

YORKSHIRE LAND

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Our Ref YLL/JJ/16.06(A)

25 May 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
BARNSELEY S70 9FE

Dear Mr Jenkinson,

PROPOSED BLACKMOOR BUSINESS PARK, OXSPRING

We write further to our correspondence yesterday (24 May 2016) regarding the proposed Blackmoor Business Park (**BBP**) and respectfully request your consideration of the following;

The Barnsley Unitary Development Plan (UDP) was Barnsley's first ever comprehensive statutory development plan, providing the framework for future decisions about the use of land and development. It represented the culmination of a process of extensive consultation and public participation which helped to shape the final form and content of the plan. Many changes had been made to the original draft of the plan in response to the comments received from an extensive consultation exercise and other changes that were made following a formal public inquiry into representations approximately twenty years ago. The independent Planning Inspector thoroughly considered a tremendous amount of evidence placed before him, consequently providing his findings within his UDP-Inspectors Report dated 1997. However, Due to a legal challenge by a third party, adoption of the UDP was delayed until December 2000.

The current Draft Barnsley Local Plan will supersede the saved policies of the UDP and when adopted will guide development in the Borough until the year 2033.

UDP Policy GS6 (Extent of the Green Belt) confirmed that changes to the Green Belt in the Borough were only made on a site by site basis where exceptional circumstances made it necessary.

In September 2011, the Council adopted a 'Core Strategy' Policy document which confirms within Policy CSP 34 (Protection of Green Belt) that there will be no full scale review of the Green Belt during plan period but that a localised review will take place to include small adjustments to the Green Belt boundary and may also include significant changes to the Green Belt to provide for

identifiable employment development needs.

This contrasts with the present day circumstances whereby the Council has confirmed within the Draft Local Plan that both the Boroughs housing and employment needs and aspirations cannot be accommodated without the need to release land from the Green Belt. Despite a significant passage of time since the adoption of the UDP, many factors within the Borough remain unchanged, **not least the proximity of the Principal Town of Penistone to the adjoining village of Oxspring.**

We attach three appendices Marked A, B and C, for your perusal.

Appendix 'A' is page 18 of Volume 13 'Western Rural Community Area' (WRCA) UDP. As you will note, Policy WR8/1 relates to an area of land 2.5 hectares in size which was (at that time) located within the designated Green Belt in the village of Oxspring. The supporting text to Policy WR8/1 confirms that:

"This extensive site was partly used for many years as a small marshalling yard by British Rail and partly as haulage depot by a private haulier. Although it presently lies within the Green Belt, it has had a history of industrial use and is not a greenfield site. The site is presently unattractive and derelict. Its redevelopment for high quality B1 and B2 industrial purposes will not only bring about a visual improvement but also provide an opportunity to create employment in a rural location. B8 storage and distribution uses will not normally be permitted. Supplementary Planning Guidance to control the type of development, landscaping and ensure high quality buildings will be prepared for the site."

It is Evident from the photographic evidence which we provided to you yesterday (24 May 2016) as an enclosure to our letter reference **YLL/JJ/16.06** that the description of site WR8/1 is comparable with the site of the proposed **BBP**.

Appendix 'B' forms page 22 of the adopted Volume 13 WRCA UDP, which at paragraph 4.12 makes reference to Policy WR8 (Proposed Employment Sites). This Policy sets out that Oxspring in particular is the location for the only major industrial proposal in the Community Area (WR8/1 - Site of the former Oxspring Sidings, Sheffield Road, Oxspring) and why the Council believed that the development of WR8/1 was considered to be an exceptional circumstance. The text also sets out unambiguously how **Oxpring is identified a location suitable for additional Development:**

"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."

"If, in the long term, there is a need to release further land for housing then there is the scope to accommodate additional development (see Policy WR11 below), providing it is consistent with Green Belt objectives and landscape protection policies."

Appendix 'C' is a copy of page 1201 of the Barnsley UDP-Inspectors Report dated 1997. Within Paragraph 13.4.219, the Inspector sets out his findings with regard to the village of Oxspring:

"I consider that Oxspring is well located in the Community Area for additional housing development. This is particularly so in the light of its relationship to Penistone and the proposed allocation of land for employment development at the former Oxspring Sidings (WR8/1)."


Do you agree, taking into consideration the strong evidence based and Council adopted material quoted above, that Oxspring is situated in close proximity to Penistone and has the Infrastructure Capacity to accommodate a portion of its Housing and Employment needs?

If you do not agree, please advise why, considering that such a view is contrary to the Councils own evidence base?

We trust we have now supplied the Council with sufficient evidence to ensure that proper consideration is afforded to our proposals and remain positive that the Council will resolve to allocate the proposed **BBP** site for employment purposes within the Barnsley Local Plan.

We again respectfully request that this letter is recorded formally on the Councils planning file so as it may be drawn upon and considered by the Local Plan Inspector in due course, should the need arise.

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 of Barnsley Metropolitan Borough Council
	Cllr Roy Miller	-	Cabinet Spokesperson of Place, Barnsley MBC
	Mr David Shepherd	-	Director of Economic Regeneration, Barnsley MBC
	Mr Paul Butler	-	Director, PB Planning
	Councillors R Barnard, P Hand-Davis and J Wilson	-	Penistone East Ward
	Councillors D Griffin, A Millner and J Unsworth	-	Penistone West Ward

**WR8/1 THE FORMER OXSPRING SIDINGS,
SHEFFIELD ROAD, OXSPRING**

2.5 Hectares

This extensive site was partly used for many years as a small marshalling yard by British Rail and partly as a haulage depot by a private haulier. Although it presently lies within the Green Belt, it has had a history of industrial use and is not a greenfield site. The site is presently unattractive and derelict. Its redevelopment for high quality B1 and B2 industrial purposes will not only bring about a visual improvement but also provide an opportunity to create employment in a rural location. B8 storage and distribution uses will not normally be permitted. Supplementary Planning Guidance to control the type of development, landscaping and ensure high quality buildings will be prepared for the site.

