

# YORKSHIRE LAND

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Our Ref YLL/JJ/16.06

24 May 2016

Sent by email to

[joejenkinson@barnsley.gov.uk](mailto: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 write with reference to the representation which was formally submitted to you by our agent Mr Paul Butler of PB Planning on 11 May 2016, seeking the inclusion of a Brownfield site within the Green Belt (which we here-in refer to as the proposed 'Blackmoor Business Park' (**BBP**) as an employment land allocation within the Barnsley Local Plan.

A copy of the representation is enclosed for ease of reference, along with eight ground-based photographs taken on 12 May 2016, which illustrate the site and in particular the various redundant buildings and existing concrete hard standing located beyond large steel entrance gates, all of which are in varying stages of degradation. We also enclose two further emails sent to you by PB Planning on 16 May 2016, following submission of the initial representation, along with your subsequent email of response dated 17 May 2016.

In your email of response to Mr Butler on 17 May 2016 you state:

*"However, I **can confirm that our position remain unchanged** in respect of Hunningley Lane, Oxspring Fields **and the site to the south of Sheffield Rd, Oxspring.**" (Our Emphasis)*

For clarity, the site you refer to 'South of Sheffield Rd, Oxspring' is the site of the proposed **BBP**.

With reference to your email, neither ourselves or our Agent Mr Butler have previously been informed that any decision has been taken by Barnsley Metropolitan Borough Council (the Council)

concerning whether this site should be included as an employment site allocation within the Barnsley Local Plan.

Considering that our representation for the allocation of this site for employment purposes was submitted directly to you by email from PB Planning at 1646 hrs on Wednesday 11 May 2016, **only three and a half working days** prior to your email of response to PB Planning at 1144 hrs on 17 May 2016 (an extract of which is set out above), please confirm:

- Has the Council rejected the proposed **BBP** site as an Employment Site Allocation within the Barnsley Local Plan?

If the site has been rejected as your email of 17 May 2016 implies, please inform:

- What date the decision to reject the proposed **BBP** site was taken, following receipt of the formal representation from PB Planning?
- Who took the decision to reject the proposed **BBP** site?
- What consideration was given to the many **valid points** set out within the formal representation from PB Planning?
- Which Council Departments were consulted regarding this matter?
- Whether the Council has consulted on this important matter with the elected Penistone East Ward Councillors R Barnard, P Hand-Davis and J Wilson, within whose Ward the proposed site is located; and
- Whether the council consulted with the elected Penistone West Ward Councillors D Griffin, A Millner and J Unsworth, considering that this proposed employment site will ultimately satisfy the needs of the whole of the Principal Town of Penistone and therefore is of importance to these public representatives also?

As can be clearly evidenced from the Draft Barnsley Local Plan and its supporting background documentation, including but not limited to the adopted 'Economic Strategy', **employment creation is a key overriding theme which the Council is very keen to promote and support.**

Indeed, Paragraphs 8.2, 8.3 and 8.9 of the Local Plan Publication Version (LPPV) alone set out that:

- 8.2 *Barnsley's economy is too small and needs to grow significantly if it is to fulfil its potential, benefit the local people and maximise its contribution to the Leeds and Sheffield City Region economies.*
- 8.3 *In order to create a larger and more diverse economy, more businesses and jobs are needed in the Borough. The Local Plan will support economic growth by providing a range of new employment site and premises in order to attract new investment and support the growth of indigenous business; it will also seek to protect existing employment sites and premises from alternative uses.*

8.9 *The approach to employment land provision is seen as a key intervention that is required if we are to work towards improving Barnsley's economic fortunes...*

As Mr Butler of PB Planning sets out in the representation seeking the allocation of the site within the Barnsley Local Plan, we have already instructed our Architects to draw up preliminary layouts and Agents to open negotiations with the relevant Government Department for the acquisition of the site, however, we believe it would be futile to incur further expense in this regard at present if the Council is not prepared to allocate the site for employment purposes via the Barnsley Local Plan.

