and recreational value of this ancient section of the trail together with the rural setting adjacent to the Riverside, Rocher Valley and Willow Bridge (an ancient listed packhorse bridge) would be irreversibly compromised by development of this land.

In a recorded interview with members of the Oxspring Neighbourhood Plan Steering Group on 25 November 2014 (available to view on the Oxspring Neighbourhood Plan Website: [www.oxspringplan.org.uk](http://www.oxspringplan.org.uk)) 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 it loses what's important about Oxspring."*

The development of site EC6 would contravene the form and historical linear pattern of development in Oxspring. Paragraph 4.2 of the Draft Oxspring Neighbourhood Plan (March 2016) identifies "The main village settlement is largely linear in form and lies between Sheffield Road (the B6462) and the route of the Trans Pennine Trail."

Importantly, the Council's sustainability Appraisal Site Assessment Addendum, undertaken by Arup, identifies on page A24 in respect of site EC6 that:

**"The site is greenfield in the village of Oxspring, located to the east of Sheffield Road. The site would result in development occurring on the eastern side of Sheffield Road, whereas currently there are only sporadic buildings and no defined built form."**

**"The Site Selection Methodology notes that the site is located in an area that is considered to have high landscape sensitivity (e.g. the degree to which a landscape can accommodate change without there being an adverse effect on its character); and low landscape capacity (e.g. the ability of the site to accommodate development.)" (Our Emphasis)**

The extent of these impacts would be severe and could not be sufficiently mitigated against on the whole. Furthermore, the developable area of site EC6 would be further reduced by the Areas of High Ecological Value which are identified on the plan appended to an Ecological Report undertaken on behalf of the Council, attached at Appendix A.

Whilst there is an identified need for new market and affordable homes in Oxspring (Oxpring Housing Needs and Capacity Assessment 2014) we do not consider that site EC6 is a viable housing site proposition and we do not consider that the Council has tested

reasonable alternatives for the village, such as the proposed Oxspring Fields scheme. In this respect we refer you to a letter by Smeeden Foreman dated 20 February 2018, attached at Appendix B and the Main Matter 20 statement submitted by PB Planning, which identifies the suitability of the Oxspring Fields site to meet the needs of Oxspring as an alternative to site EC6. For brevity we have not repeated the evidence in this statement, but may expound upon this during the Stage 4 Hearing Sessions.

We are aware that there is significant opposition to the identification of site EC6 for housing development from both Oxspring Parish Council and many existing residents in Oxspring. Attached at Appendix C is a copy of a letter which we sent to the Oxspring Parish Council on Friday, 09 March 2018 regarding the need for new development to meet the housing needs of the Parish. As a matter of transparency, this letter has also been made available to the public online at: [www.Oxspring-Fields.co.uk](http://www.Oxspring-Fields.co.uk)

### **EC8 – LAND OFF ROUGHBIRCHWORTH LANE, OXSPRING**

The majority of the site falls within the Urban Fabric of the village of Oxspring, where development is permitted (in principal) in accordance with Development Plan Policy.

As set out in our brief introduction to this statement, Yorkshire Land Limited has been successfully developing in and around Penistone and the Western Villages for over 30 years and we have held land interests in Oxspring in particular for over 25 years. Given our intimate knowledge of the area, we have therefore been aware of this parcel of land for many years.

Site EC8 is a narrow parcel of land and the requirement to provide an adopted road and footpath and sufficient garden areas as part of any development will reduce the developable area of the site. We are also aware that there is a mature copse of trees on the site. These trees begin at the site entrance and stretch north eastwards along the existing driveway from Roughbirchworth Lane. Considering the mature nature of these trees and their extensive rooting network, their preservation will further minimise the developable area of land. For these reasons, we therefore do not believe that a development at this site would achieve a density of 25 dwellings per hectare, as targeted for this part of the Borough.

The site presently consists of an existing homestead named Roughbirchworth Lodge, substantial outbuildings and a grass paddock and the value of the site in its existing use may render the sales value of the site for re-development unviable to the landowner, considering the reduced area of land which would be achievable for development as a result of the characteristics of the site explained above. If the property was marketed for sale, it would command interest from those persons seeking a detached home with outbuildings/stables and a pony paddock. Properties of this type are in high demand given a short supply in the area and therefore likely to command a premium price.

Whilst the site may or may not come forward at some point in the future, considering that the majority of the site is already contained within Urban Fabric of Oxspring, we believe the Council would be best placed to view the site as a Windfall opportunity rather than a housing land allocation. Indeed, we do not consider that the proposed allocation is soundly based and justified by the evidence.

As identified above, whilst there is a need for new homes in Oxspring, we do not consider that the Council has tested reasonable alternatives for the village such as our 0.4 hectare land interest at Millstones, Oxspring. Please see the aerial photograph at Appendix D which identifies the Millstones site in proximity to the housing site proposal EC8. This photograph also serves to illustrate the large copse of trees within site EC8, as referred to above. For further evidence which identifies the suitability of the Millstones site for housing development as an alternative to site EC8, we refer you to the Main Matter 20 Statement submitted by PB Planning. For brevity, we have not repeated that evidence in this statement, but may expound upon this during the Stage 4 Hearing Sessions.

Following the Stage 3 Hearing Sessions in October 2017, we were invited to a meeting by the Council's Head of Planning, Mr Joe Jenkinson at the Council Offices in Barnsley. The meeting was held on 09 November 2017 and attended by Steven and Samuel Green of Yorkshire Land and Paul Butler from PB Planning, representing Yorkshire Land. Both the Head of Planning and the Director of Development and Regeneration Service, Mr David Shepherd, were in attendance on behalf of the Council.

During the meeting it was confirmed by Mr Jenkinson that the Council were now willing to allocate the Millstones site as a housing site proposal within the Local Plan Examination Consultation 2018. Attached at Appendix E is a letter which we sent to Mr Jenkinson on 16 November 2017 summarising the proceedings at the meeting. We have highlighted the relevant sections for your ease of reference. No response to the letter has been received from the council.

Whilst the Millstones site has not been allocated in the Local Plan Examination Consultation 2018, it is unequivocal that the site represents a deliverable option to meet housing needs in Oxspring. The site is formed of an unfettered grass paddock which is contained on all sides by strong and durable boundaries including woodland, existing development and the River Don. There are no technical or other constraints which could preclude the development of the Millstones site.

A planning application and subsequent appeal for the development of four detached houses at the Millstones site was submitted in 2014 (BMBC Planning Application Reference 2014/0482). Whilst the scheme was refused on the grounds that the site is located within the Green Belt, it was deemed acceptable by the Council's Planning Officers in all other respects. A further scheme for five detached homes has also been drawn up by a third party, who remain keen to deliver homes on the site at the earliest opportunity.

In respect of testing alternatives, we believe it is unequivocal that the Millstones site represents an alternative housing site option which is available and viable development now, unlike site EC8.

The Council's current approach does not align to the Government's objective to ensure that a sufficient number of sites under 0.5ha in size are identified/allocated in order to enable the delivery of bespoke, unique, housing developments to support small and medium sized developers and their ability to deliver thriving rural communities. This was originally an objective of the White Paper but has now been included within Paragraph 69 of the Draft NPPF which is currently out for consultation and which identifies the need for Local Planning Authorities to ensure that at least 20% of the sites identified for housing in their plans are of half a hectare or less.

If the Millstones site is allocated as a small site to meet the Council's identified need for properties at the top end of the housing market in Barnsley, homes can be delivered on the land within the first year of the Local Plan's adoption. The same cannot be said with certainty for site EC8.

***20.4 DO THE EXCEPTIONAL CIRCUMSTANCES EXIST TO JUSTIFY THE RELEASE OF LAND FROM THE GREEN BELT FOR HOUSING ON SITES EC1, EC3, EC5, H79, EC6 AND EC11? IF SO, WHAT ARE THEY?***

Whilst we do consider that exceptional circumstances exist to justify the release of land from the Green Belt to meet housing needs, including in the larger villages, we do not believe that the release of sites EC6 and EC8 is justified in light of the evidence, as set out in our response to question 20.3 above. If land is to be released from the Green Belt for development, it must be suitable, available and achievable.

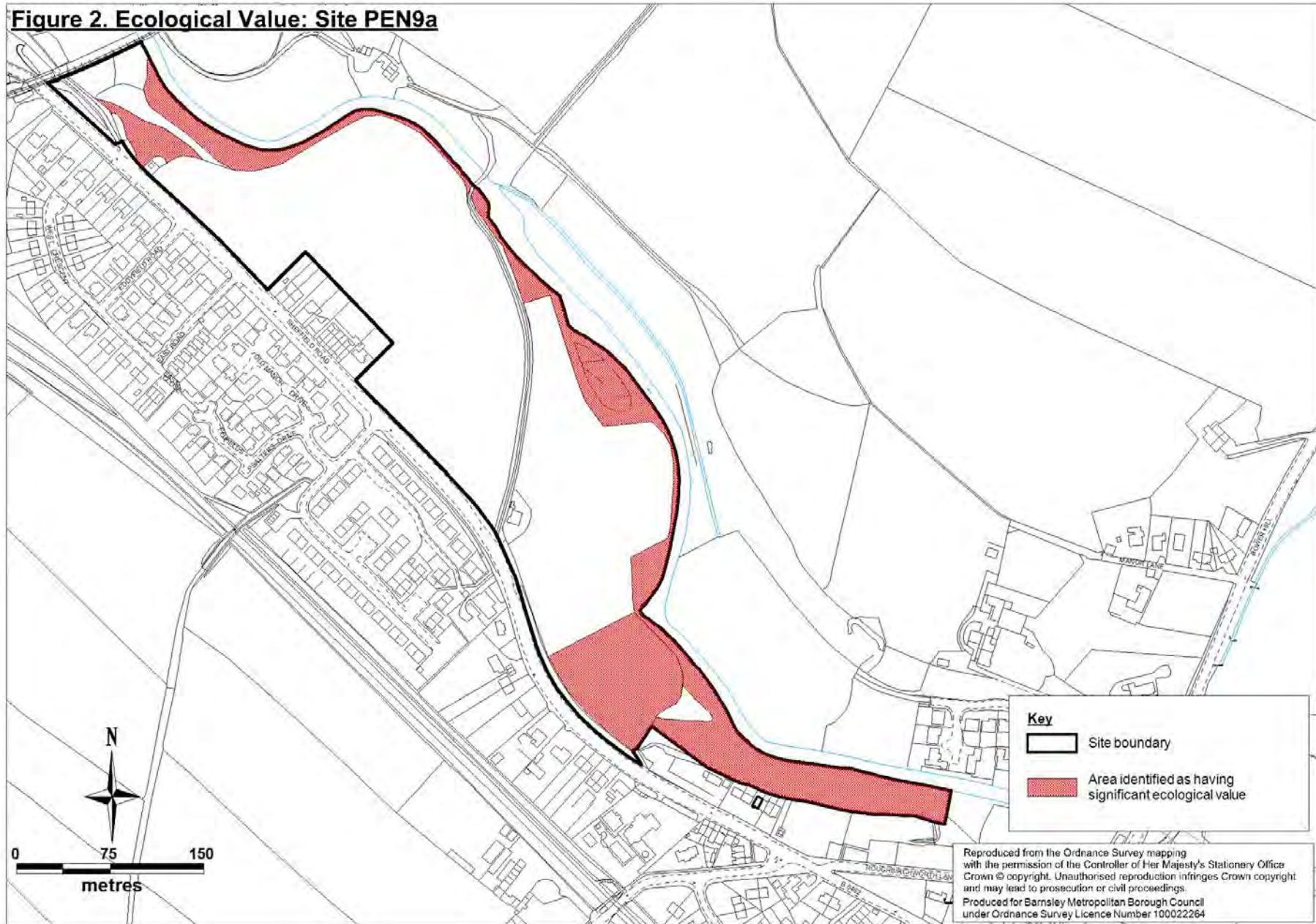
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**YORKSHIRE LAND Limited**

# **APPENDIX A**



**Figure 2. Ecological Value: Site PEN9a**



## **APPENDIX B**

Mr Paul Butler  
P B Planning

20<sup>th</sup> February 2018

## BARNLSLEY 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:

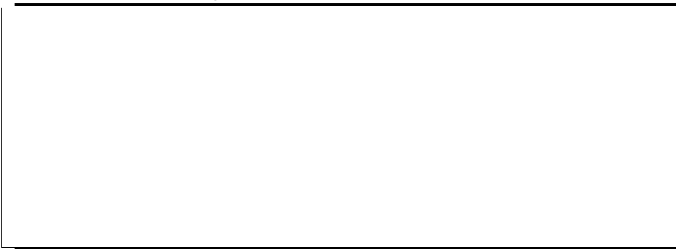
- Development of proposed site within PEN9a could significantly compromise important views of the Oxspring Viaduct. In doing so this would contravene Draft Policy OEN4 of the Oxspring Draft Neighbourhood Plan
- Development would encroach upon the tree lined River Don corridor, an important ecological 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

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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

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

Dear Mr Jenkinson,

**PROPOSED OXSPRING FIELDS DEVELOPMENT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yours sincerely

MARK SMEEDEN  
Chartered landscape architect  
BA DipHort DipLA MCIHort CMLI.

