

**Oxspring Draft Neighbourhood Development Plan - Consultation Responses - 21st March to 2nd May 2016**

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Ian Yems 17 Fields End Oxspring Sheffield	23	1	OH2	Comment	I believe the NP will support the residents of Oxspring to 2033. It is important that residential development is allowed, but in a manner that supports village life and provides housing for local people, particularly the under 24s and over 60s. Making use of existing agricultural buildings or small windfall sites will enable the village to retain its character.		
Planning Policy Group Investment and Regeneration Service Kirklees Council				Support	No comments to make on the Plan		
Planning Policy Team Rotherham Metropolitan Borough Council				Support	No comments to make on the Plan		
Wakefield Council Wakefield One PO Box 700 Wakefield WF1 2EB				Support	No Comments to make to the Plan		

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Graeme Johnson Thurgoland Parish Council School House Green Moor South Yorkshire S35 7DQ			All	Support	Oxspring is to be congratulated on producing a Neighbourhood Plan that is a well balanced and a well supported statement of the land use and development priorities of the resident community. Thurgoland Parish Council, as a neighbour, supports the principles of the Plan and believes it is the right approach for both development and conservation of this part of the rural half of the Barnsley Metropolitan Borough.		

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National Grid Gables House Kenilworth Road Leamington Spa Warwickshire CV32 6JX				Comment	An assessment has been carried out with respect to National Grid's electricity and gas pipelines and also National Grid Gas Distribution's Intermediate/High Pressure apparatus. National Grid has identified the following high voltage overhead power line as falling within the Neighbourhood area boundary. (4ZO Route 400kV from Stalybridge substation in Tameside to Thorpe Marsh substation in Doncaster). From the consultation information provided, the above high voltage overhead power line does not interact with any of the proposed development sites. <u>Gas Distribution - Low/Medium Pressure</u> Whilst there is no implication for National Grid Distribution's Intermediate/High Pressure apparatus there may however be Low Pressure (LP) Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network contact details are provided.		

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Historic England 37 Tanner Row York Y01 6WP				Comment  Comment  Comment	We do not wish to comment in detail but would like to make one comment upon the plan.  Oxspring has only 2 listed buildings, both grade 11 listed bridges: Oxspring Bridge and Willow Bridge which are referred to in para. 4.9 of the Plan. It contains no other designated heritage assets.  The Statement refers in para. 6.2.18 to "Built Heritage Assets" and identifies several which could be considered as "non-designated heritage assets". No indication is given about how these buildings and structures were identified. We would suggest that reference is made to Historic England's Good Practice Guide for Local Heritage Listing, which sets out criteria for the selection of such buildings and structures. This will strengthen the protection of these sites.		

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Historic England 37 Tanner Row York Y01 6WP		4.9	OEN4 - 6	Comment	We would also suggest that built heritage assets are identified on a schedule and map for clarity, and further that you may wish to consider developing a specific policy to protect them from unsympathetic alteration or demolition and policy OEN4 - 6 be amended to make reference to the setting of these built heritage assets.		
		6.2.18		Comment	We also note that Manor Farm, Long Lane, Roughbitchworth was assessed for listing, but did not satisfy the national criteria for listing. It may however, be of local historic and architectural interest. Details of the assessment of the building can be found at <a href="https://historicengland.org.uk/listing/the-list/list-entry/1412017">https://historicengland.org.uk/listing/the-list/list-entry/1412017</a>		
				Comment	We are aware that Barnsley Council has an aspiration to adopt a Local List Policy, as set out in their Core Strategy and we would suggest that the adoption of such a policy would further strengthen the protection of these buildings and structures.		

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Peter Roberts Chair Barnsley Biodiversity Trust			OEN1 OEN2	Comment	<p>Barnsley Biodiversity Trust welcomes the NP's approach of '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.</p> <p>We particularly appreciate the importance given to biodiversity and the natural environment running through the NP and the recognition that the qualities of the parish include local habitats and natural areas within the landscape character of the area. Whilst the Barnsley Local Plan proposals map identifies statutory and other formally designated sites, it is pleasing to see that the NP identifies other sites of natural heritage value and the opportunities for their enhancement. One of the roles of the NP should be to emphasise the custodian role for protecting, conserving and enhancing our natural heritage which in turn benefits us all.</p>		

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Peter Roberts Chair Barnsley Biodiversity Trust			OEN1 OEN2	Comment	In this context, we would wish further emphasis to be placed on the importance for biodiversity of the river Don. The section of the Don from Scout Dyke to the Little Don is classified as an active shingle river and is a nationally recognised priority habitat due to this and because of the priority species it supports.		

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Paul Butler Planning (On behalf of Yorkshire land Limited)	32		OEN2	Object	This policy is not in accordance with national planning guidance, presented in Paragraph 74 of the National Planning Policy Framework (NPPF). The policy aligns more with national guidance in respect of the Green Belt, not open space. The policy should therefore be removed or updated to reflect the criteria set out within Paragraph 74 of the NPPF.		



