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Silkstone Parish NDP

Planning Policy Assessment

And

Review of Evidence Base

V2 Updated August 2021

Kirkwells

The Planning People

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Document Overview

- The Parish of Silkstone lies about four miles west of Barnsley. The two villages of Slikstone and Silkstone Common are bisected by the A628 which runs east / west through the parish. There is a rail station at Silkstone Common.
- There were 3,153 usual residents as at Census day 2011¹. Of these, 100% lived in households and 0% lived in communal establishments. The average (mean) age of residents was 43.4 years. In total there were 1,374 household spaces. Of these, 1,332 (96.9%) had at least one usual resident and 42 (3.1%) had no usual residents.
- The neighbourhood development plan area covers 630.69 hectares.
- The key policy documents which are relevant to the area are:
 - National Planning Policy Framework (NPPF), revised July 2021
 - Barnsley Local Plan, Adopted January 2019
- Silkstone and Silkstone Common are identified as villages under Local Plan Policy LG2 The Location of Growth. The Local Plan sets out that there will be a slower pace and scale of growth in villages and rural areas. Villages will be expected to deliver approximately 5% of the overall housing requirement figure through housing allocations or windfall sites.
- The Local Plan identifies an area of Safeguarded Land (**SL25 East of Beech Avenue, Silkstone Common 0.9 ha) in the Parish**. This is in order to meet longer term development needs stretching well beyond the plan period. The aim of protecting this land is to make sure that the Green Belt boundaries will remain in the long term avoiding the need to review them at the end of the plan period.
- Silkstone falls within Natural England's National Character Area 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. It lies within landscape type Settled Wooded Farmland and landscape character area C3: Upper Dearne Lowland Valley Floor in Barnsley Borough Landscape Character Assessment.
- There are 24 Listed Buildings including Grade I Church of All Saints and Grade II* Knabbs Hall.
- Silkstone parish lies within the Rural West area in Barnsley Council's Community Infrastructure Levy Draft Charging Schedule, 2016.

¹ <https://www.nomisweb.co.uk/reports/localarea>

1.0 Introduction

Neighbourhood Plans are required to have regard to national planning policies, and to be in general conformity with local planning policies.

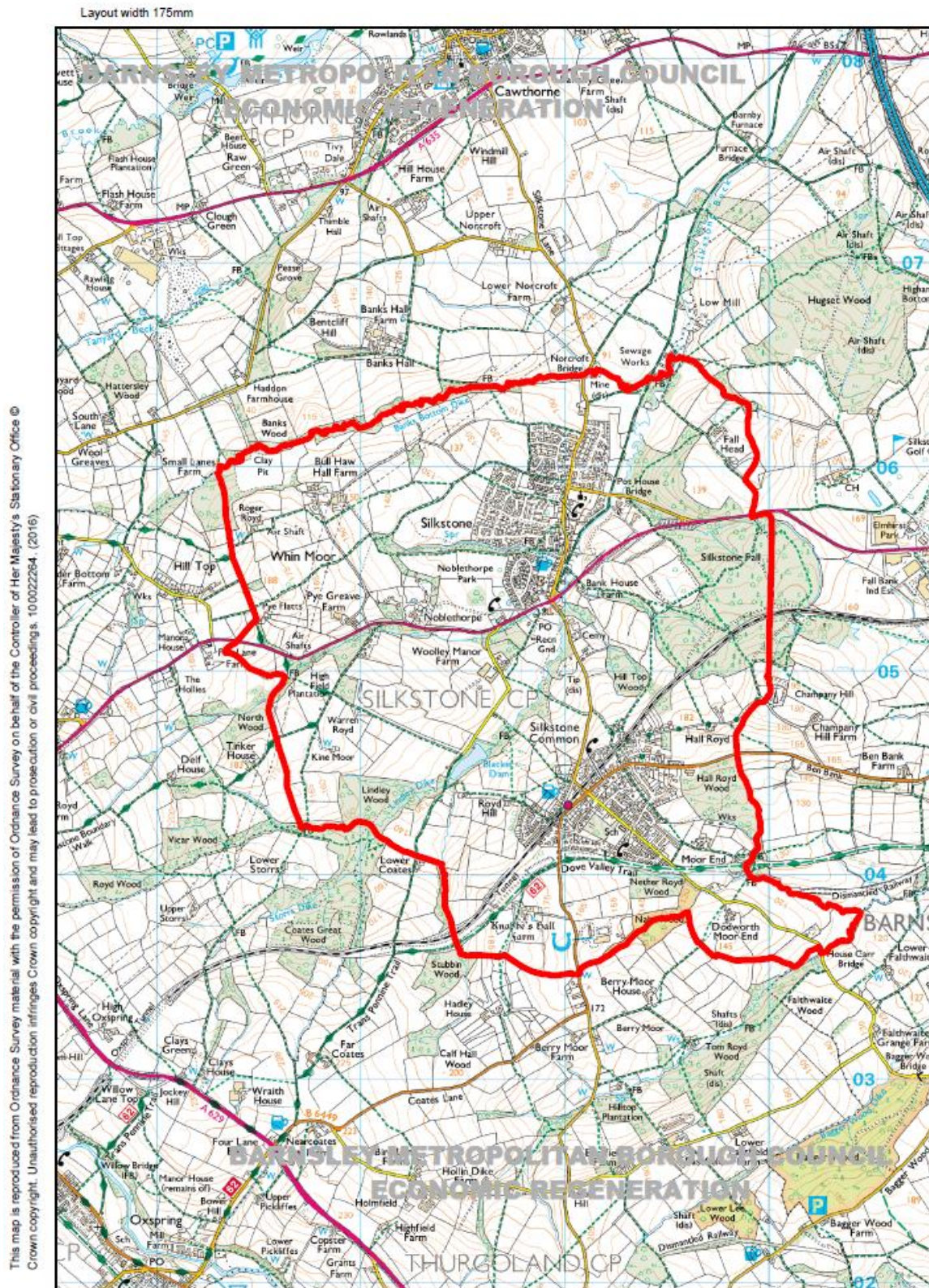
This document summarises the national and local planning policies that will have to be taken in to account during the preparation of the proposed Silkstone Neighbourhood Plan. It forms an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Silkstone Neighbourhood Plan.