# PROPOSED MASTERPLAN



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

Proposed community centre and sports pavilion

Oxspring Recreation Ground

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

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

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

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

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

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

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



# OXSPRING FIELDS



Landscape statement, May 2014 - Yorkshire Land Ltd



**LD10 PROPOSED SITE**

**OXSPRING FIELDS  
PROPOSED SITE**

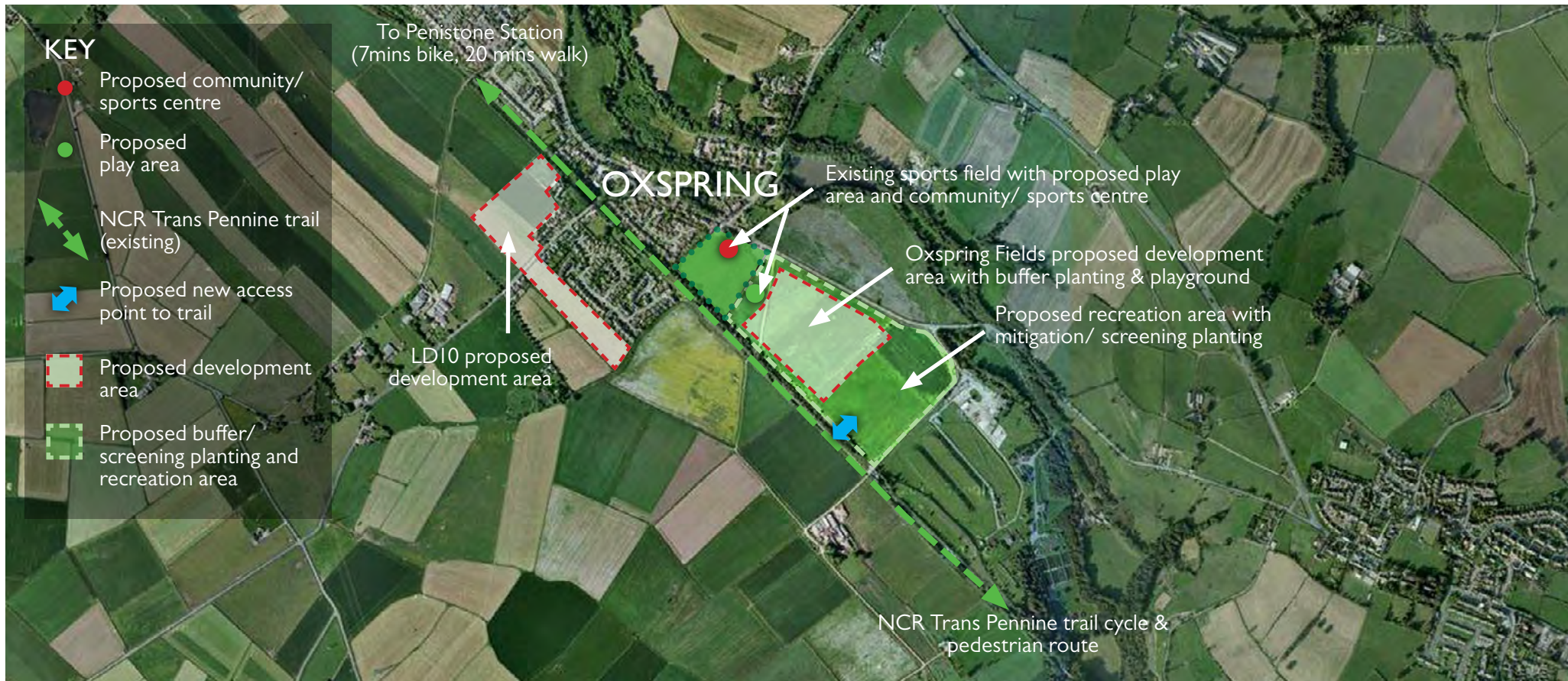
**MITIGATION AREA**

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## Introduction

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

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

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

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

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

# Proposals

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

# Proposed sketch plan, access and mitigation



Fig A: Proposed site plan, access and mitigation

# Proposed buffer zone and entrance adjacent to Sheffield Road

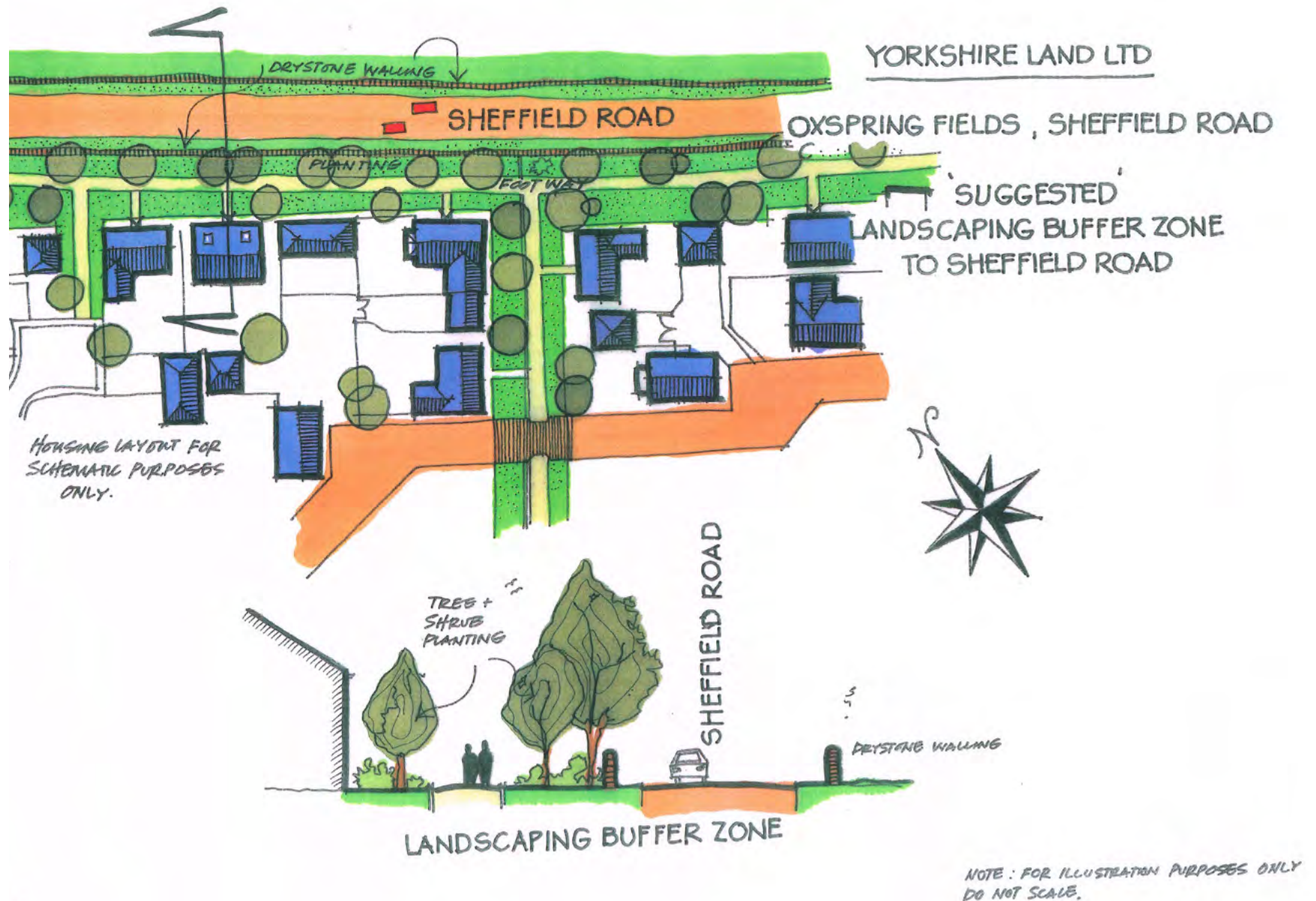


Fig B: Proposed buffer zone and entrance adjacent to Sheffield Road

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



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

# Context

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

# Planning context

## National planning policy

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

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

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

### 'Paragraph 58 - Requiring Good Design

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

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

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

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

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

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

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

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

### 'Paragraph 80 - Green Belt

Green Belt serves five purposes:

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

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

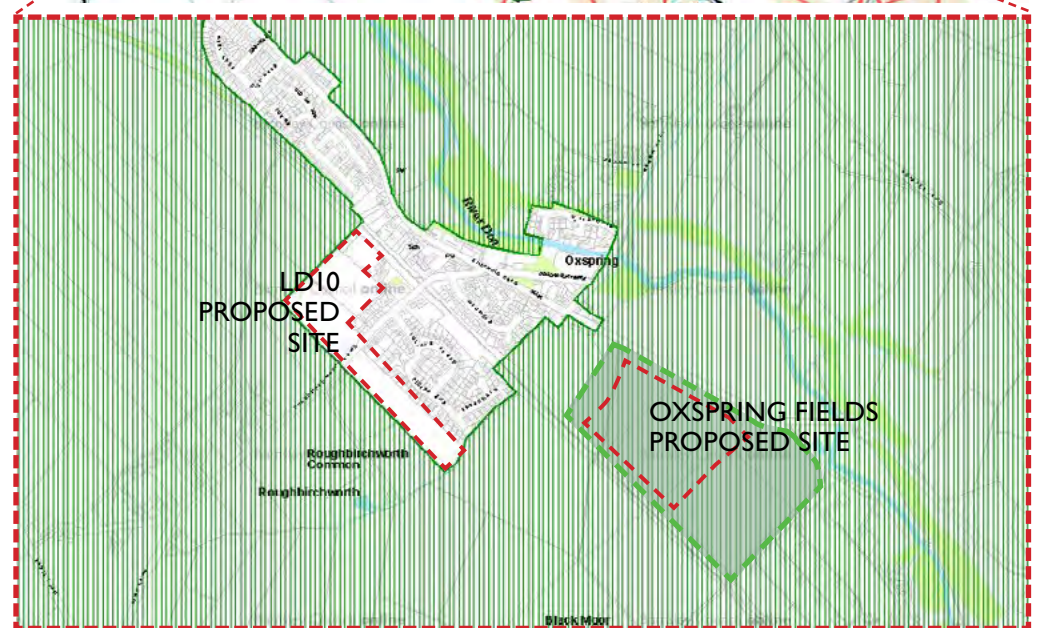
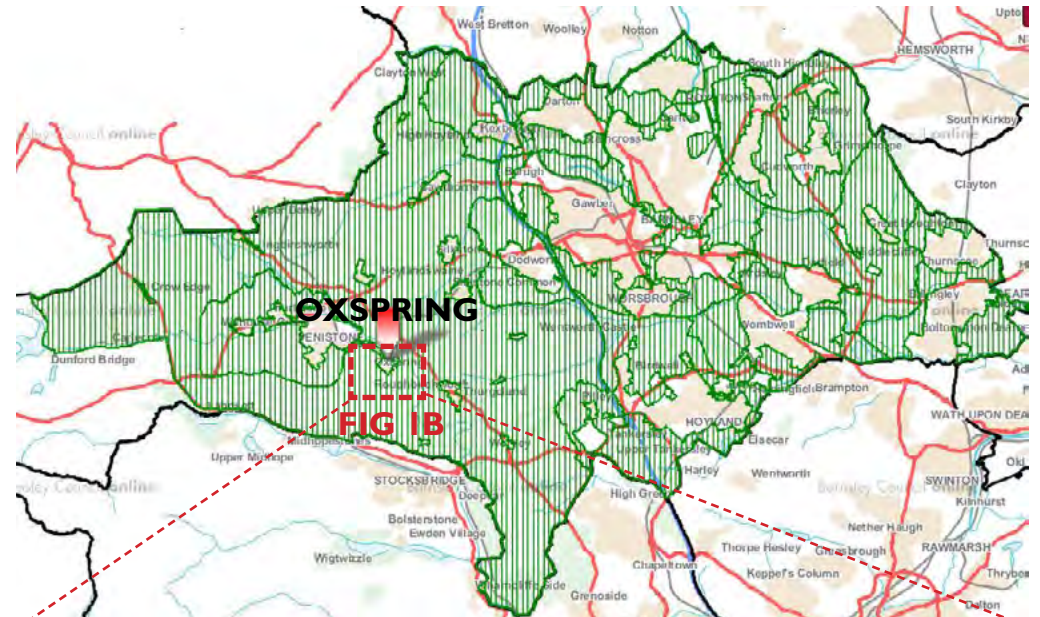


Fig1b: extract from Barnsley council's online map showing current extent of greenbelt around Oxspring. (available online: <https://stratus.pbondemand.eu/connect/barnsley/?mapcfg=udp>)

## Local green belt context

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

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

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

The Council published the Consultation Draft DPD in July 2012.

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

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

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

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

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

The Consultation Draft DPD affirmed

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

Furthermore the DPD sets out:

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

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



## Local development framework core strategy policies

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

### 9.9 Green Infrastructure

#### The Challenge

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

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

### CSP 33 Green Infrastructure

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

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

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

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

### CSP 35 Green Space

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

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

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

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

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

### CSP 36 Biodiversity and Geodiversity

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

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

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

### CSP 37 Landscape Character

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

## Landscape Character

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

The areas' character is describes in the document as:

### **'Landscape Character**

#### **Key Characteristics**

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

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

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

*Unimproved pasture with scrub on steeper slopes.*

*Scattered farmsteads of local light coloured stone.*

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

*Isolated trees form silhouettes against the skyline.*

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

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

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

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

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

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

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

*Pressure for new built development around Penistone.*

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

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

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

## Landscape Management Issues and Opportunities

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PP = Planning Policy      DC = Development Control

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

# Opportunities and Constraints

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

# Access and connectivity

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

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

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

From Penistone station, trains connect to:

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

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

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

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

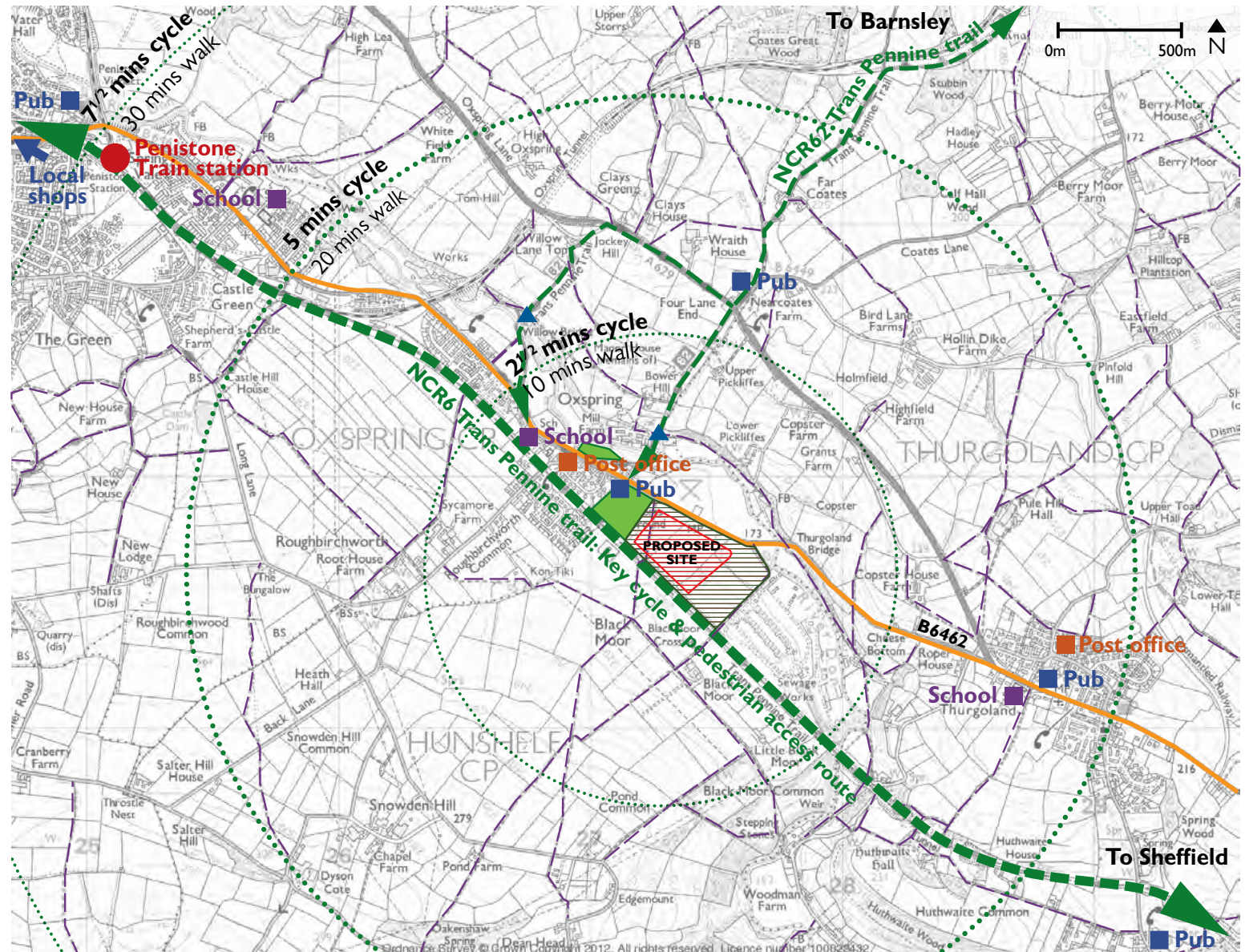


Fig 2: Map showing connectivity to local services and key pedestrian and cycle routes in the area

