

YORKSHIRE LAND

Limited

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Our Ref YLL/PBP/2016-11.01

25 November 2016

Sent by email to

paul.butler@pbplanning.co.uk

Mr Paul Butler

PB Planning Limited

24 Fountayne Street

YORK

YO31 8HL

Dear Paul,

LAND ADJACENT TO PENISTONE RAILWAY STATION

Further to meeting at our site adjoining Penistone Railway with representatives of the South Yorkshire Passenger Executive (SYPTe) Mr Gavin Bland and Andrew Fosbueary on Tuesday 03 November 2016, and our brief telephone conversation yesterday, we have compiled and attach for your perusal a short report detailing the timeline of events surrounding the proposals for a Transport Interchange at the site (leading up to present day) which we believe clearly demonstrates the time and effort which we have expended in attempting to ensure the delivery of the Transport Interchange alongside much needed ancillary Tourism facilities.

As you are already aware from our earlier discussions, we have also incurred a substantial financial outlay, not just in purchasing the site at public Auction in 2007, but in removing the difficult tenant of the former landowner (along with his unsightly mountain of plastic barrels) which can be seen on the photograph at Appendix 5 of the attached report. This tenant of the former landowner, British Rail (BR), was in serious arrears with his rent, however BR had been unable to remove him. We are aware that Barnsley Metropolitan Borough Council (the Council) had also tried previously to take enforcement action and evict him, but that this was unsuccessful.

The site currently sits on the company books at a figure in excess of £ 750,000.00 (seven hundred and fifty thousand pounds).

Despite all of our representations which have been submitted to BMBC presenting a financially viable method to ensure the delivery of the facility, separate correspondence from SYPTe (requesting that the land is identified and safeguarded for Transport Interchange use) and the various meetings held between ourselves, SYPTe and BMBC, it is very disappointing that the site

has not been included or identified by the Council in its Local Plan (which will influence Development in the Borough up to the year 2033) as an allocation for a Transport Interchange. Indeed, we are aware that the Publication Version of the Local Plan will be submitted to the Secretary of State imminently. Disappointingly, it seems that the door has been closed on our proposals.

Having carefully reflected on the situation, in which the Council simply don't acknowledge and accept the need to bring the Interchange facility forward, we now feel that we must move forward and explore other options to attain a fair return on our Investment in the land. Therefore, will you please prepare us a detailed planning report (giving consideration to both National and Local Planning Policy) presenting the likelihood of us successfully achieving a residential consent on the land, which is edged red on the plan enclosed.

We await the findings of this report, but it is currently our intention to submit a planning application for a residential development at the site early in the New Year (2017) and thus your prompt response would be greatly appreciated.

Yours sincerely

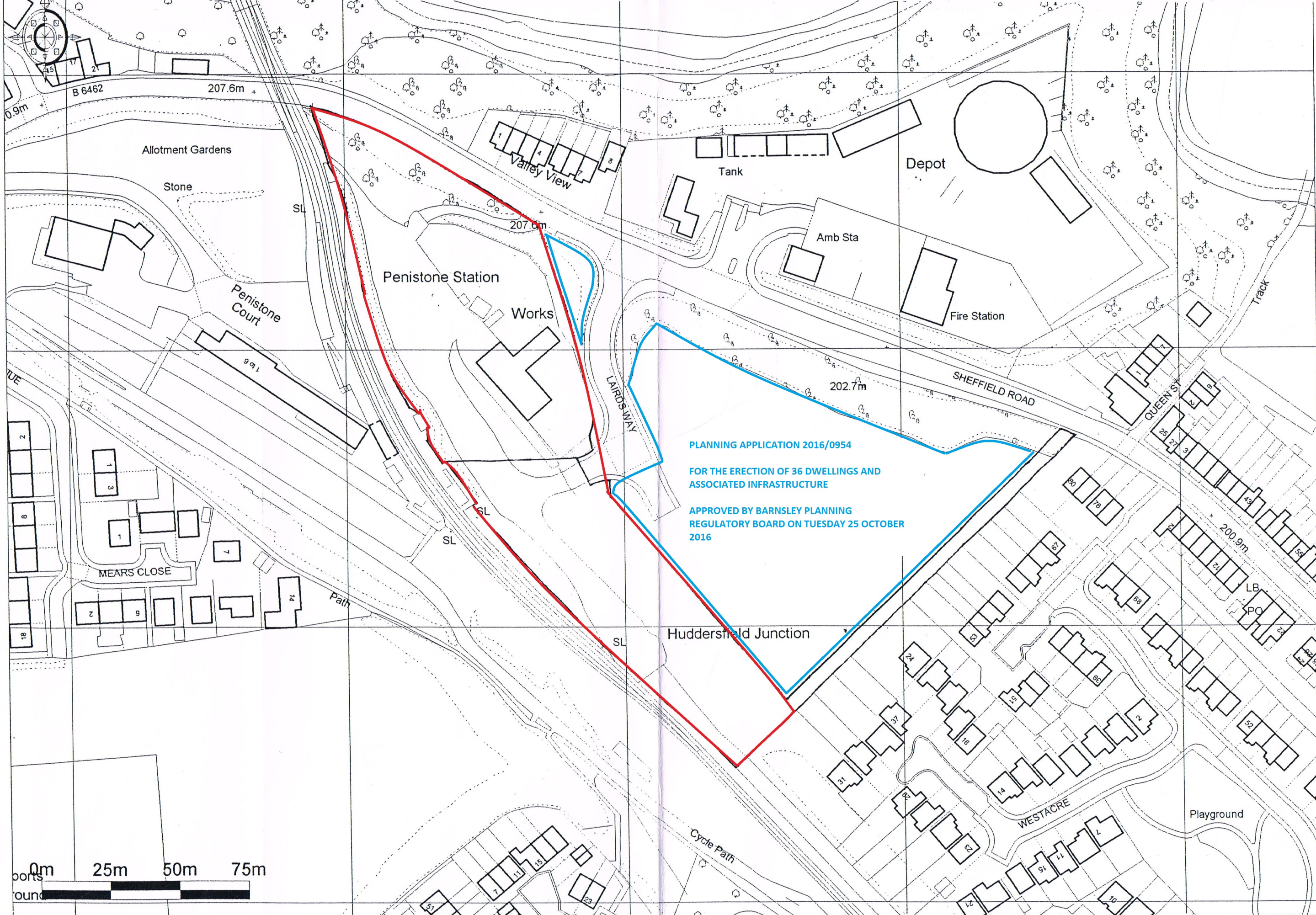
YORKSHIRE LAND Limited



Steven Green

Managing Director

Encs *Site Plan Edged Red*



PLANNING APPLICATION 2016/0954
 FOR THE ERECTION OF 36 DWELLINGS AND
 ASSOCIATED INFRASTRUCTURE
 APPROVED BY BARNSELY PLANNING
 REGULATORY BOARD ON TUESDAY 25 OCTOBER
 2016