Considering that this land is owned by the Government (which has publicly announced that the disposal of its surplus land around country is a priority to raise income and stimulate Economic Growth) negotiations could take some time to complete. In the meantime, the Barnsley Local Plan may be adopted and therefore it is essential that the Council allocate the site for employment development to provide us (or any other interested party) with an element of certainty in advance of significant commitment and expenditure. The allocation of the site for employment purposes will act as a catalyst to enhance the prospect of the site's development in the future.

*With the above in mind, please clarify whether the Council will now support the proposals for the **BBP** and allocate this Brownfield Site, which is suitable to meet the employment needs of the Principal Town of Penistone and the Western Area of the Borough (i.e. the Penistone East and West Wards)?*

We consider it most noteworthy that as matters currently stand in the LPPV, the **Principal Town of Penistone** will have one of the lowest supplies of new employment land in the Local Plan Period 2014-2033. This seems rather disproportionate when you consider that Penistone is the only Principal Town serving the Western Area of the Borough, which geographically makes up over half of the total land within the Borough. As set out within the formal representation submitted to you on 11 May 2016 concerning the **BBP**, the only proposed employment site to meet the employment needs of Penistone (which is actually located within the Parish boundary of Oxspring) is severely constrained by Low Bridges. We do also have further significant concerns with the viability of this site (LPPV Reference P2 – North of Sheffield Road, Oxspring).

Importantly, **proposed employment site Reference P2 is a Green Field Site within the Green Belt.** For clarity, this means that site reference P2 is not previously developed land. In support of this allocation, Paragraph 3.24 of the LPPV evidences that the Boroughs housing and employment needs and aspirations cannot be accommodated without the need to release land from the Green Belt. However, **paragraph 3.27 of the LPPV then sets out plainly that the Local Plan seeks to implement sustainable development by allocating previously developed land in the first instance** and also by making best use of existing infrastructure, where possible. Considering this statement alongside the valid evidence provided in the representation submitted to you by PB Planning on 11 May 2016, we believe that the proposed **BBP** site should take priority for employment development to meet the needs of the Principal Town of Penistone and the Western Area of the Borough.

The Transport Section of the LPPV also places emphasis on supporting sustainable development, making it easier for people to travel between home and health, education, leisure, countryside and work opportunities within the Borough by Walking, Cycling and Public Transport. In this instance, a Bus stop is located adjacent to the site on Sheffield Road (B6462) and there are direct local bus services to Penistone, Barnsley and Sheffield. Furthermore, the Trans Pennine Trail (TPT) forms the sites South Western Boundary and this provides access to and from Penistone for those on foot or cycle; it would take approximately 10 minutes to cycle from the centre of Penistone to the proposed **BBP** on this safe, flat and dedicated route. The TPT also links directly with the Penistone Railway Station, where a new Strategic Transport Interchange is proposed.

If the Council would like to see the site brought forward for employment purposes to meet the needs of Penistone and the Western Area of the Borough, **it is essential** that the Council provide the

public with an opportunity to make representation via consultation on the LPPV, which we understand is now scheduled to take place in mid June 2016 (approximately 3 weeks away) prior to the Local Plan's submission to the Secretary of State for examination.

As a forward thinking and proactive company, we trust you will appreciate why it is important and only reasonable for us to receive your answers to all of the above questions by return, so that we may take the appropriate action moving forward.

Yours sincerely

**YORKSHIRE LAND Limited**



**Steven Green**  
Managing Director

Encs    Formal Representation Dated 11 May 2016 relating to the Proposed Blackmoor Business Park, Oxspring  
         Eight Photographs of the Proposed Blackmoor Business Park Site  
         Two Emails dated 16 May 2016 from Mr P Butler of PB Planning to Mr J Jenkinson of Barnsley MBC  
         Email of Response dated 17 May 2016 from Mr J Jenkinson of Barnsley MBC to Mr P Butler of PB Planning

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

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