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

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

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

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

# Historic settlement pattern

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

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

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

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

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

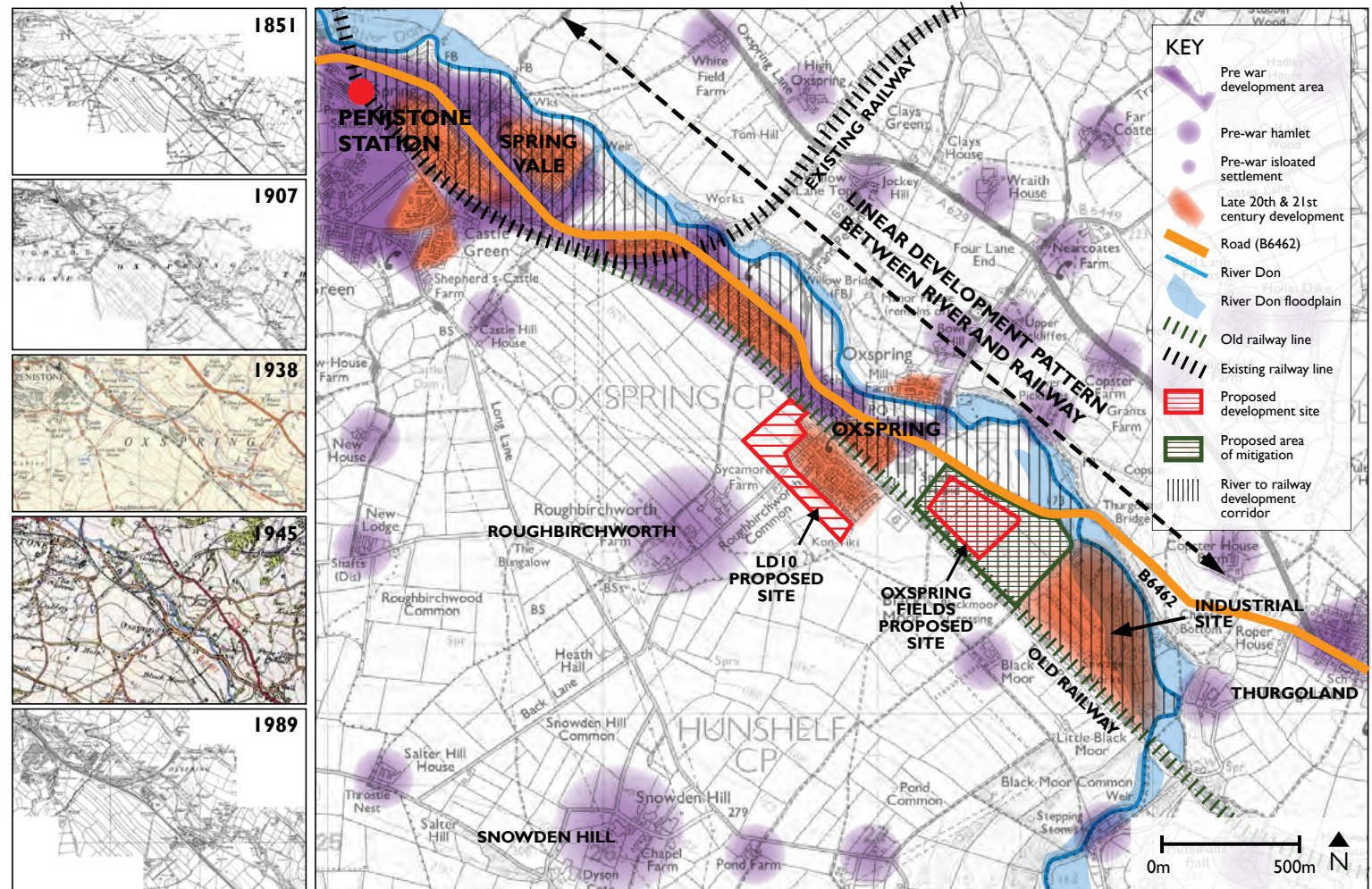


Fig 3: Map showing the historic settlement pattern in the area surrounding Oxspring

## Future proposals (Oxspring fields site)

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

## Future proposals (LD10 site)

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

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

# Topography and landform

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

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

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

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

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

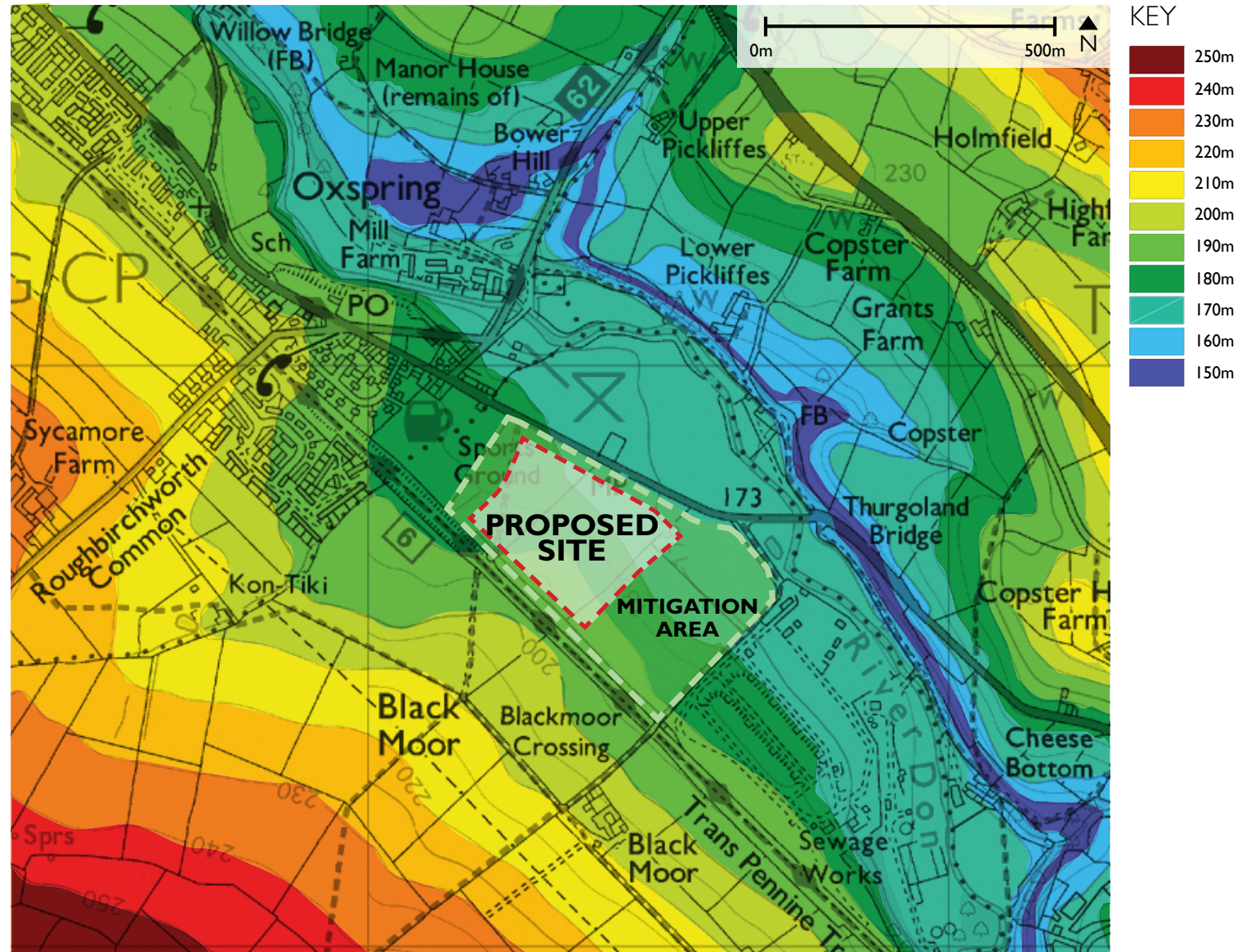


Fig 4: Map of landform in the area surrounding Oxspring

# Ecology

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

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

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

### Designated Sites

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

### Habitats

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

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

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

### Protected Species

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

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

### Notable Species

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

### Summary

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



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

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

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

### Designated Sites

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

### Habitats

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

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

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

### Protected Species

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

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

### Notable Species

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

### Summary

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

# Ecology map

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

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

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

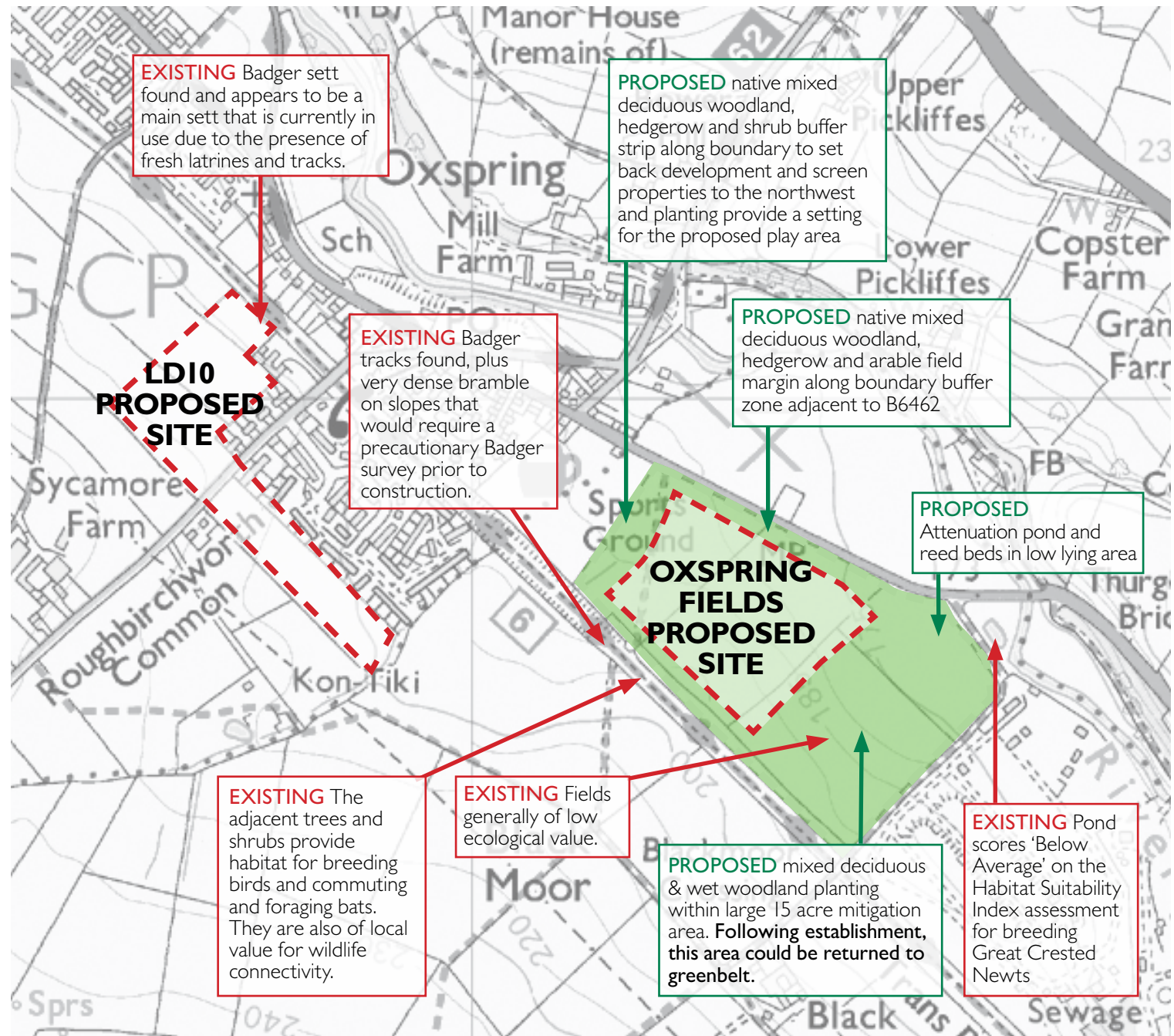


Fig 5: Existing ecology and proposed habitat creation

# Existing vegetation

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

The northeastern, southeastern boundaries have little or no vegetation.

