

YORKSHIRE LAND

Limited

CONSULTEE ID: 23082

BARNSELY LOCAL PLAN EXAMINATION 2018

STATEMENT REGARDING MAIN MATTER 19:

“WHETHER OR NOT THE PROPOSED APPROACH TO THE SETTLEMENT HIERARCHY AND VILLAGES WOULD BE SOUNDLY BASED AND JUSTIFIED BY THE EVIDENCE”

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 19 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.

19.1 IS THE SETTLEMENT ASSESMENT UPDATE (EB184) SOUNDLY BASED ON RELEVANT AND ROBUST CRITERIA AND EVIDENCE AND IS THE SCORING PROCESS CLEAR?

The Settlement Assessment update utilises criteria from the original settlement assessments undertaken during 2003 and 2007. Whilst the scoring process is clear, we do not consider that the settlement assessment update is soundly based upon relevant and robust criteria.

We do not believe that the scoring of the Villages has been undertaken in the positive manner prescribed by Paragraph 55 of the National Planning Policy Framework (NPPF). Of particular importance, this paragraph isn't included in those paragraphs of the NPPF which are listed at the end of BMBC's Update of Settlement Assessment Document EB184.

A key part of the amended approach is the need for the Villages to be assessed against each other, not the Barnsley Urban Area or the Principal Towns. It is obvious that villages are not going to score as positively as principal Towns and Service centres and therefore certain of the criteria, which is more related to an assessment of those settlements, is not relevant in respect of the assessment of villages.

We believe that the alternative Settlement Assessments provided to the Examination by PB Planning provide a more up to date, relevant and robust criteria for the assessment of the villages. We refer you to the Main Matter 19 Statement

19.2 HAVE THERE BEEN ANY CHANGES TO THE SUSTAINABILITY OF THE VILLAGES ASSESSED IN THE STUDY SINCE THE ORIGINAL ASSESSMENT REPORT IN 2003 AND 2007 (EB27 & EB28)? IF SO, WHAT ARE THEY?

Several of the villages in the Borough have not benefited from any meaningful development for many years, which has adversely affected the viability of services and facilities.

For example in Ingbirchworth, a village which was identified as a 'selected village' in the Unitary Development Plan, the Village store and Post office, Methodist chapel and the Fountain Inn and Rose and Crown Public houses have all closed down. The Methodist chapel has been redeveloped as a private dwelling and whilst a small development of 13 homes was built very recently on an area of safeguarded land off Wellthorne Lane in the village (Site Ref: SAF30) this development has been constructed post closure of the village facilities and therefore the positive impacts of development in respect of sustaining the local village facilities have not been able to be demonstrated in this instance.

This could be referred to as locking the stable door after the horse has bolted. In addition, a previous employment site (reference WR9/2 in the Unitary Development Plan) has closed and has been redeveloped with homes. The redevelopment of this site was encouraged by Planning Policy Guidance (PPG) 3 and the Council's Planning Advice Note (PAN) 30, which both promoted the redevelopment of previously developed sites.

Whether the recent development reinvigorates the local village economy such that the viability is increased to a level that a local store, post office and public house can return is yet to be seen. However, we believe that had a sufficient quantum of housing been delivered in the village some years ago, then the original facilities available in this village would have been better supported and may have remained open to this day. As we informed Inspector during the Local Plan Hearing Sessions, without footfall and support these types of business will fail.

We believe a more substantial quantum of homes need to be allocated in the larger villages to viably sustain services and facilities in these locations.

In the village of Oxspring, the Parish Council has for many years desired and strived to raise funding for a new Sports and Community Building on its Parish Sports Fields adjacent to Sheffield Road. Despite the concerted efforts of many Parish Councillors and parishioners to raise money (sponsor a brick schemes e.t.c) and secure grant assistance, sufficient funds have not been forthcoming.

The proposed Oxspring Fields development scheme, adjoining the Parish Sports Field, has the ability to deliver market and affordable homes for the village to meet local needs and also enable the delivery of many of the desires of the Parish Council, now outlined in the Draft Oxspring Neighbourhood Plan, including the **Sports and Community Building** on the Parish Sports field and a **Tourism Hub** to help diversify the rural economy in accordance with the aims of the Neighbourhood Plan.

The Tourism Hub facility would be located adjacent to the Trans Pennine Trail in the south east corner of the Oxspring Fields scheme, providing **New access to the Trans Pennine Trail** and taking advantage of this popular tourism asset, which traverses the village enroute to the Principal Town of Penistone which is just seven and a half minutes away by bicycle.

New housing for Oxspring would also help to sustain other local facilities including the Primary School, Waggon and Horses Public House and the local Post Office, which is visibly struggling.

A sufficient quantum of new housing development in the villages will also help to sustain the viability of bus routes and enable the delivery of new or expanded routes, which can then only increase the sustainability and accessibility of these settlements.

In accordance with Local Plan Policy H8, new housing proposals in the western villages for fifteen units and above will deliver 30 % affordable housing. Delivery of a sufficient quantum of affordable homes in these settlements is important as there is currently a high demand, but an inadequate supply.

19.3 IS IT CLEAR HOW THE UPDATED SETTLEMENT ASSESSMENTS HAVE INFORMED THE PROPOSED SETTLEMENT HIERARCHY AND THE CHOICE OF THE LARGER VILLAGES INSET FROM THE GREEN BELT IN WHICH HOUSING ALLOCATIONS HAVE BEEN PROPOSED?

We do not consider that the Settlement Assessments are soundly based to inform the proposed settlement hierarchy as they have not utilised relevant and robust criteria and evidence.

The Unitary Development Plan specifically identified 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.”