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Paul Butler Planning (On behalf of Yorkshire land Ltd)	14	4.3		Object	Identifies that 'The village has reasonable accessibility to public transport. The wording here has been altered from 'good accessibility' in the previous Draft ONDP documentation to 'reasonable accessibility' within this formal consultation document. As identified in our previous representations, this statement is entirely incorrect. Indeed the Draft ONDP again provides substantial evidence of its own to demonstrate how sustainable the Village is, which is also supported by further information publicly available on the Parish Website controlled by OPC and in BMBC's Adopted UDP. Furthermore, the 'Oxspring Fields' Sustainability and Accessibility Study undertaken jointly between ourselves and Pell Frischmann provides clear demonstrable evidence that Oxspring is situated in a highly sustainable location given is accessibility and connectivity to a wide range of services and facilities.		

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Paul Butler Planning (On behalf of Yorkshire land Ltd)	36	6..3.3		Object	<p>This paragraph sets out that the Employment Site Ref P2 is identified under Penistone but falls within the NDP boundary of Oxspring. This very statement identified two key pertinent points. With regards to the sustainability credentials of the village it confirms the availability of employment facilities within both the NDP boundary <u>and</u> the parish boundary of Oxspring. It also provides clear evidence of the inextricable link between Penistone and Oxspring. Site Ref P2 is clearly located within the parish boundary of Oxspring. Not Penistone. The theoretical 'settlement limit' of Penistone used for planning purposes has been amended within the Draft Barnsley Local Plan to include Site Ref P2 within it. There is a lack of more available and suitable employment sites in Penistone itself which has resulted in the need for BMBC to allocate employment land within the parish boundary of Oxspring which is no different to Yorkshire</p>		

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Paul Butler Planning (On behalf of Yorkshire Land Ltd)					<p>Land Limited's argument in respect of housing developments. We consider there to be severe deliverability issues associated with a number of the proposed housing allocations in Penistone and potential alternative sites. Therefore, in the same vein as BMBC identifying Site Ref 2 for allocation we consider that Oxspring Fields site should be allocated for housing.</p> <p>A number of detailed attachments were also provided by YLL setting out their development proposals for a site in the green belt/neighbouring Parish.</p>	Referred to BMBC	

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Environment Agency Lateral 8 City Walk Leeds LS11 9AT	17	5.2.7		Comment	We should welcome the recognition at paragraph 5.2.7 that any water powered scheme using the river Don would need to be required to be supported by detailed feasibility studies and assessments of impact.		
Environment Agency Lateral 8 City Walk Leeds LS11 9AT			OH2 OEN4	Comment	We recommend that this policy include text that clarifies that development would also be subject to other policies in the plan such as Draft Policy OEN4 - landscape building design guidelines for new development - which sets out some development criteria that would need to be applied.		
Environment Agency Lateral 8 City Walk Leeds LS11 9AT	25		OEN1	Support/ Comment	We support the emphasis on 'protecting and enhancing' assets. We recommend the use of the word 'enhance' in the second part of the policy alongside protection and creation of new Green infrastructure. So for example, this could read: Existing green infrastructure is protected <u>and enhanced</u> and the creation of new Green infrastructure is encouraged.		

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Environment Agency Lateral 8 City Walk Leeds LS11 9AT			OEN3	Comment	The policy sets out that new development must avoid flood plain - but this term is not defined. i.e. does this mean FZ2 and 3 or does it just mean FZ3b or all of 3. This needs to be clarified within the policy.		
Environment Agency Lateral 8 City Walk Leeds LS11 9AT			OEN4 OEN3	Support/ Comment	We welcome criteria 1 of this policy but recommend alterations such as 'Development should be located within flood zone 2 (low risk). Where development is deemed necessary within flood zones 2 and 3 ( <u>following the application of the flood risk sequential and, where relevant, exception test</u> ) the proposals must demonstrate that <u>they will be safe for their lifetime</u> and will not increase flood risk to 3rd parties, with flood risk betterment provided where possible. Note that if the term flood plain can be taken to mean Flood Zone 2 and 3, there may be some contradiction between this and policy OEN3 which says development <u>must</u> avoid flood plain.		

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Environment Agency Lateral 8 City Walk Leeds LS11 9AT	37	06/03/05		Comment	Reference made to harnessing water power on page 37 links with comments above about whether to recommend text that refers to this being subject to relevant assessments, consents etc.		
Environment Agency Lateral 8 City Walk Leeds LS11 9AT			OM1	Comment	Second paragraph refers to improved pedestrian access down to and along the river to the north east of the proposed employment site. In relation to making access to the river, we recommend you discuss these with our Biodiversity team as we may have concerns over this in relation to noise, disturbance dogs and protected species. Contact details provided.		
Environment Agency Lateral 8 City Walk Leeds LS11 9AT				Comment	We suggest you make the comment that we note that the consultation is accompanied by an SEA Screening report.		

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Penistone Town Council Penistone Barnsley				Support	Penistone Town Council fully supports Oxspring's Neighbourhood Development Plan.		