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

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

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

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

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

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

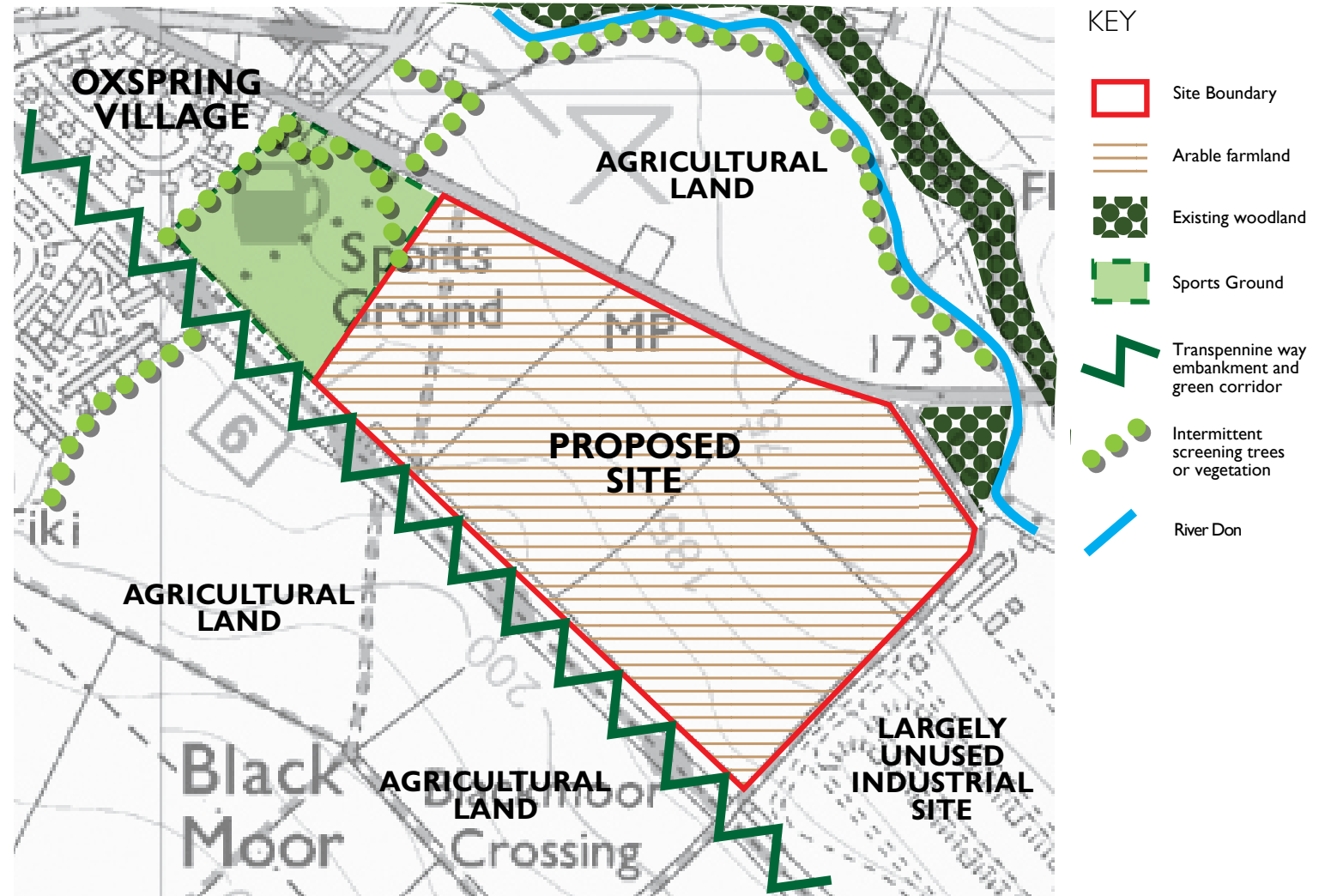


Fig 6: Existing vegetation

# Analysis of visual amenity, existing screening and proposed mitigation

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

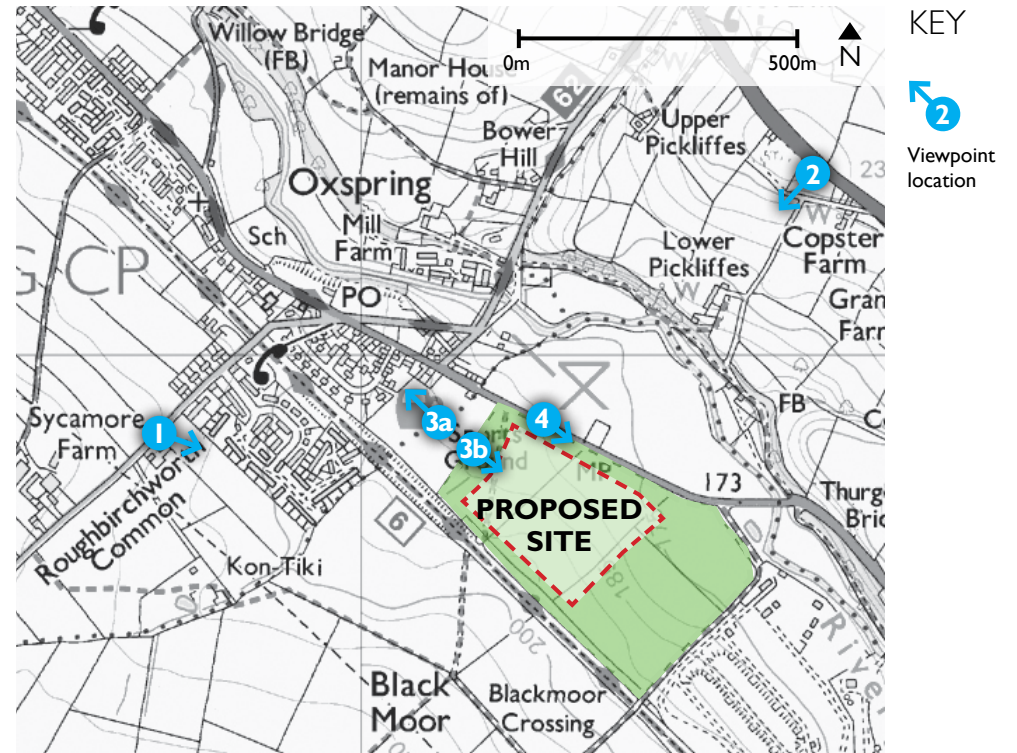


Fig 7: Map of viewpoints

## Viewpoint I analysis

### Existing screening features

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

### Proposed screening features

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

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

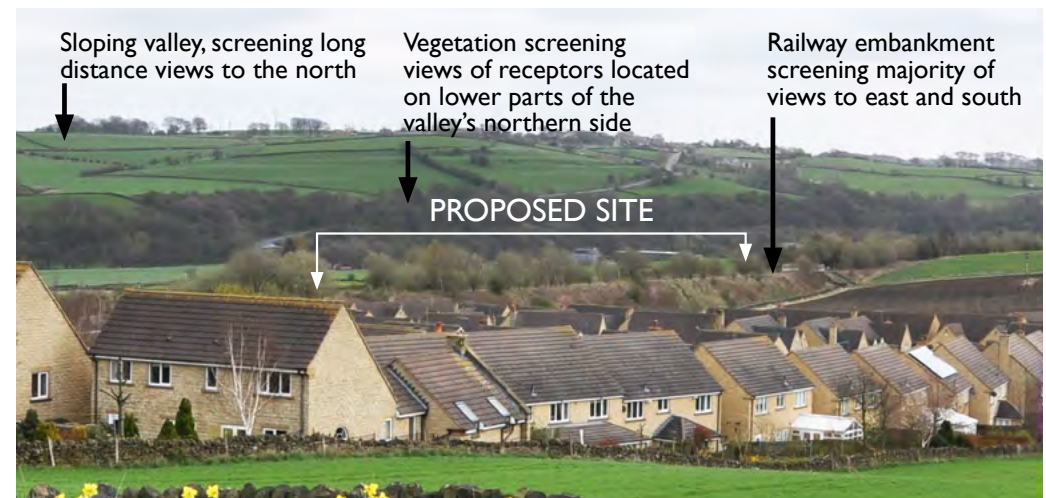


Fig 8: VIEWPOINT I

# Viewpoint 2 analysis

## Existing screening features

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

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

## Proposed mitigation and screening features

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

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

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

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

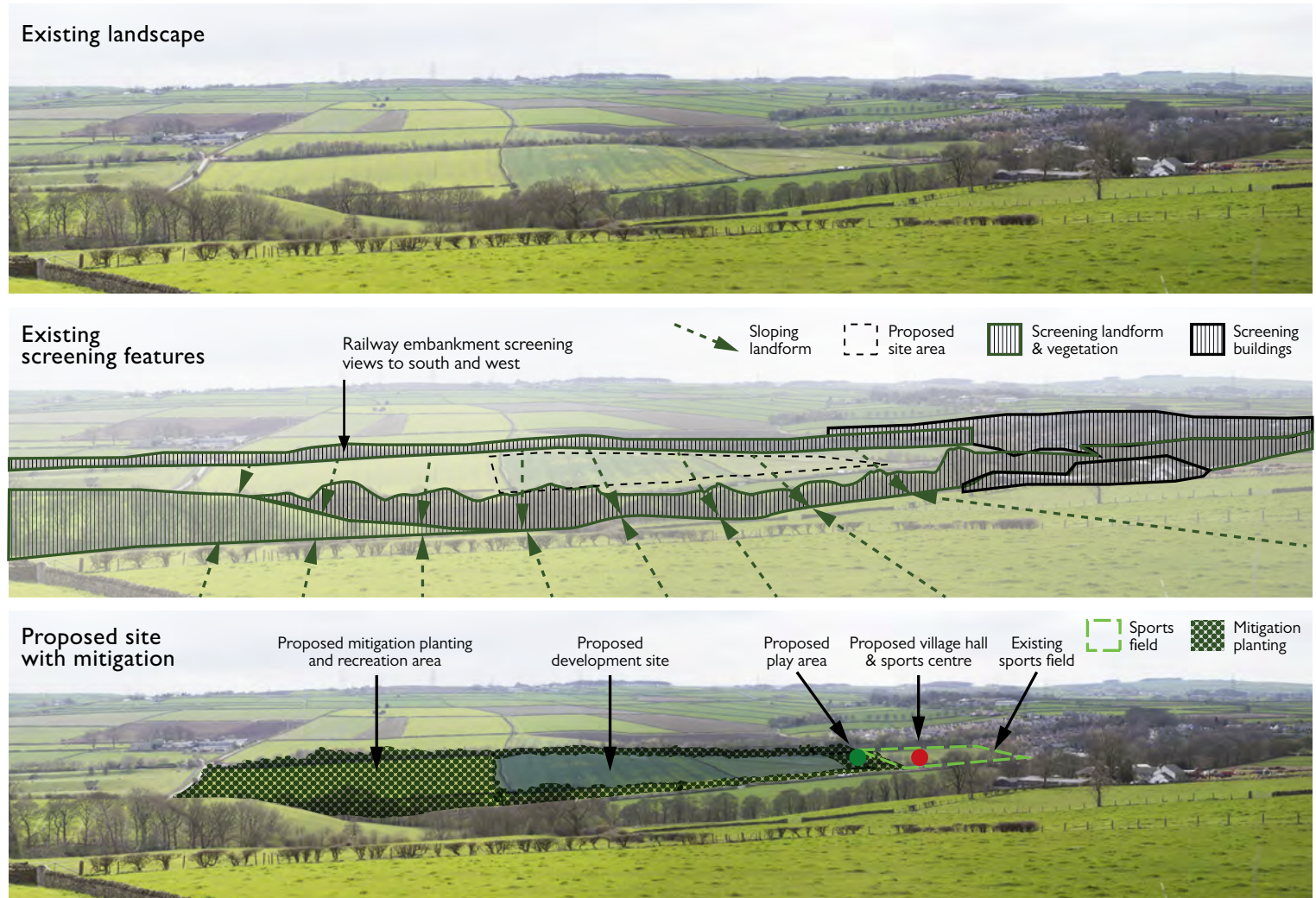


Fig 9: VIEWPOINT 2



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



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



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

## Viewpoint 3 analysis

### Existing screening features

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

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

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

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



Fig 10: VIEWPOINT 3a

### Proposed screening features

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

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

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



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

## Viewpoint 4 analysis

### Existing screening features

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

### Proposed screening features

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

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



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



Fig 12: VIEWPOINT 4 (existing)

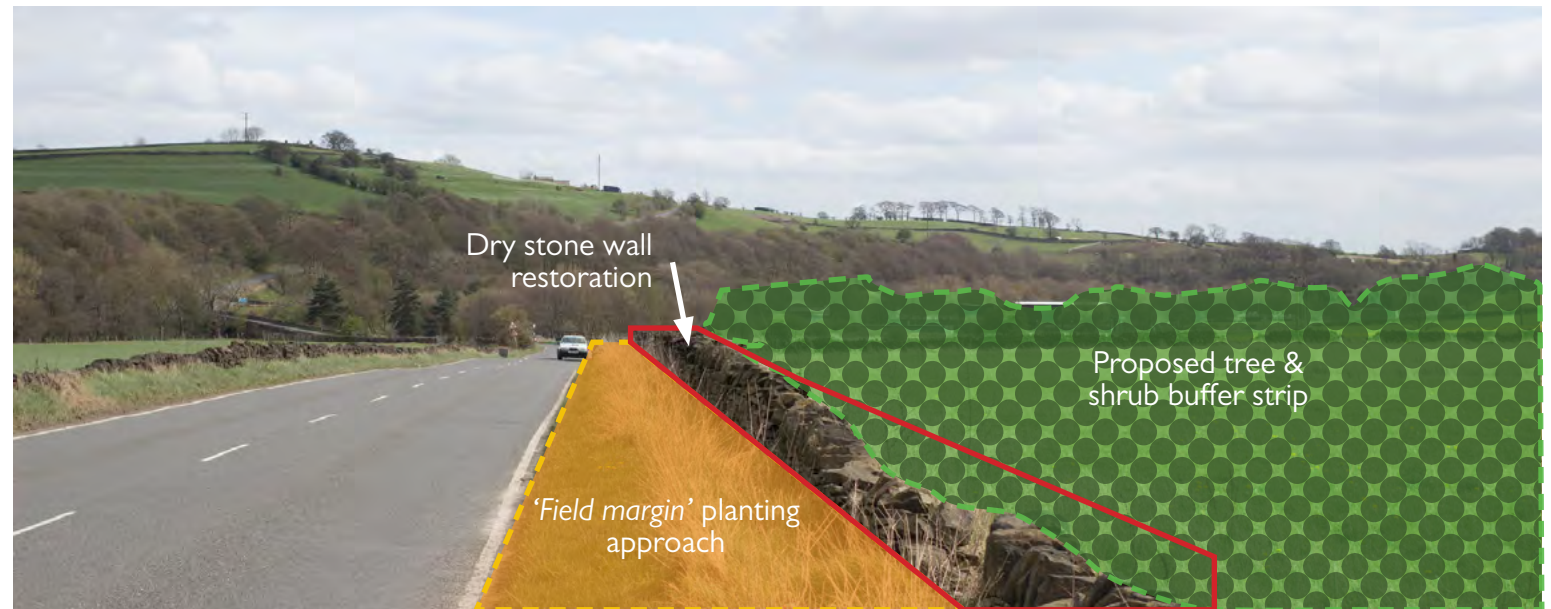


Fig 13: VIEWPOINT 4 (proposed) with approximate mitigation and restoration areas

# Landscape strategy and conclusions

## Mitigation and restoration

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

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

## Ecology and green infrastructure

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

## Transport and local services

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

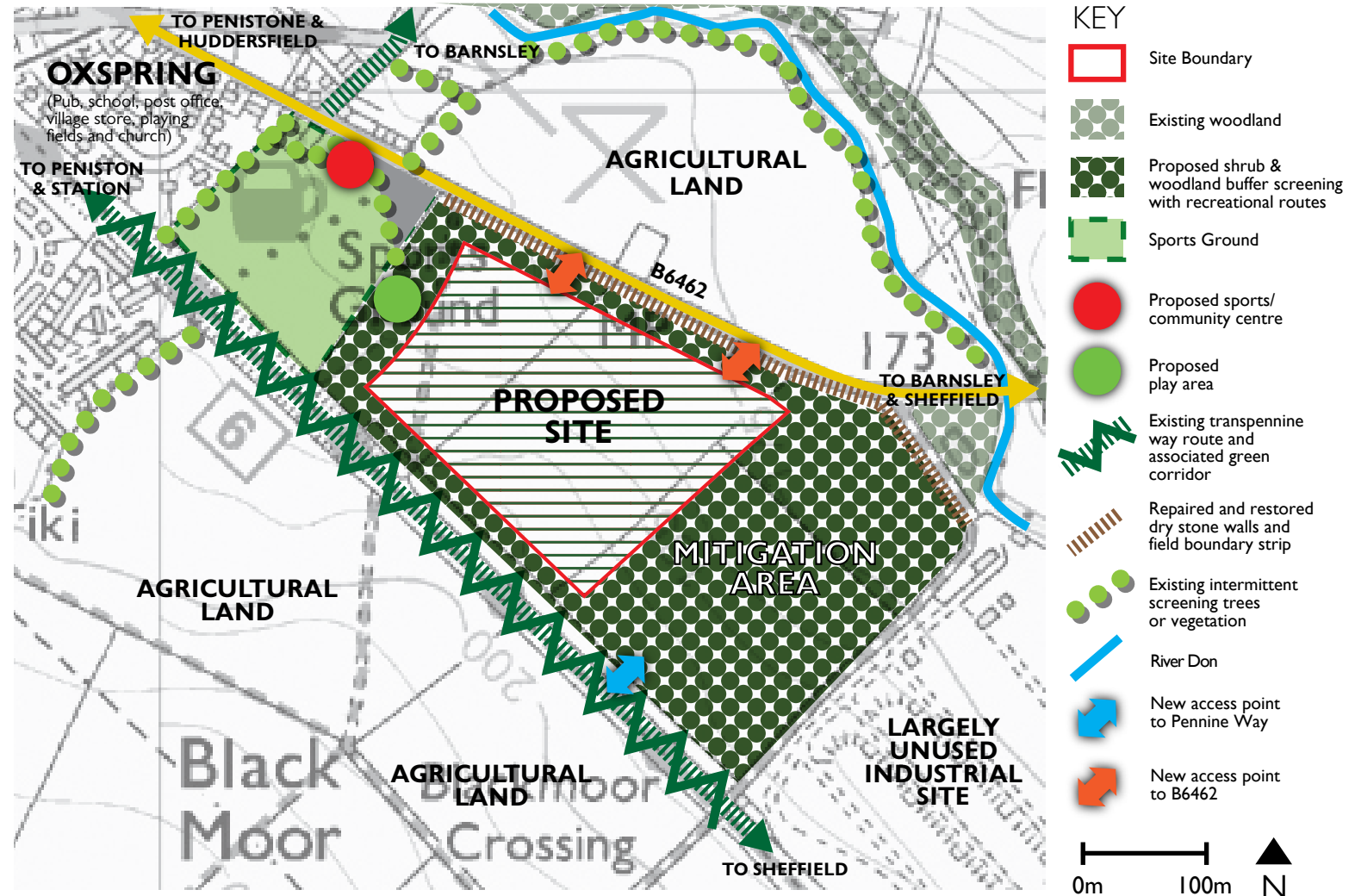


Fig 14: Landscape strategy plan

## Leisure and recreation

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

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

## Settlement pattern

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

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



# Summarised comparison of the proposed sites LDI0 and Oxspring fields

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

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

# Further studies

## Landscape

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

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

## Ecology

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

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

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

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

Landscape Architects ■ Urban Designers ■ Ecologists ■ Horticulturists

# Oxspring

## Draft Neighbourhood Development Plan

### 2014 - 2033

Oxspring Parish Council  
March 2016



**OXSPRING**

**Neighbourhood Plan**

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





**ACKNOWLEDGEMENTS**

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

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## **PUBLIC CONSULTATION**

This is a consultation document.

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

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

The Clerk to the Council, Stephanie Tolson:

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

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

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

The Clerk to the Council, Stephanie Tolson,

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

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

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

Thank you for your time and interest.



