

YORKSHIRE LAND

Limited

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Our Ref YLL/JJ/16.08

15 June 2016

Sent by email to

joejenkinson@barnsley.gov.uk

Mr J Jenkinson

Head of Planning & Building Control

Economic Regeneration Service

Barnsley Metropolitan Borough Council

Westgate Plaza

PO Box 604

BARNSLEY S70 9FE

Dear Mr Jenkinson,

PROPOSED BLACKMOOR BUSINESS PARK, OXSPRING

We confirm receipt of your email (enclosed) which we received today (15 June 2016) at 1150 hrs.

We are extremely disappointed that both you and Councillor Miller will not answer the legitimate questions asked of you within our letters in respect of this proposal. We find this totally unsatisfactory though believe that this in itself speaks volumes.

It is clear that both you and Councillor Miller have not properly assessed the multitude of sound evidence which we have brought to your attention and factually disproves the reasons behind the Council's decision to reject the site. Contrary to the statements expressed by Councillor Miller in his letter reference PRM/JA, the proposed site is **Previously Developed Land** and is located in a Sustainable Location. We also wish to remind you that the Council proposes to remove circa **400 hectares of land from the Green Belt for Employment Development purposes in the emerging Barnsley Local Plan** which states within paragraph 3.27 that it seeks to implement sustainable development by allocating **Previously Developed Land** in the first instance. You state within your email that the site has also been rejected on sustainability grounds, however, this is again discredited by evidence referred to in our letters reference YLL/JJ/16.06, YLL/JJ/16.06 (A) and YLL/RM/16.01.

We along with our full team of Planning Professionals have presented Sound Reasoning why this proposed employment development should receive the Councils overwhelming support; in many areas drawing evidence from the Councils own Documentation and Reports. This honestly leads us to question if there is an ulterior motive behind the Councils current decision to reject our proposals for this former employment site to be formally allocated in the Barnsley Local Plan. Indeed, we feel

that the Councils refusal to accept sound evidence is akin to it refusing to accept that 2 x 5 is 10, instead stating that the answer is 12, when we all know full well that this is not the case.

It is of little surprise when the Council seeks to frustrate this worthy private sector development proposal which would deliver much needed Business premises and in turn assist with job creation in accord with Councils objectives that as set out within paragraph 5.4 of its Cabinet Report CAB.6.6.2012/7 Barnsley has an undersized economy, a deficit in Business Stock, Local Jobs and as a result High Levels of Worklessness, Inadequate Supply of Appropriate Development sites and Business Premises and that the Economy is still over reliant on the public sector.

We now feel that we have no choice than to present this matter to higher authority, but are willing to provide the Council with one week (from today) to reassess all evidence and hopefully reconsider its current, frankly unreasonable and unjust position.

Yours sincerely

YORKSHIRE LAND Limited



Steven Green
Managing Director

Cc Sir Stephen Houghton CBE - Leader of Barnsley Metropolitan Borough Council
 Mrs Diana Terris - Chief Executive, Barnsley Metropolitan Borough Council
 Councillor Roy Miller - Cabinet Spokesperson of Place, Barnsley MBC
 Mr David Shepherd - Director of Economic Regeneration

 Councillors R Barnard, P Hand-Davis and J Wilson - Penistone East Ward
 Councillors D Griffin, A Millner and J Unsworth - Penistone West Ward

 Mr Paul Butler - Director, PB Planning
 Mr David Walton - Instructing Solicitor, Walton and Co (Planning Lawyers)

Encs *Email from Mr Joe Jenkinson dated 15 June 2016*

Office

From: Jenkinson , Joe [JoeJenkinson@barnsley.gov.uk]
Sent: 15 June 2016 11:50
To: Office
Cc: Miller , Roy Councillor; Shepherd , David (DEC)
Subject: RE: YORKSHIRE LAND Limited - PROPOSED BLACKMOOR BUSINESS PARK, OXSPRING

Morning Mr Green,

This e-mail represents a response on behalf of Cllr Miller and from myself in relation to your letter dated 24th May and your subsequent follow up letters.

As explained in Cllr Miller's letter, the site referred to in your letters has been rejected, primarily on green belt and sustainability grounds. It will therefore feature in the rejected sites list that is made available when consultation commences. Given the quantum of rejected sites it is not possible for us to engage in detailed dialogue regarding each of the sites we have rejected or any associated procedural matters. Accordingly, we will not be responding directly to each of the questions you have asked or any that you may subsequently decide to submit in relation to the site. However, we will log your letters as representations and these can then be considered by the Inspector when the plan is examined.

Notwithstanding the above comments, should you want to engage in detailed discussions about a proposed site, we do offer a pre-application advice service, details of which can be accessed via the following link:

<https://www2.barnsley.gov.uk/services/environment-and-planning/planning/pre-application-advice/major-and-minor-developments>

You are therefore entitled to submit a request for pre-application advice, which we would deal with in the usual manner.

I trust this clarifies our position.

Regards

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

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