The selected villages in the UDP are: Cawthorne, Hoylandswaine, Oxspring, Silkstone, Silkstone Common, Thurgoland, Wortley and Ingbirchworth.

We do not consider that the Local plan makes such a clear distinction between the larger villages and those villages which are washed over by Green Belt.

19.4 WOULD THE PROPOSED APPROACH TO THE SETTLEMENT HIERARCHY AND THE HOUSING SITE ALLOCATIONS PROPOSED FOR SOME OF THE LARGER VILLAGES HAVE ANY IMPLICATIONS FOR THE PLAN'S SPATIAL STRATEGY IN POLICY LG2?

We believe that truly **deliverable** housing allocations in the larger villages will provide wholly positive implications for the Local Plan.

The evidence underpinning the plan is clear in identifying a need for between 1,200 large low density homes (economic Strategy) and 2,500 larger family homes (Housing Strategy) in the better locations of the Borough.

The Strategic Housing Market Assessment **identifies that the best locations for these types of properties** are in the west of the Borough, which represent the strongest market areas in the Barnsley Borough.

In addition to providing market homes in these desirable locations, the Council's Sustainability Assessment identifies (paragraph 6.33) that there is a **need for affordable housing, particularly in high demand areas including the rural settlements in the west.**

Without the provision of sufficient market homes in these locations, the affordable housing needs of the western villages will not be met during the Local Plan period. Whilst the Council's affordable housing policy H8 does permit an exception to development in the

Green Belt for limited affordable housing, this policy has existed since the adoption of the UDP in December 2000 and we are aware that no affordable homes have been delivered through the Green Belt exceptions policy during this time. We believe this is a result of lack of funding.

The only way to realistically ensure the delivery of affordable homes is through the delivery of market homes on developments of 15 dwellings or more, when in accordance with Local Plan Policy, affordable housing is required to be delivered at a rate of 30% in Penistone and the Western Rural Area.

The distribution of a higher proportion of homes to the villages would not fundamentally change the basis of the Plan and the Settlement Hierarchy. The Main focus for growth would still remain upon Urban Barnsley and the Principal Towns even if the distribution of homes to the villages were increased to circa 7% (circa 1847 homes) of the overall supply required in the Borough as we are suggesting. Indeed, the failure to meet identified housing needs in full by restricting the quantum of housing allocations in the larger western villages would be a fundamental failure of the plan.

There is strong developer interests in the Western part of the Barnsley Borough. If 1,847 homes were distributed to the larger western villages as we are suggesting and 30% of this figure were delivered as affordable homes in accordance with Local Plan Policy, this would equate to the delivery of 554 affordable homes over the 19 year plan period; circa 29 affordable homes per annum.

If development in the villages was only focussed on the six largest western villages of Oxspring, Thurgoland, Hoylandswaine, Silkstone Common, Silkstone and Cawthorne over the Local Plan period (notwithstanding that some of the smaller villages could also accommodate new housing development) this would average approximately 5 affordable homes per village per annum on a proportionate basis, which is not an excessive figure considering that these settlements are identified as high demand areas for affordable housing. Please see the calculations in Appendix A.

In contrast the Council has proposed only 295 homes in the western villages on new housing allocations proposed in the Local Plan Examination Consultation 2018.

Whilst we question both the viability and deliverability of the allocations currently proposed by the Council in the larger villages, affordable housing delivered at the policy compliant figure of 30% over the 295 homes figure identified by the Council, equates to fewer than 5 affordable homes per annum over the entire Local Plan Period. This figure then distributed on a proportionate basis across the four western villages where allocations are presently identified by the Council (Oxspring, Thurgoland, Silkstone Common and Cawthorne) would enable the construction of **only one affordable home per village per annum on a over the entire Local Plan Period.**

We believe that this is wholly inadequate considering that the Councils Sustainability Assessment identifies there is a high demand for affordable housing in the rural settlements in the west of the Borough. Furthermore, the Council have not proposed any housing

allocations in the western villages of Hoylandswaine and Silkstone, where there is also a high demand for affordable homes. We also believe that a number of the smaller villages are capable of sustaining new housing development.

In summary, by allocating a greater quantum of deliverable housing sites in the larger western villages the Council will both satisfy the need to provide land for homes at the top end of the housing market in Barnsley whilst also ensuring the delivery of a sufficient quantum of affordable homes in the west of the Borough where there is a high demand.

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 Western Villages, it still remains that the majority (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.

YORKSHIRE LAND Limited

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APPENDIX A

AFFORDABLE HOUSING DELIVERY IN THE LARGER WESTERN VILLAGES

LOCAL PLAN EXAMINATION CONSULTATION 2018
HOUSING SITE PROPOSALS IN LARGER WESTERN VILLAGES

| | | |
|--|---|------------------|
| SITE EC6, OXSPRING | = | 60 homes |
| SITE EC8, OXSPRING | = | 22 homes |
| LAND NORTH OF DARTON ROAD, CAWTHORNE | = | 86 homes |
| LAND AT CAWTHORNE, CAWTHORNE | = | 36 homes |
| SITE EC11, SILKSTONE COMMON | = | 50 homes |
| SITE EC12, THURGOLAND | = | 22 homes |
| SITE NORTH OF HALIFAX ROAD, THURGOLAND | = | 19 homes |
| ----- | | |
| TOTAL | = | 295 homes |
| ----- | | |

295 Homes x 30% Affordable homes = **88 Affordable homes over Local Plan Period**

88 affordable homes / Four Western Village (proportionate basis) =
22 Affordable homes per village

22 Affordable homes per village / 18 Year Local Plan Period =
1.2 Affordable homes per village per annum over Local Plan Period