## 1.0 Vision and Objectives



Wildflowers along the River Don

### Draft Vision

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

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

### Draft Objectives

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

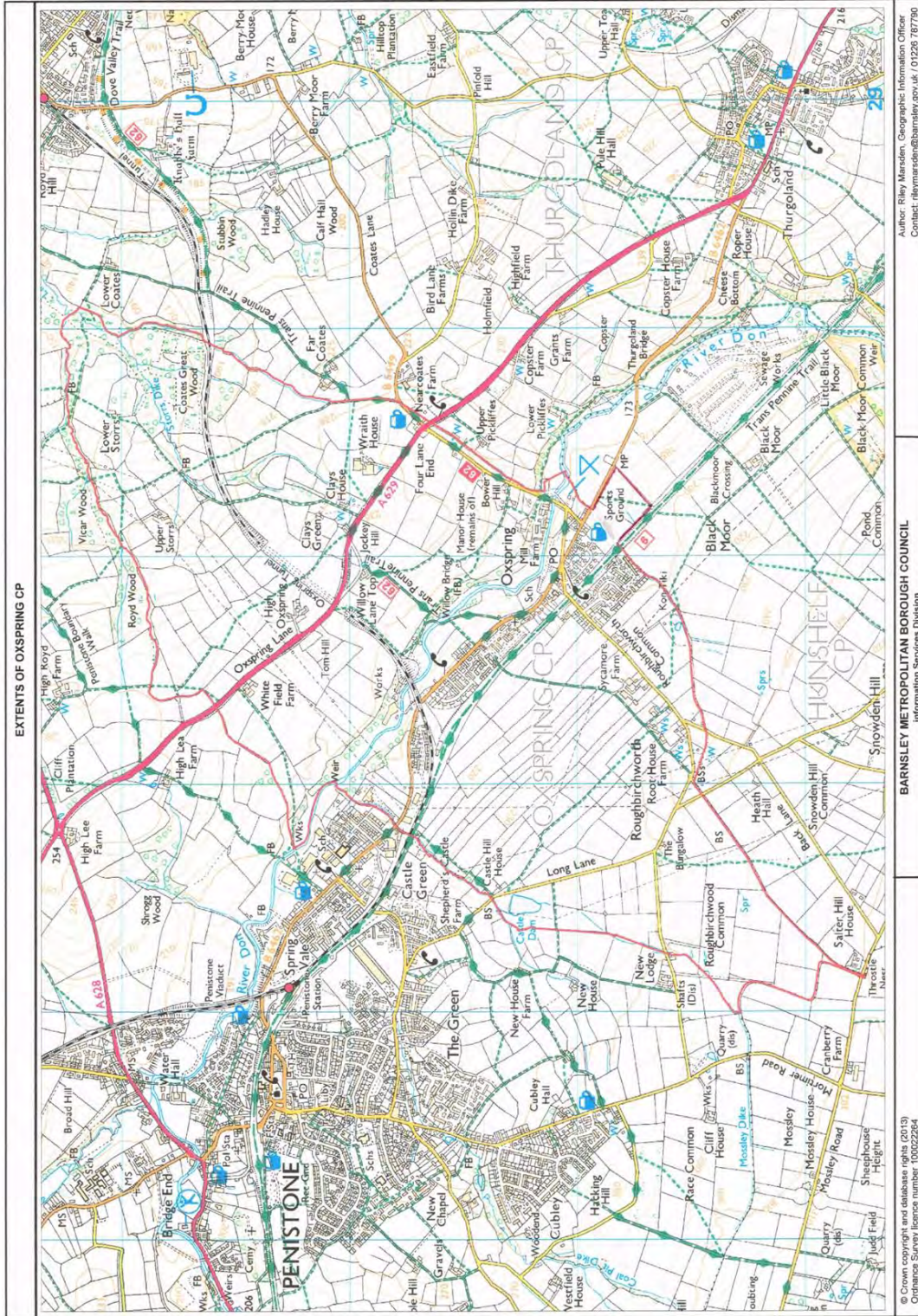
- **Protecting and enhancing Oxspring's biodiversity assets and amenity areas, namely; the River Don, the green belt, green open spaces, open farm land, and community allotments**
- **Improving accessibility and connections to the Trans Pennine Trail, the riverside, local footpaths and bridle paths**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

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

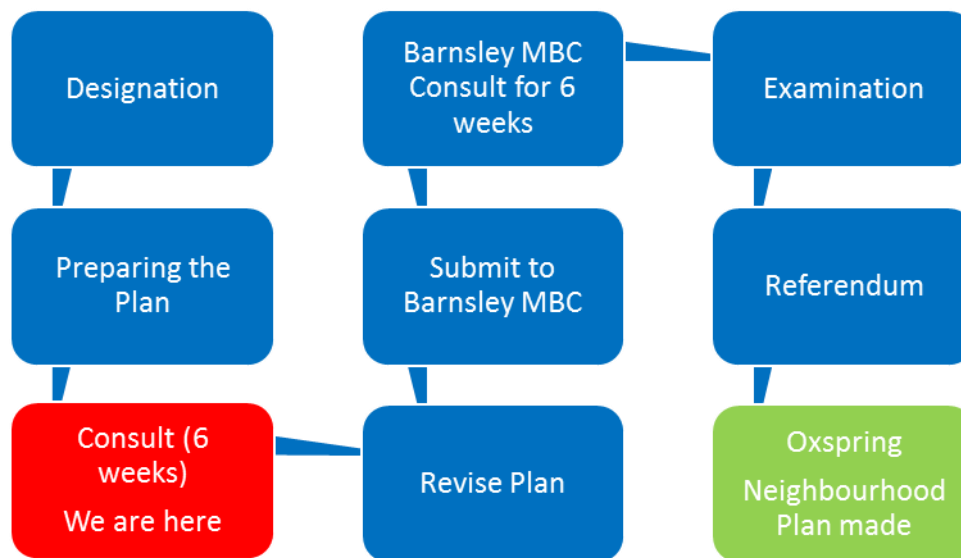
- **Diversifying and growing the rural economy**
- **Supporting the provision of community sustainable green energy.**

## 2.0 Introduction and Background

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



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



**Figure 1 Neighbourhood Plan Process**

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

Local residents, business people, farmers and land owners were invited to attend a drop-in session in the morning and in the afternoon a “Question Time” style panel, including Angela Smith MP, participated in a question and answer session. Over the next few months various community engagement, events including a household survey, interviews with key stakeholders, “planning for real” sessions, training events and workshops were held. Seventeen key issues were identified and these were used to inform the NDP Vision Statement, and then later, the Draft Indicative Policy Areas and Proposals Document which was published for consultation in January 2015.

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

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

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

#### **Review**

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

### 3.0 Planning Policy Context



View across the village looking from fields above and beyond Millstones

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

<sup>1</sup>

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

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

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

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



## 4.0 A Portrait of Oxspring Parish



The River Don from Willow Bridge

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

<sup>2</sup>

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

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

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

## 5.0 Key Planning Issues



### 5.1 Housing

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

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

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

## 5.2 Environment / Energy

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

## 5.3 Employment

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

1. *Research and development, and light industry*

2. *General industrial*

3. *Storage or distribution*

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

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

## **5.4 Sports and Leisure**

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

## **5.5 Movement**

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

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

## 6.0 Neighbourhood Plan Policies

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

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

## 6.1 Housing



New housing on Fields End

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

## 6.2 Protecting the Local Environment and Promoting Sustainable Energy



The River Don at Bower Dell

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

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

### **Local Biodiversity**

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

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

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

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

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

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

### Green Infrastructure

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

### Important Green Infrastructure in Oxspring

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

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

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

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

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

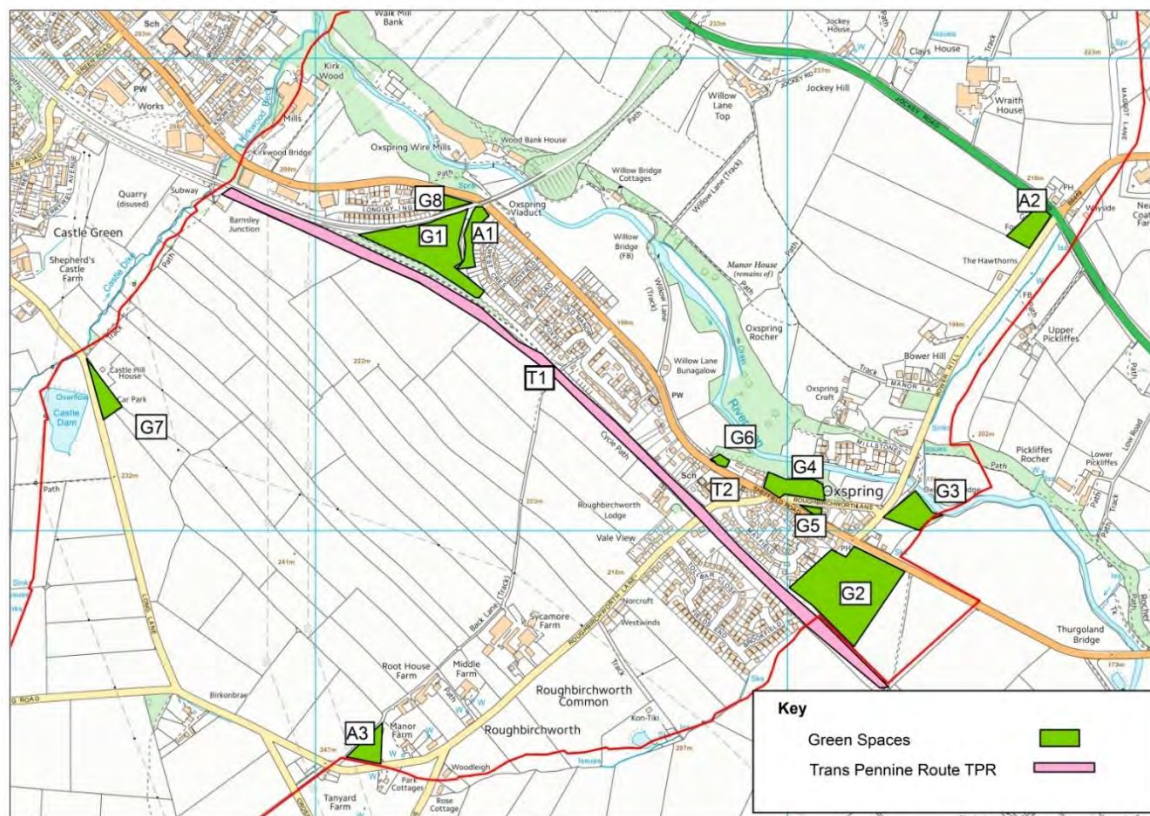
**Proposals which enhance the rural character of Oxspring will be supported. For developments of two houses or more, proposals will be encouraged wherever possible to incorporate the following wildlife enhancements into landscaping schemes:**

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

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

### Local Green Spaces

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



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

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

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

- The Anthills, Sheffield Road,

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

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

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

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

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

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

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



**Table 1 Local Green Spaces**

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

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

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

The following areas are protected as Local Green Space:

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

These areas are as identified on Map 2 above.

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

### **Planning for Climate Change**

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

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

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

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

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

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

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

### Protecting Landscape Character



View of Viaduct, Sheffield Road opposite Eddyfield

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

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

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

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

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

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

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

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

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

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

#### **Built Heritage Assets**

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

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

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

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

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

### 6.3 Employment and Renewable Energy



DR Baling

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

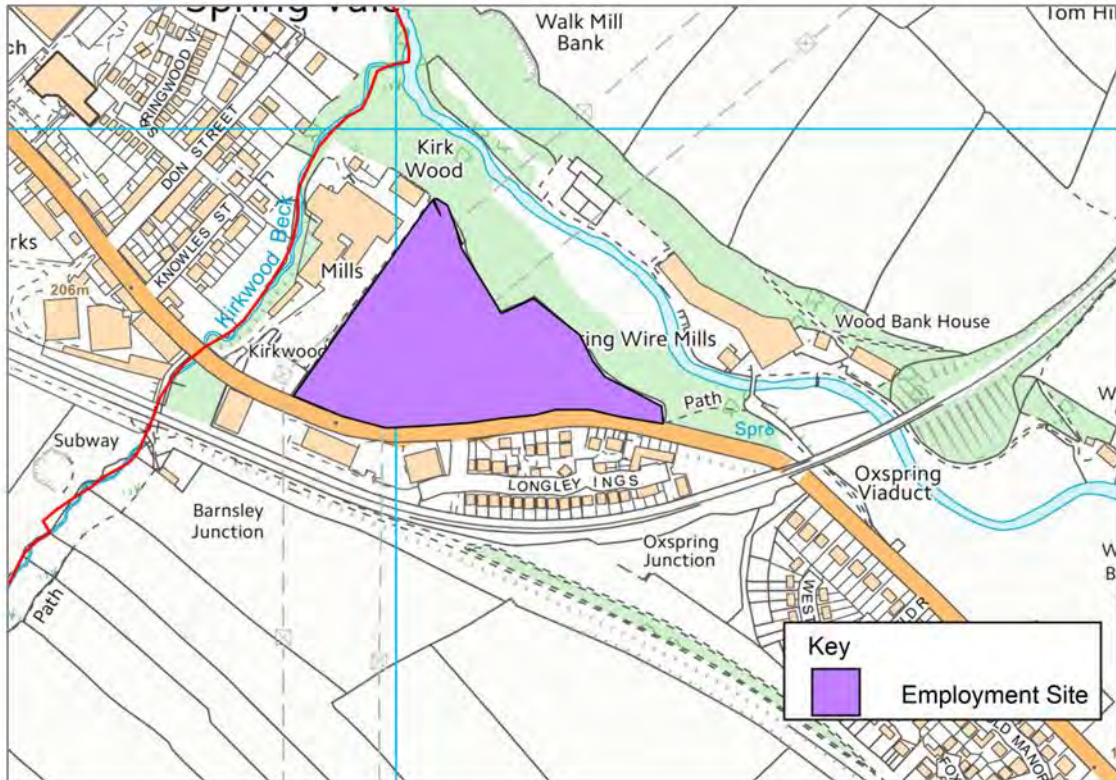
- Diversifying and growing the rural economy
- Supporting the provision of community sustainable green energy

#### Local Employment Site

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

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

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



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



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

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

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

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

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

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

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

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

## 6.4 Sports and Leisure



Football fields, looking towards Wagon and Horses Pub

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

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

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

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

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

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

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

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

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

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

## 6.5 Movement



The Old Oxspring Road Bridge

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

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

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

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

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

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

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

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

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

## 7.0 Next Steps

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

## Appendices

### Appendix I

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

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



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

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

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

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

## Appendix II

### BARNSELY METROPOLITAN BOROUGH COUNCIL LETTINGS POLICY 2014

Effective from 1st April 2014

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

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

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

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

### Appendix III

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

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

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

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

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

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



# Neighbourhood Plan

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

## **APPENDIX C**



# YORKSHIRE LAND

Limited

Our Ref YLL/OPC/2018-03.01

09 March 2018

Sent by email to

**Oxspring Parish Council**

Dear Councillors,

## **HOUSING DEVELOPMENT FOR OXSPRING AND THE OXSPRING NEIGHBOURHOOD DEVELOPMENT PLAN**

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

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

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

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

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

Importantly, the Oxspring Fields site will also maintain Oxspring's Historical linear pattern of development. The same cannot be said of BMBC's Site Proposals EC6 & EC7. As you will be aware, the Draft Oxspring Neighbourhood Plan (March 2016) identifies in paragraph 4.2 on page 14 that *The main village settlement is largely linear in form and lies between Sheffield Road (the B6462) and the route of the Trans Pennine Trail*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **APPENDIX 1**



Stephanie Tolson  
Clerk to Oxspring Parish Council

19<sup>th</sup> February 2018

Dear Mrs Tolson,

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

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

In my letter dated 30<sup>th</sup> January 2018, I identified that there are two immediate avenues of work available to the Parish Council should they see fit. The first being to write to BMBC to object to the newly proposed allocations in the Village. The second being the progression of a Neighbourhood Plan that identifies clear alternatives to the Council's current approach.

I also stressed in my letter that, it is our view that the time for objecting to any development in the Village has passed and thus the focus should now be on what is the right development option for the Village. In any response to BMBC, the Parish Council needs to identify an alternative preferred development option in order to respond constructively to the Draft Local Plan process. If they do not, then it is highly likely that the current proposed allocations will remain.

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

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

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

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

Fortunately, this is simply not the case.

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

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

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

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

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

The Parish Council are therefore faced with a choice. Object to BMBC's current proposed allocations without proposing a deliverable/suitable alternative and take their chances as part of the examination process. A process that has already identified the need to deliver new homes in the Village. Or object to BMBC's proposed allocations and identify deliverable/suitable alternative which can also deliver significant social and community benefits to the Village.

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

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

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

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

The Parish Council now only have one final opportunity to seek to make amendments to the emerging Local Plan in order to ensure that the objectives and visions of the Village and its residents can be delivered.