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Barnsley MBC - Planning Department				Support	Barnsley Council would like to congratulate Oxspring Parish Council on the quality of the work, done to date on the production of the Oxspring Neighbourhood Plan.		
Barnsley MBC - Planning Department					Barnsley Council would also like to record thanks for the co-operative approach which Oxspring Parish Council has taken to working with officers from Barnsley Council.		
Barnsley MBC - Planning Department			Part 2 of the list of objectives	Comment	It is suggested that the TPT is a significant biodiversity asset that you may wish to include in the list at part 2 of the Draft Objectives.		
Barnsley MBC - Planning Department		2.6		Comment	It would be helpful to clarify that 'Housing need in the <i>West of the Borough</i> will in accordance with the adopted Core Strategy be met predominantly in Penistone; only small infill and windfall sites will come forward in Oxspring.		



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Barnsley MBC - Planning Department		4.2		Comment	At paragraph 4.2 is the reference to a 'small residential estate to the south of the rail line around Tollbar Close' meant to refer to the TPT (on the redundant rail line)?		
Barnsley MBC - Planning Department		4.9 6.24		Comment	You may be underselling the value of the woodlands in terms of ecology. It is suggested that reference is made to the Area having numerous Ancient Semi Natural Woodlands (ASNW) also including many of the woods adjacent to the River Don.		

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Barnsley MBC - Planning Department		5.2.2  6.2.18		Comment	<p>There is a reference to the NDP role 'in identifying assets of local value and providing locally distinct planning policies to protect them'. Further on at para 6.2.18 there is a list of Oxspring's natural built heritage assets. Whilst the notion of recognising local heritage assets and protecting landscape character is supported, it is suggested the NP should be more specific about what and where these particular assets are. A recognised methodology ought to be adopted if (as Historic England suggest) it is intended to adopt the model of best practice for locally listed buildings. This is very important as BMBC may also want to compile a local list and we would wish to do this consistently, with method and to best practice. Details of Historic England guidance can be found at <a href="https://historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/">https://historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/</a></p>		

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Barnsley MBC - Planning Department		5.2.7		Comment	There is a reference to the types of renewable energy schemes considered suitable. As this reads as a closed list, it is suggested that it would be more appropriate to refer to the types of renewable energy suitable as 'including' solar energy and water powered schemes, to allow for the consideration of other forms of renewable energy.		
Barnsley MBC - Planning Department		5.3.4	OEN1	Comment	Reference is made to the NDP requiring 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. It is not clear exactly where these policy requirements feature in the Neighbourhood Plan. Comment is made elsewhere on policy OEN1 which alludes to protection of green infrastructure but doesn't make clear what this protection is.		

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Barnsley MBC - Planning Department		5.4.2		Comment	Reference is made to the emerging BMBC playing pitch strategy - it is confirmed that the strategy is still in production.		
Barnsley MBC - Planning Department			OH2	Comment	States that affordable housing must be fully integrated (i.e. pepper potted) within market housing. It is BMBC experience that there can be circumstances on small developments where putting affordable housing in one place does make sense. It is recommended that the phrase 'pepper potted' is removed, retaining the requirement for affordable housing to be fully integrated.		

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Barnsley MBC - Planning Department			OH1	Comment	This policy needs to be clarified in the supporting text to indicate: a) the Local connection reference in the lettings policy is a borough wide 'local connection'. It is not specific to e.g. The Oxspring Parish Council area. b) For further information, where there is evidence of the opportunity to develop a local lettings policy, this would be site specific and developed in consultation with Berneslai Homes, Strategic Housing and BMBC Councillors.		
Barnsley MBC - Planning Department		6.2.1		Comment	You may be undervaluing the qualities of the River Don, which is very good from many perspectives including ecology. We would like to suggest that you consider getting a quote from the EA about the River's Water Framework Directive status (includes ecology, water quality, naturalness of the river channel etc).		

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Barnsley MBC - Planning Department			OEN1	Comment	States that 'Existing green infrastructure is protected....' but doesn't make clear what the nature of this protection is.		
Barnsley MBC - Planning Department		6.2.10		Comment	Refers to the protected local green spaces listed in Table 1. Should this reference include G1-G8 and A1-A3?		

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Barnsley MBC - Planning Department			OEN4	Comment	States at part 2 that features such as stone walls and trees must be protected. Since they could be demolished/taken out with needing planning permission in certain circumstances, it is suggested it would be more appropriate to encourage their retention, rather than appear to demand it. In addition, at part 2 the policy states that valley side planting must be provided. Again it is suggested that this requirement is too strong as it would be difficult to substantiate a refusal of planning permission on this ground where for example, the application site did not include land suitable and available for such planting. It is suggested it would be more appropriate to encourage rather than require such planting.		
Barnsley MBC - Planning Department		6.3.4		Comment	There is a clear conflict between BMBC's emerging strategy for the proposed employment allocation P2 and the Parish Council's proposed restrictions on use.		

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Barnsley MBC - Planning Department		Next Steps Section		Comment	The next Steps section does not set out a detailed timetable. BMBC would like to request that Oxspring agree to submit the Neighbourhood Plan for regulation 16 consultation after we have submitted our Local Plan for Examination (Currently timetabled for Autumn 2016)		



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Natural England Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ					Natural England does not have any specific comments on this draft Neighbourhood Plan		