Employment Policy Areas

Policy WR9

IN ACCORDANCE WITH POLICY ED7 THE FOLLOWING AREAS SHOWN ON THE PROPOSALS MAP WILL REMAIN IN EMPLOYMENT USE :

**WR9/1 THORPE'S HAULAGE PREMISES,
HALIFAX ROAD, THURGOLAND**

1.4 Hectares

This long established haulage premises, and garage occupy a prominent main road frontage with excellent accessibility to the Stocksbridge Bypass and Trans Pennine links. If the existing use should ever cease then the Council would encourage redevelopment proposals which established high quality light industrial and/or offices uses.

**WR9/2 BEEVOR CONCRETE WORKS,
WELLTHORNE LANE, INGBIRCHWORTH**

2.6 Hectares

The existing works occupies an extensive site. It is visually unattractive. If the existing use was either to cease or occupy a smaller site area there may be the opportunity to redevelop all, or part of, the site for B1 light industrial workshops and offices provided the residential and visual amenity of adjacent dwellings is safeguarded.

e) Thurgoland :

The land to the north and south of the former Sheffield-Manchester railway (now part of the Trans Pennine Trail) including the Hamlet of Huthwaite because it is divorced from the main part of Thurgoland village and in an environmentally sensitive location.

4.11 Villages such as Oxspring, Ingbirchworth and Crane Moor which were previously 'washed over' Green Belt villages have now been given an inset which takes account of development that has taken place over the last 30 years and where further modest development is proposed consistent with the other policies of the Plan.

4.12 Oxspring in particular is the location for the only major industrial proposal in the Community Area (Policy WR8 refers). This development is considered to be an 'exceptional circumstance' for the reasons referred to in Policy WR8. 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.

If, in the long term, there is a need to release further land for housing then there is the scope to accommodate additional development (see Policy WR11 below), provided it is consistent with Green Belt objectives and landscape protection policies.

Safeguarded Land

Policy WR11

IN ACCORDANCE WITH POLICY GS10, IN THOSE AREAS SHOWN ON THE PROPOSALS MAP AS SAFEGUARDED LAND EXISTING USES WILL NORMALLY REMAIN DURING THE PLAN PERIOD AND DEVELOPMENT WILL BE RESTRICTED TO THAT NECESSARY FOR THE OPERATION OF THE EXISTING USES.

4.13 Section 3 of Volume 1 explains the need to designate safeguarded land.

13.4.218 It was agreed at the Inquiry that the land the subject of an objection by Yorkshire Land was suitable for residential development but that it should not be brought forward for allocation in the Plan unless it could be shown that there was a need. As I have referred to elsewhere in considering the Part I housing policies, I am recommending that some additional housing sites be identified and allocated in the Plan under Policy H1(ii). This is to ensure that an adequate and uninterrupted supply of housing land exists at the end of the Plan period and thereafter until the Review of this Plan is completed. The Council agrees that if further sites are to be allocated they should be selected from those included as Safeguarded Land or Urban Land to Remain Undeveloped.

13.4.219 I have earlier considered the objector's more specific representations concerning the adequacy of the housing allocations in the Western Rural Community Area. I conclude that very few additional sites are required to meet the need I have identified across the Borough as a whole and there is little specific need in the Western Rural Community Area. However it seems to me that this site is well-related in scale and location to the existing development. Although there remains one proposed housing site in the village which is yet to be developed (WR2/7), I consider that Oxspring is well located in the Community Area for additional housing development. This is particularly so in the light of its relationship to Penistone and the proposed allocation of land for employment development at the former Oxspring Sidings (WR8/1).

13.4.220 I estimate that the site could accommodate 69 dwellings at the 'standard' density of 25 dwellings per hectare. Although this substantially exceeds the number of dwellings that Councillor Wade considers is needed, I do not consider it would be advantageous to allocate a smaller site. I anticipate that a site of this size is likely to take a number of years to develop and as such the allocation will last beyond the end of the Plan period. I conclude that the objection site should be allocated for residential development and shown in the Plan as a housing proposal under Policy WR2.

13.4.221 Turning to the inclusion of the site in the Area of Borough Landscape Value (ABLV), I have noted the concerns expressed on behalf of Yorkshire Land as to whether the site justifies such designation. Having seen the site at relatively close quarters from the Trans-Pennine Trail and more distantly from the A629, I accept that the whole of this southern flank of the Don Valley is perhaps less scenically attractive than other parts of the ABLV. Nevertheless the particular qualities of this open pastoral landscape with its pattern of fields enclosed by dry stone walls and dotted with farms and groups of houses is one which I consider to be of value and therefore worthy of protection.

13.4.222 The development of the objection site will need to respect the characteristics of the adjoining landscape and I see no reason why it should be excluded from the ABLV at this stage. If at some future date the remainder of the Safeguarded Land were to be developed there may then be a case for reviewing the ABLV designation over the whole of the area. I conclude that the objection site is appropriately designated as part of the Area of Borough Landscape Value.

13.4.223 I note that the Council proposes a change to the Proposals Map to make clear the boundary of the ABLV as it affects the south side of Oxspring (Appendix A to Proof A/0420