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

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

Kind regards,

**PAUL BUTLER**  
Director



Our ref: DRW.ET

Your ref:

Date: 20 February 2018

Mr Steven Green  
Yorkshire Land Limited

Dear Steven,

**Proposed Oxspring Fields Development**

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

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

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

Kind regards

Yours sincerely

**David R Walton**

## **APPENDIX 2**

Mr Paul Butler  
P B Planning

20<sup>th</sup> February 2018

## BARNLSLEY 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



## **APPENDIX 3**

# **OXSPRING PARISH COUNCIL**

## **PARISH NEWSLETTER**

**Spring 2014**

### **Festive Thank you**

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

### **Oxspring Titivators**

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

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

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

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

*Anyone wishing to join the group would be made most welcome*

Please contact Alan Walker on 01226 379895

### **Historical Photos of Oxspring**

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

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

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

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

*Graham Sedgwick, Mayfield Oxspring*

## **OXSPRING PARISH COUNCIL**

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

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

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

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

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

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

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

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

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

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

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

Twitter: Oxspring Village

Facebook: Oxspring Neighbourhood Plan

Web page: [www.oxspringplan.co.uk](http://www.oxspringplan.co.uk) - There is a question and answer facility

## **APPENDIX 4**

## OXSPRING VILLAGE

### SERVICES & FACILITIES ANALYSIS

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

### **Oxspring Post Office/Convenience Store**

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

### **Village Green/Children's Play Area**

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

### **Bower Dell**

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

### **Allotments**

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

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

### **The Anthills**

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

### **Recreation Ground**

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

### **St Aidan's Church and Village Hall**

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

### **Marrtree Business Park**

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

### **Wintwire Business Park**

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

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

### **Argo Feeds**

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

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

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

### **Junction 37 of the M1 Motorway**

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

### **Penistone Principal Town**

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

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

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

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

## **RECORD OF LOCAL GROUPS AND CLUBS**

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

### **1. Girl Guiding, Rainbows & Brownies**

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

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

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

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



## **2. Slimming World**

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

## **3. Pilates**

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

## **4. Indoor Bowling Club**

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

## **5. Children's Dance Club**

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

## **6. Busy Bees (Pre-school)**

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

## **7. Zumba**

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

## **8. Oxspring Basketball**

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

## **9. Oxspring Open Gardens**

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

## **10. Oxspring Parish Fishery**

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

## **11. Oxspring Truncheon Runners**

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

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

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

## **12. Oxspring United Football Club**

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

## **13. St Aidan's Church**

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

It is part of the Penistone and Thurlstone Team Ministry.

## **14. Oxspring Friends**

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

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

## **15. Pop In Club**

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

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

Admission £1.20 includes tea & cake.

## **ROAD CONNECTIVITY**

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

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

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

## **PUBLIC TRANSPORT**

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

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

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

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

## **TRANS PENNINE TRAIL**

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

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

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

For further information see:

[www.visitpenistone.co.uk/walks/tpt\\_penistone.html](http://www.visitpenistone.co.uk/walks/tpt_penistone.html)

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

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

### **FOX VALLEY SHOPPING COMPLEX**

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

Tenants include:

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

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

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

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

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

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

## **VILLAGE HIERARCHY**

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

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

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

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

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

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

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

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

## **PENISTONE & SPRINGVALE**

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

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

## **INTERNET CONNECTIVITY**

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

## **APPENDIX D**

An aerial photograph showing a large, dense wooded area. A red circle highlights this area. The surrounding landscape includes green fields and some residential buildings in the distance.

**OXSPRING ROCHER**

An aerial photograph showing a rectangular plot of land, outlined in orange, situated between a wooded area and a residential development. An orange arrow points down to this plot.

**POTENTIAL HOUSING SITE  
FOR 5 LARGE DWELLINGS AT  
MILLSTONES, OXSPRING**

An aerial photograph showing a wooded area with a yellow arrow pointing to it from the right. The area is surrounded by residential buildings and roads.

**BMC HOUSING SITE PROPOSAL EC8**



## **APPENDIX E**

# YORKSHIRE LAND

Limited

Our Ref YLL/JJ/2017-11.01

16 November 2017

Sent by email to

**Mr J Jenkinson**

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

Dear Mr Jenkinson,

## **MEETING - THURSDAY 09 NOVEMBER 2017**

We write following our meeting with yourself and David Shepherd (Place Service Director) last Thursday, 09 November 2017 at Westgate Plaza. This meeting was attended by myself, Samuel Green and Mr Paul Butler of PB Planning, at your request, to discuss the Barnsley Local Plan.

We are advised that PB Planning will be writing to you under separate cover. However, considering Mr Butler is currently on vacation, we felt it prudent to provide our own correspondence following the meeting.

You explained to us at this meeting that it had become apparent to the Council during the Local Plan Examination process, that unlike during the previous Unitary Development Plan (UDP) process, the Local Plan Inspector cannot instruct the Council to allocate specific housing or employment sites within the Local Plan. You did confirm that the Inspector can identify a requirement for further allocations and indicate the locations in which these allocations should be identified (i.e. the villages) but cautioned that it was at the Council's sole discretion which sites were ultimately included in the Development Plan.

You then informed us that the Council would be willing to consider allocating the Millstones site in Oxspring and the northern part of our Hunningley Lane site in Urban Barnsley, for housing development.

With regard to the Millstones site in Oxspring, we reminded you at the meeting that the Local Plan Inspector had undertaken a visit to the site on Friday, 29 September 2017

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following the unresolved issue in respect of Minor Changes to the Green Belt Boundary arising at the Stage 2 Hearing Sessions, and that Inspector Housden subsequently confirmed at the commencement of the Stage 3 Hearing Sessions that she has reached a decision in respect of this matter, which will be included in her report to be published in due course. Notwithstanding this, it is pleasing to note that the Council now accept that the Millstones site is suitable for housing.

With regard to the Hunningley Lane site, whilst again it is pleasing to note that the Council recognise the site's suitability to meet housing needs in Urban Barnsley, we are baffled as to why the Council believe that only the northern part of the site can accommodate housing. As you are aware, Arup identify in the Green Belt Review (General Area UB12) that:

- To the west, the Green Belt boundary is weakly defined by built form around White Cross Lane which has sprawled beyond the B6100 Ardsley Road (Hunningley Lane);
- On the whole, the existing Green Belt boundary is considered to be relatively weak;
- **An operational railway line which traverses the General Area from north to south could constitute a strongly durable boundary should the area be considered for sub-division;**
- A small-scale area of natural consolidation exists to the south of the Lockeflash Cemetery, on the land bounded by the operational railway line and to the south by Dob Sike.

Each of Arup's comments relates directly to the Hunningley Lane site, which is bounded by the Railway Line on its Eastern Boundary and the B6100 Ardsley Road (Hunningley Lane) on its Western Boundary. The built form which Arup deem to have sprawled beyond the B6100 is located on the southern half the site, whilst the small scale area of natural consolidation which Arup identify between the Lockeflash Cemetery and by Dob Sike, forms the northern half of the site.

We refer you to Paragraph 28 of the Opinion by Leading Counsel, Sasha White QC, in respect of the failings of the Green Belt Review. Furthermore, the letter by Smeeden Foreman Landscape Architects dated 02 May 2016, elaborates on the relationship between the Hunningley Lane site and the Green Area located to the west of the B6100 'Hunningley Lane' between Kendray and Worsbrough Dale (identified in the Green Belt Review as General Area UB13) demonstrating the capacity of the Hunningley Lane site to accommodate significant numbers of dwellings whilst leaving a generous open corridor east-west through the site. Both of these documents have previously been submitted to the Council, but can now be viewed online at: [www.Hunningley-Lane.co.uk](http://www.Hunningley-Lane.co.uk)

The evidence referred to above demonstrates that our Hunningley Lane site falls completely outside of the specified 1.5km radius between the new Green Belt boundary and between Barnsley and Wombwell, in common with the similarly situated proposed allocation AC14.

You categorically informed us that the Council would not be including either the proposed Blackmoor Business Park site or our Oxspring Fields site as employment and housing site

allocations respectively in the Local Plan, and that we should forget these sites and write off any costs associated with them to date. You also commented further that this position goes to the top of the Council and we do find this statement particularly objectionable.

We have captured the commentary of the meeting in a detailed memo, which we can provide if required. However, we do find many of the comments you made at the meeting deeply perturbing as it appears that the Council have predetermined that our Oxspring Fields and the Blackmoor Business Park sites should not be included as allocations in the Local Plan. Clearly, this should not be the case as the site selection process should always remain fair and objective.

Firstly, it is the opinion of ourselves and our professional advisers that all site allocations should be judged and selected only on their planning merits (which includes sustainability and deliverability) and ability to satisfy planning policy requirements. In respect of this very point, at our earlier meeting with yourself, held at 1300 hrs at Westgate Plaza on 19 July 2016, you informed myself and Samuel Green, that the Oxspring Fields site is a good site with good planning credentials, but that the Council had simply taken a policy decision not to allocate any Green Belt sites for housing in the western villages and the Council therefore had no intention of allocating the site in the Local Plan.

Regarding the matter of Sustainability, Mr Matthew Reynolds (Planning Officer) of South Yorkshire Passenger Transport Executive (the driving force behind the development of Public Transport in South Yorkshire and a public sector partner of the Council) outlines in his letter of 12 June 2014 (previously submitted to the Council and available on the Oxspring Fields website - [www.Oxspring-Fields.co.uk](http://www.Oxspring-Fields.co.uk)) that the proximity to the Trans Pennine Trail (TPT) is a very good feature for the Oxspring Fields site and should not be overlooked. Mr Reynolds also sets out in the letter that the high levels of accessibility to the TPT promote the Oxspring Fields site as a very sustainable option given the connections to a high quality walking and cycling network and that as the site is within 2 kilometres from the railway station, SYPTE would deem it acceptable to expect a proportion of cycle based park and riding from Penistone, as well as a higher proportion of cycling trips for commuter purposes. Clearly, Mr Reynold's comments equally apply to the proposed adjoining Blackmoor Business Park site.

The TPT forms the Southern Boundary of the Oxspring Fields site. From here Penistone and its Railway Station are only 10 minutes away by bicycle. The remaining boundaries of the Oxspring Fields site comprise the B6462 'Sheffield Road' to the north, the proposed Blackmoor Business Park site and Yorkshire Water waste water treatment works to the east, and the existing built form of Oxspring to the west.

Arup's assessment of Green Belt Review General Area PEN11, within which the Oxspring Fields site is located, recognises that:

*"The Trans Pennine Trail within a dismantled railway could represent a strong internal boundary, should the General Area be considered for sub division"*

Indeed, the proposed Oxspring Fields site is a much smaller parcel of land stretching to just 12 hectares within the overall 190.8 hectare General Area PEN11. Furthermore, the site is located to the north of the TPT, where land has completely different landscape characteristics to that located to the south of the TPT, which is formed of large open fields stretching to approximately 148 hectares from Roughbirchworth Lane in the West to Cross Lane in the South and Blackmoor in the East.

It is therefore very concerning that the Council has not pursued the opportunity identified by Arup to consider the TPT as an internal boundary within Green Belt General Area PEN11 which would lead to the identification of the Oxspring Fields the site as a resultant parcel.

We note that Leading Counsel, Sasha White QC, comments specifically on this issue within paragraph 28 of his Legal Opinion regarding the Barnsley Local Plan:

*"It would seem to me that there has been a clear failure properly to analyse the merits of releasing land from the Green Belt consisting of smaller areas than the general areas identified in the review. Whilst in other locations the Green Belt review process leads to an analysis of "resultant parcels" where release could be considered, there is no such analysis in respect of the YLL sites. I consider this at least arguably unsound given that in the case of both PEN11 and UB12, the Arup reports recognise (a) the absence of defensible boundaries for the whole of the general areas but (b) the existence of features within the general areas which could form defensible Green Belt boundaries. **It seems to me that a sound Green Belt review** should, when faced with that evidence, go on to consider whether the purposes of the Green Belt in that location could be served by adjusting the boundary to reflect the defensible boundaries identified (i.e. the Trans Pennine Trail in PEN11 and the operational railway line in UB12). I can see no consideration whatsoever of that possibility." (Our Emphasis)*

As noted in Paragraph 19 of the Sasha White QC opinion, the review also failed to identify the sizeable decommissioned Works site (identified as a 'depot' on the map of general area PEN11) as a defensible boundary within the PEN11 general area:

*"If this were taken into account together with the Trans Pennine Trail, B6462 and the existing settlements boundary of Oxspring, YLL's site would be surrounded on each side by defensible boundaries."*

Furthermore, the 2013 Barnsley Strategic Housing Land Availability Assessment (SHLAA) recognises the Oxspring Fields site as a Category 1 'Deliverable' Site, unlike the proposed Safeguarded Land 'SAF18' which is a Category 2 site considering its close proximity to an active dairy farm, which has expanded further within the last year with the erection of new agricultural buildings.

As you are aware highways consultants, Pell Frischmann, have confirmed that satisfactory access can be achieved from the Oxspring Fields site directly onto the B6462 'Sheffield Road' and the multitude of documentation previously submitted to the Council confirms that there are no technical constraints which could affect the delivery of the site.

There is strong developer interest in the Oxspring Fields site from a number of housebuilding companies, but not least from Barratt and David Wilson Homes (BDWH)

who are a five star housebuilder and the country's number one house builder by volume, all of whom could deliver housing on the site within the first two years of the Local Plan having been adopted.

The Oxspring Fields site will also act as a catalyst to enable the delivery of a number of unmatched community benefits to the village of Oxspring. This includes the construction of the long sought after Sports and Community Pavilion on Oxspring Sports Fields and a Tourism Hub alongside the TPT, which will provide facilities for the local community, visitors to the village and users of the TPT. Both of these facilities are sought in the Draft Oxspring Neighbourhood Plan, the progress of which has been halted pending adoption of the Barnsley Local Plan, but identifies no means of delivery.

As we highlighted at the Stage 3 Local Plan Hearing Sessions, the Tourism Hub element of the Oxspring Fields scheme aligns with and seeks to deliver the aspiration set out within Policy E7 of the Local Plan, the supporting text to which confirms (Paragraph 8.31) the need to maximise the use of Tourism Assets, specifically identifying the Trans Pennine Trail:

*"The future development of tourism is an important issue in both urban and rural areas. Tourism has an important role to play in Barnsley's economy. We want to build on the existing tourism potential of current attractions and others close to our borders and to support and explore all opportunities to improve existing destinations and create new tourism and cultural attractions. We need to build on the legacy of the Tour de France and maximise use of key assets in the borough such as the Trans Pennine Trail."*

To date, the Council has ignored the Housing Needs and Capacity Assessment undertaken by consultants URS, instructed by Planning Aid England on behalf of Oxspring Parish Council. This report - which is in the public domain and has been extensively referred to during the examination hearing sessions - objectively identifies a need for 53-68 dwellings in Oxspring over the plan period to 2026, or 96 new homes when extrapolated to cover the Local plan period to 2033. No such Assessment currently exists for any other western village.

Minute 5a of the Oxspring Parish Council meeting on Monday, 07 July 2014 confirms that:

*"Planning Aid England are doing a housing Needs Analysis Survey. This will be an **independent review of the housing needs in Oxspring** and will take a couple of months to be completed." **Our Emphasis***

Furthermore, paragraph 6.33 of the Council's Sustainability Assessment, prepared in support of the Local Plan, recognises that there is demand within the Borough for Affordable Housing 'particularly in high demand areas such as the rural settlements in the west' where house prices are more expensive than in all other areas of the Borough, rendering it more difficult for first time buyers and those on lower incomes to purchase a home. Our current proposals for 150 dwellings at the Oxspring Fields site would result in the delivery of 45 new affordable homes for the village, in accordance with the planning policy

requirement for 30% of any development in Penistone and the Rural West of the Borough in excess of 15 dwellings to be provided as affordable units.

All of this compelling information has previously been submitted to the Council and is available to view on the Oxspring Fields website.

A comprehensive Landscape Assessment prepared by Smeeden Foreman was submitted to the Council in 2014 and demonstrates on page 17 'Historical Settlement Pattern' how the village has evolved over the centuries, predominantly as a linear settlement between the Sheffield Road (B6462) and the former Railway Line, now the TPT. We attach pages 16 & 17 at Appendix 1, for ease of reference.

You will also recall several other comprehensive reports which have been submitted to the Council throughout the Plan preparation process, including the Oxspring Non-Green Belt Windfall & Safeguarded Land Housing Deliverability and Capacity Assessment (July 2015) prepared by PB Planning and a Sustainability and Accessibility Study prepared jointly between PB Planning and Pell Frischmann, one of the UK's leading firm of Consulting Engineers. The latter document provides clear and demonstrable evidence that the Oxspring Fields site is situated in a highly sustainable location given the accessibility of the site and its connectivity to a wide range of services and facilities.

At the Stage 3 Hearing Session of the Barnsley Local Plan Examination on Tuesday, 10 October 2017 both ourselves and our consultant, Mr Paul Butler, presented compelling evidence pointing to the requirement to identify additional employment land to meet the needs of Penistone and the Western Villages.

As you are aware, currently only one site is proposed for employment allocation to meet the needs of Penistone and the Western Villages (Site Ref P2) which at 3.27 hectares in size, makes up only 1% of the total employment land proposed in the Borough. This is despite the fact that the Penistone East and West Wards are home to 10% of the Borough's population. In contrast, the Council's adopted Core Strategy sets out in paragraph 7.79 the need to provide between 4.5 and 6.5 hectares of Employment Land in Penistone over the Core Strategy period (2008 to 2026). As the Local Plan extends to 2033, we believe that at least a proportionate amount of additional employment land will be required to ensure that the employment needs of Penistone and the Western Villages can be met over the Local Plan period.

As identified in our evidence to the Local Plan Examination, Site P2 is situated between a number of low railway bridges which cause access restrictions to high sided vehicles (see letter reference YLL/BMBC/2017-11.01 at [www.BlackmoorBusinessPark.co.uk](http://www.BlackmoorBusinessPark.co.uk)). We also highlighted a number of onsite constraints and the Council itself notes within its Stage 3 Matter 10 Hearing Statement in respect of site P2 that:

*"The site scores relatively poorly but, given the lack of suitable alternatives it is proposed for allocation to ensure some new employment land provision is made in Penistone"*

*“EB37 Barnsley Employment Land Report Mott Macdonald April 2016 anticipates that the site is unlikely to be developed until over 10 years into the plan period (Timescale: Long term (10+years)).”*

Whilst site P2 is proposed to meet the needs of Penistone, as we have highlighted to the council on a number of occasions, it is located within the Parish Boundary of Oxspring. Furthermore, Site P2 is a greenfield site located within the Green Belt. In comparison, the proposed Blackmoor Business Park site, which is situated on the edge of Oxspring, is also located in the Green Belt but is a previously developed brownfield site. This is evidenced by the plan utilised in the Green Belt Review (General Area PEN11) which identifies the site as a ‘depot’ and from the various photographs and correspondence we submitted to the Council regarding the Blackmoor Business Park site during 2016, which are available to view on the Blackmoor Business Park website ([www.BlackmoorBusinessPark.co.uk](http://www.BlackmoorBusinessPark.co.uk)).

The Arup Green Belt Review (General Area PEN11) confirms in respect of the area of the Blackmoor Business Park site that:

*“Large wooded areas reduce the level of openness and the large sewage works at Cheese Bottom reduces the rural character.”*

On Wednesday, 11 October 2017, Mr Paul Butler of PB Planning wrote to the Local Plan Inspector via the Programme Officer, enclosing his scoring of the Blackmoor Business Park site against the Council’s criteria for the assessment of proposed employment sites. PB Planning identify that the site scores 88 points, highlighting a sustainable and suitable employment land opportunity. The documentation is available to view on the Local Plan Examination Website under ‘Documents Submitted at Stage 3’.

The Blackmoor Business Park site is located off the B6462 ‘Sheffield Road’ only 2.2 miles from Penistone Town Centre and just 1.4 miles of the Penistone Principal Town boundary at Springvale, which adjoins Oxspring. The A628 is also situated 0.7 miles from the site. In respect of Public Transport, there is an existing bus stop positioned at the site entrance on the B6462 ‘Sheffield Road’ and the Trans Pennine Trail also forms the southern boundary of the site, from where Penistone Railway Station is just 10 minutes away by bicycle. This therefore dispels the position of officers, referred to in the Letter from Councillor Roy Miller (Cabinet Spokesperson for Place) dated 23 May 2016 (available on the Blackmoor Business Park website) that the site is remote from the Penistone Principal Town and that the sustainability credentials of the site are poor due to the location of the site.

Paragraph 10.2 of the Council’s Cabinet Report of 15 November 2017 (CAB.15.11.2017/6) recognises the *“adoption of a Local Plan is essential in order to allow the Council to manage physical development of the Borough on behalf of residents and businesses. This includes providing sufficient land in the right places to attract more businesses into the Borough and to allow existing Businesses to grow. The aim of this is to create more and better jobs in order to improve earnings and increase opportunities for local residents.”*

We turn now to the compelling evidence we submitted to the Local Plan Examination



compiled independently by the Barnsley Development Agency (BDA), which is attached at Appendix 2, and identifies amongst other salient points:

- A. that the ability to continue the growth recorded is crucial to helping to ensure that Penistone West ward contributes to the overall Borough wide economic strategy targets (need for up to 32,000 jobs to be created and the growth of the indigenous business base by 1,500 new businesses);
- B. that bank start data (new business bank accounts) continues to record the Penistone West and East wards as being in the top 3 wards within Barnsley for the creation of new business; and
- C. Loss of key employment land to other uses (most notably housing) could potentially hamper the future and continued growth of both the overall business base and future jobs within the Penistone part of the Borough. Thus meaning that the Borough is unable to meet its core economic strategy targets; a reduction in potential business rates for BMBC and the potential out commuting of businesses and loss of additional private sector jobs if a range of future land and premises does not remain.

Against the background outlined above, we find the comment you made at our meeting that the Council will never allocate the Blackmoor Business Park site in the Local Plan deeply concerning, especially considering that the only currently proposed employment site allocation for Penistone (P2) represents only 1% of total employment land proposed to be provided across the Borough.

We trust you will agree that employment land and job opportunities in Penistone are equally as important as employment land and job opportunities in any other part of the Borough.

At the Stage 3 Examination Hearing on Tuesday, 10 October 2017 the Inspector asked you several specific questions concerning the supply of Employment Land for Penistone and our proposals for the Blackmoor Business Park. In response, you informed the Inspector that there are very few locations suitable for employment land to meet the needs of Penistone and also stated:

*"The only reason he (Mr Green) wants us to allocate the Blackmoor Business Park site is because his Oxspring Fields site would become infill."*

Both of these points were noted and we believe your verbal statement to the Inspector in respect of the Oxspring Fields site was an important recognition of the site's suitability to accommodate development. On this basis, we cannot understand why having previously informed myself and Samuel Green at our meeting on 19 July 2016 that the Oxspring Fields site has good planning credentials, you informed us at our meeting last week that the site will never be allocated for development by the Council in the Local Plan.

It could be perceived from your statement that the Council are resisting allocating the Blackmoor Business Park site for employment purposes, simply because it fears that this

would also lead to the identification of the adjoining Oxspring Fields site as a housing allocation.

Following your comments at the Examination Hearings in respect of Employment Land for Penistone, Mr Graham Saunders of the Community Action Penistone group spoke at the invitation of the Inspector, stating that he recognised the need for employment land to meet the needs of the Penistone area over the Plan Period to 2033. Mr Saunders also commented in respect of the Blackmoor Business Park proposals, that it appeared to him to be more logical to allocate a previously developed site ahead of a greenfield site such as site P2.

On Tuesday, 15 August 2017 Inspector Housden issued an Interim Findings report following stages 1 & 2 of the Local Plan Examination. Within this report Inspector Housden identifies amongst other matters that, based on what she has read and heard to date, her view is that if the plan is to be found sound it should have a more positive approach to the future of the Borough's villages.

In the closing stages of the Stage 3 Hearing Sessions, which addressed the supply and deliverability of housing sites, you provided a brief explanation to the Inspector and Representors outlining how the Council intends to address the matters raised by the Inspector in her Interim Findings Report, regarding the most appropriate course of action to be taken to address the issue of soundness in relation to the villages. You did confirm that the council recognise there are a number of longstanding Safeguarded Land allocations in and around the Western Villages which have technical and other issues, rendering them unsuitable for development, and that it would therefore be necessary in some instances to identify new housing land allocations.

The Non-Green Belt Windfall and Safeguarded Land Housing Deliverability and Capacity Assessment prepared by PB Planning, identifies in detail why Safeguarded Land allocation 'SAF18' in Oxspring is not deliverable and we have previously provided the Council with a detailed Drainage Report by Topping Engineers, which identifies that the site has surface water drainage constraints. Both of these documents are available to view on the Oxspring Fields website.

Importantly, the owner of site 'SAF18' has made it quite clear to ourselves and to the Oxspring Parish Council (see section 5a of the Oxspring Parish Council Minutes dated Monday, 03 November 2014) that he will not sell the land and considers that allowing housing development to encroach closer to his property would cause issues which may affect the future of his dairy farm. This was identified in the 2013 SHLAA, which recognises a 'bad neighbour' constraint for the safeguarded land 'SAF18' (SHLAA Ref 341).

Both Oxspring Parish Council and the Oxspring Neighbourhood Plan Steering Group have requested the Council to return the Safeguarded Land site 'SAF18' to Green Belt designation.

It is also important to note here that the Arup Green Belt Review (General Area PEN2 and PEN11) identifies that site SAF18 fulfils a strong Green Belt role:

*“Generally, safeguarded land and allocations made by the UDP proposals map do not strengthen this boundary but enforce its irregularity. The existing Green Belt boundary is particularly weak adjoining the south of Oxspring around Roughbirchwood (sic) Lodge. The existing Green Belt boundary is therefore considered to be weak.”*

*“...the area of safeguarded land off Roughbirchworth road will appear to weaken the integrity of the Green Belt.”*

The Green Belt Review (General Area PEN2) also goes on to identify that:

*“Rectilinear field boundaries south of Oxspring portray a strongly rural character.”*

We are therefore gravely concerned that you informed Mr Butler and ourselves at our meeting last week, that the Council will consider allocating site SAF18 for development to meet housing needs in Oxspring.

Considering that the ‘SAF18’ site is a longstanding safeguarded land allocation, the fact that the site has not been brought forward – despite the Council having been unable to demonstrate a five-year land supply in recent years – speaks volumes and reinforces the fact that the landowner is unwilling to see the site developed.

As we pointed out at the Examination Hearing Sessions, neither the landowner nor representatives acting on his behalf were in attendance promoting the site either as a continued safeguarded land designation or as a housing allocation.

It is clear that SAF18 is an unsuitable site with an unwilling landowner, surface water drainage and technical constraints and that it fulfils a strong Green Belt purpose, as highlighted in the Arup Green Belt Review. In comparison the Oxspring Fields site is promoted by a willing landowner/developer and is surrounded on all sides by strong defensible boundaries, indeed it is situated to the north of the TPT which, as Arup identify, could represent a strong internal boundary to the Green Belt, should the General Area be considered for sub division. Furthermore, the site has no technical constraints and significant interest from several national housebuilders, including BDWH, who could deliver homes at the site within the first two years of the Local Plan being adopted. The development will also enable the delivery of a host of long sought after benefits for the local community including a Sports and Community Pavilion, Tourism Hub and country park.

The Oxspring Fields site would not result in the merging of settlements (unlike site reference MU1 in Urban Barnsley) and will maintain the historical linear pattern of development which has developed over several centuries between the B6462 ‘Sheffield Road’ and Former Railway Line (now the TPT).

As you are aware, the Legal Opinion by Leading Counsel, Sasha White QC, identifies a number of serious issues with the Local Plan as currently drafted, and we refer you to paragraphs 26 and 27 particularly, in respect of Safeguarded Land SAF18.

You also subsequently identified at our meeting that the Council could consider allocating

the Resultant Parcel PEN9A in Oxspring (see General Area PEN9) which is located to the north of the B6462 'Sheffield Road' in the north western area of the village. We note the following comments by Arup in respect of Green Belt General Area PEN 9:

- The existing boundary of the Green Belt is well defined by the 'hard infrastructure' of the B6462 to the south west;
- This General Area is connected to the village of Oxspring, which is linked via a linear chain of settlements to the urban area of Penistone;
- Development to the north of the B6462 would be largely independent of current development patterns;
- The eastern portion of this General Area alongside the operational railway line does play a role in protecting the 'largely essential gap and very narrow' between Oxspring and Penistone, although coalescence has already mostly occurred; and
- Development to the south of the River Don corridor would imitate the linear residential built form to the south of Sheffield Road.

At both the Examination Hearings and at our meeting last week you commented that one of the reasons the Council are unwilling to allocate the Oxspring Fields site is because the Council consider that it is located in the River Don Green Corridor. However, we note that the Green Belt Resultant Parcel PEN9A actually lies within the heart of the River Don Green Corridor, directly adjoining the River Don.

In comparison, the proposed Oxspring Fields site is situated away from the River Don, to the south side of the B6462 'Sheffield Road' in keeping with the predominantly linear pattern of development in Oxspring, which has developed over several centuries.

We are also aware that the topography of Green Belt Resultant Parcel PEN9a falls away sharply from South to North towards the River Don. This is an important issue, which presents constraints for road access and drainage and will significantly affect the viability of any potential development.

At our meeting last week you also suggested to us (for the first time) that the Oxspring Fields site would constitute ribbon development. However, this does not withstand scrutiny, considering that you informed the Inspector at the Stage 3 Examination Hearings that if the Blackmoor Business Park was allocated for Employment development, the Oxspring Fields site would become infill. We reiterate that this infill will maintain the linear pattern of development in Oxspring, highlighted on page 17 of the Smeeden Foreman Landscape Statement, attached at Appendix 1.

As Mr Butler reminded you at last week's meeting, the Barnsley UDP recognises within Paragraph 4.12 (Volume 13 - Western Rural Area) that:

*“Oxspring 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.”*

Furthermore, the Settlement Assessment scoring submitted to the Council and the Local Plan Inspector by PB Planning on Friday, 03 November 2017 identifies Oxspring as the highest scoring Western Village.

Mr Butler also informed you at the meeting of his professional opinion that Oxspring Fields is an outstanding and sustainable housing site proposal, promoted by a willing landowner/developer, which is capable of immediate delivery upon adoption of the Local Plan, will meet the market and affordable housing needs of the village in full and provide unmatched benefits for the local community, whilst maintaining the established linear pattern of development in Oxspring.

As we have previously identified to the Council, the Community Consultation and Engagement Event which we held between 0930 and 1400 hrs on Saturday, 23 January 2016 at St Aidans Church, Oxspring, demonstrated an overwhelming support for the Oxspring Fields proposals, with a phenomenal 100% in favour of the scheme as an alternative to the Safeguarded Land 'SAF18'. This consultation event was attended by many individuals, business representatives and by the Council's Place Service Director, Mr David Shepherd.

The Oxspring Fields site has been demonstrably proven to be logically situated, developable quickly and benevolent toward the wants and needs of the community in Oxspring. This is a unique opportunity to bring about betterment, and we request that the councils position is reconsidered, having regard to the elements reiterated once again in this letter.

We trust that you and the Councils Cabinet Spokesperson for Place, having been delegated power by Cabinet for the remainder of the Local Plan Examination to agree main modifications (including additional site allocations) will give the content of this letter your utmost professional consideration and respectfully request that our sites are considered objectively on their outstanding planning merits and the contributions they can make towards achieving a sound development plan.

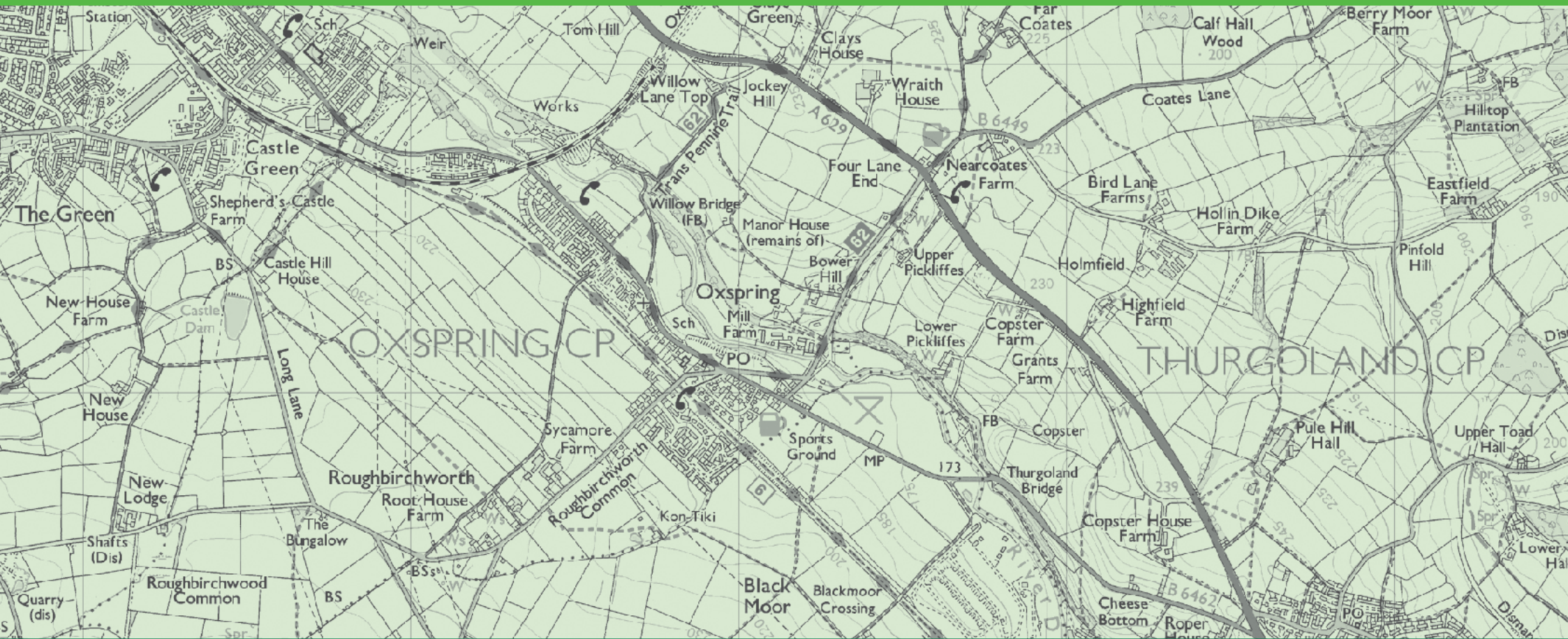
Cc     *Mr David Shepherd*     -     *Director of Place, Barnsley MBC*  
       *Mr Paul Butler*         -     *Director, PB Planning*

Encs    *Appendix 1*         -     *Pages 16 & 17 of the Smeeden Foreman Landscape Statement 2014*  
       *Appendix 2*         -     *Barnsley Development Agency Economic Data for Penistone*

## **APPENDIX 1**

**PAGES 16 & 17 OF THE SMEDDEN FOREMAN  
OXSPRING FIELDS LANDSCAPE STATEMENT 2014**

# OXSPRING FIELDS



Landscape statement, May 2014 - Yorkshire Land Ltd

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Landscape Architects ■ Urban Designers ■ Ecologists ■ Horticulturists



# Access and connectivity

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

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

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

From Penistone station, trains connect to:

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

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

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

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

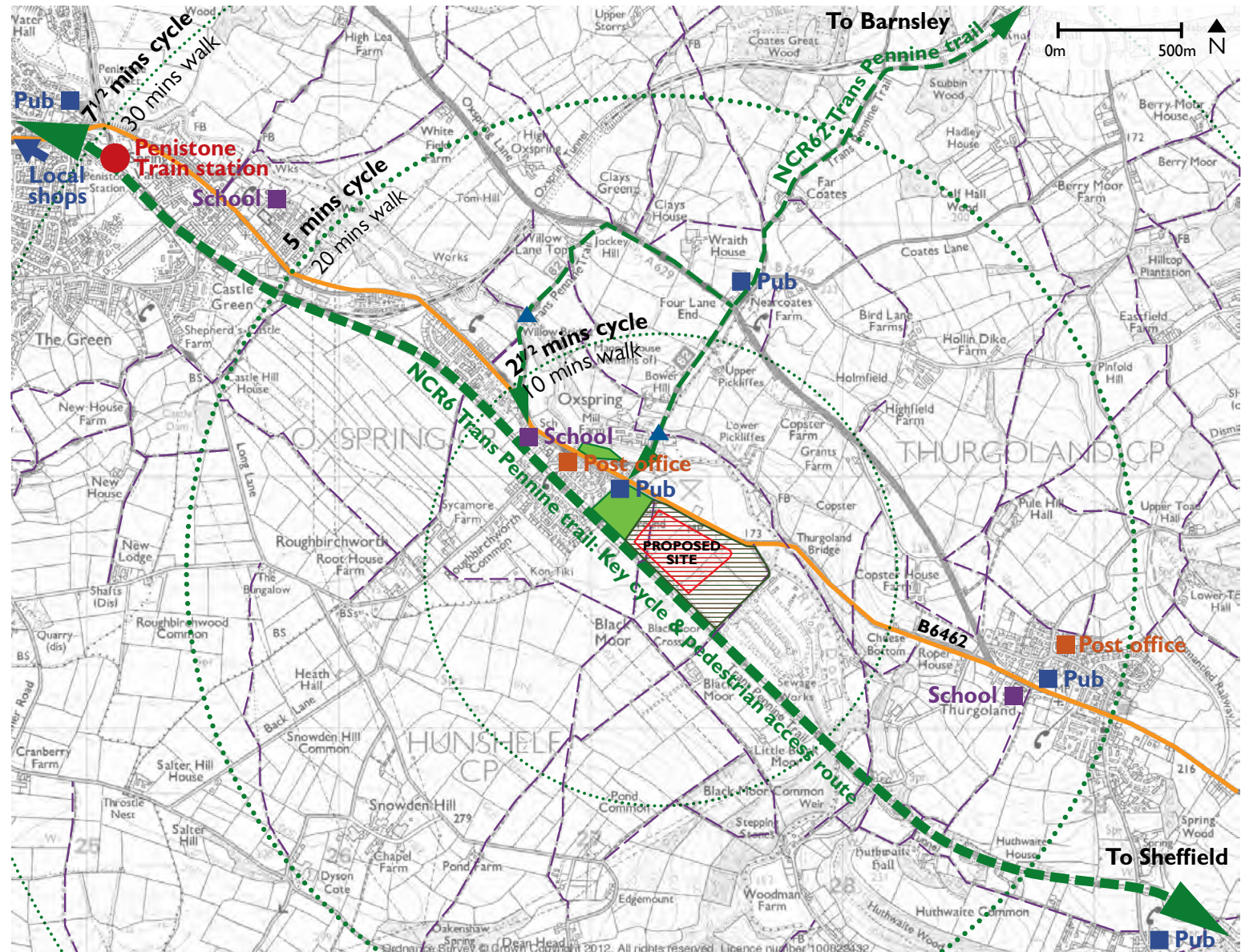


Fig 2: Map showing connectivity to local services and key pedestrian and cycle routes in the area

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

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

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

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

# Historic settlement pattern

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

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

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

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

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

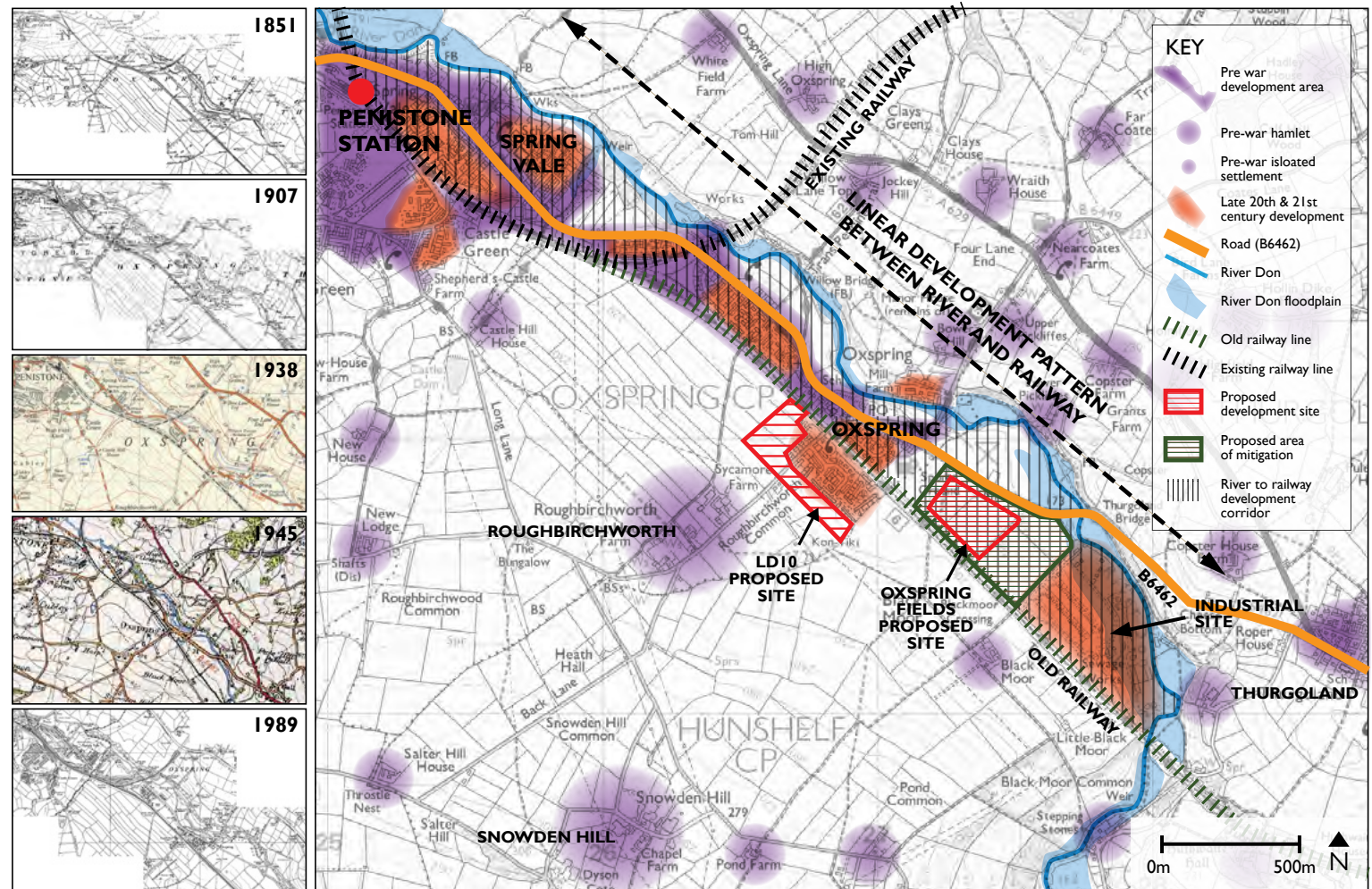


Fig 3: Map showing the historic settlement pattern in the area surrounding Oxspring

## Future proposals (Oxspring fields site)

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

## Future proposals (LD10 site)

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

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

Landscape Architects ■ Urban Designers ■ Ecologists ■ Horticulturists

## **APPENDIX 2**

**BARNSLEY DEVELOPMENT AGENCY**

**ECONOMIC DATA REGARDING PENISTONE**

**From:** Smith , Matthew  
**Sent:** 09 August 2013 16:04  
**To:** Dunn , Keiron  
**Subject:** FW: Penistone

Keiron,

More info to help with Lairds Way report.

Matthew

**Matthew Smith**  
**Group Leader (Outer Team)**  
**Development Management**  
**Barnsley MBC**

**From:** Johnson , Paul  
**Sent:** 15 July 2013 13:16  
**To:** Smith , Matthew  
**Subject:** RE: Penistone

Matthew

Many thanks for your email

In relation to your questions hopefully the following should help

### **Census Labour Supply Data**

According to the 2011 Census the Penistone West ward (incorporates main urban centre of Pensitone, Thurlstone and Hoylandswiane) recorded;

- 11,322 residents of which 65.2% are classed as being of working age (16- Pensionable Age)
- Penistone West's working age population rate (65.2%) is greater than the rates recorded at borough (64.1%), regional (64.6%) and national (62.5%) rates – helping to indicate a potential greater demand for potential employment sites to service the indigenous population base.
- 73% of Penistone West's resident based population (16-74) are classed as being economically active, which is greater than the rates recorded at borough (66.5%), regional (68.4%) and national (69.9%) rates
- Of those who were economically active in Pensitoen West;
  - 67.5% were in employment, which is greater than the rates recorded at borough (59.1%), regional (60.0%) and national (62.1%) rates
  - 10.8% were in self employment, which is greater than the rates recorded at borough (7.7%), regional (8.4%) and national (9.8%) rates
  - 3.0 % were unemployed, which is lower than the rates recorded at borough (5.1%), regional (4.8%) and national (4.4%) rates
- Over the last 10 years (since the last Census the following characteristic's have occurred within the Penistone West ward:
  - Employment levels have increased (65.0% in 2001 to 67.5% in 2011)

- Self employment levels has increased (9.9% in 2001 to 10.8% in 2011)
- Unemployment levels has increased (2.3% in 2001 to 3% in 2011)

Unfortunately, Census 2011 data has not released travel to work statistics for lower levels of geographies, therefore we are unable to provide a response to this question , however Census 2001 indicated that residents who lived in Pensistone West ward:

- 29.4% worked less than 2K form where they lived (lower than the rates recorded at borough (28.1%), regional (29.1%) and national (29.1%) rates
- 50.8% worked less than 10K form where they lived (lower than the rates recorded at borough (66.6%), regional (71.4%) and national (67.5%) rates

### **Labour Demand Data**

According to ONS Business Register & Employment Survey (BRES) data there are;

- 3,073 total employee jobs are held by businesses within the Penistone West Ward, of which:
  - 68.6% are classified as being full time and 31.4% are part time classified
- In terms of the industrial breakdown of jobs in the Penistone West Ward;
  - 25.7% are Manufacturing based
  - 17% are Retail based
  - 8% are Transport and Storage based
- **Over the past year;**
  - the number of jobs in the Penistone West ward has increased by 0.3%, with Full time Employment (FTE's) jobs increasing by 1.3% (lower than the 2.8% increase recorded at Barnsley level)
  - Transport and Storage sector recording the largest increase in jobs that have been created (+142 increase of 135%)
- Despite the increase recorded over the last year, the number of employee jobs in Penistone West ward remains -6.1% lower than before the last recession (2008).

In addition to the above, Bank start data (new business bank accounts) continues to record the Penistone West and East wards as being one of the top 3 wards within Barnsley for the creation of new businesses.

### **Conclusion**

- The above evidence from both a labour supply and also to that of a labour demand perspective help to indicate that the Penistone West Ward is seen as being one of the boroughs most economically active part of the borough, which has seen levels of employment and self employment continue to increase over the last 10 years and remain higher than borough wide, regional and national rates.
- Likewise Penistone West Ward residents have been more resilient and continue to record significantly lower levels of unemployment compared to other parts of the borough and indeed regional and national rates.
- Residents of the borough are more likely to out commute to work (outside Penistone), mostly associated to more constrained workplace pay that both Penistone and Barnsley as a borough commands.
- Job growth has occurred, during the last few challenging years from largely the growth of the indigenous business stock and also the expansion and relocation of companies to new employment sites.

- The ability to continue the growth recorded over the past year is crucial to helping to ensure that Penistone West ward contributes to the overall borough wide economic strategy targets (need for up to 32,000 jobs being to be created and the growth of the indigenous businesses base by 1,500 new businesses)
- Loss of key employment land to other uses (most notably housing) could potentially hamper the future and continued growth of both the overall business base and future jobs within the Penistone part of the borough. Thus meaning that the borough is unable to meet its core economic strategy targets; a reduction in potential business rates for BMBC and the potential out commuting of businesses and loss of additional private sector jobs if a range of future land and premises does not remain.
- For instance many “self-employed” are working from home in the Penistone and surrounding areas due to the lack of facilities in the proximity especially for new start and small businesses. Starter units and test bed area would do well.
- Likewise recent demand for appropriate sized units at Martree Business Park (3,000 – 4,000 sqft) has seen all units on this employment site currently being occupied and let to tenants, issue now will be for additional grow on space to remain these businesses and additional employment space for similar businesses that could be attracted to Penistone.

Hope this helps ,however if you require any additional information please do not hesitate to let me know

Regards

Paul Johnson  
Connect Barnsley Manager  
Barnsley Development Agency

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**From:** Smith , Matthew  
**Sent:** 11 July 2013 13:44  
**To:** Johnson , Paul  
**Subject:** Penistone

To Paul,

I've been informed you may be able to help me out with some background information on the current and future economic potential of Penistone.

I am currently dealing with a planning application for residential development on a site in Penistone which is designated for employment use. The applicants are arguing that the site is not required for employment purposes but in order to understand whether it is needed or not it would be useful to know how the labour market acts in Penistone. With this in mind, have you got any information which might answer the following:

- What is the percentage of residents who live and work in Penistone?
- Has the trend over the last 10 years been for residents to work outside of Penistone?
- Do you know if there is a great need for employment provision within Penistone>?

Any information you can provide on the above would be appreciated.

Matthew

**Matthew Smith**  
**Group Leader (Outer Team)**  
**Development Management**  
**Barnsley MBC**  
**Planning and Transportation**