This is version 2 and it includes relevant policies and supporting evidence from the recently adopted Barnsley Local Plan and the revised NPPF (July 2021).

This document also includes extracts from various other technical and background documents which may be useful as part of the NDP evidence base.

Silkstone Parish Neighbourhood Area



BARNLEY MBC - Economic Regeneration

Silkstone Parish Boundary

Scale 1: _____

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF) ²

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

Paragraph 2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Footnote 2: This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

There is a presumption in favour of sustainable development:

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently,

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply⁹:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and

d) the local planning authority's housing delivery was at least 45% of that required¹⁰ over the previous three years.

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁸.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements²³ before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

The issue of "prematurity" where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Communities can also use special types of neighbourhood plan, "orders", to grant planning permission:

52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.

63. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required²⁹, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

(Major developments are 10 or more houses).

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

66. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³². Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

67. Where it is not possible to provide a requirement figure for a neighbourhood area³³, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

70. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

Rural housing

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Supporting a prosperous rural economy

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

8. Promoting healthy and safe communities

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

9. Promoting Sustainable Transport

104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Neighbourhood plans should also consider setting local design policy and design codes:

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:

140. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

Under a Community Right to Build Order development may not be inappropriate in the Green Belt.

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Planning for Climate Change

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures⁵³. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Guidance is provided on community-led renewable energy initiatives:

156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

15. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶²; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

Non designated heritage assets

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.2 National Planning Practice Guidance (NPPG) ³

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

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What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20190509

³ <https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning>

Revision date: 09 05 2019

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that forms part of the development plan used in [determining planning applications](#).
- grant planning permission through [Neighbourhood Development Orders](#) and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the [local plan](#), or through other planning mechanisms such as [Local Development Orders](#) and [supplementary planning documents](#) or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20190509

Revision date: 09 05 2019

What should a neighbourhood plan address?

A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies (as outlined in [paragraph 13](#) of the revised National Planning Policy Framework). Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.

A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)).

Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.

Paragraph: 004 Reference ID: 41-004-20190509

Revision date: 09 05 2019

How can neighbourhood plans support the provision of affordable homes for sale?

Neighbourhood plans can support the provision of affordable homes for sale that meet the needs of local people by including relevant policies and site allocations. Depending on the content of relevant strategic policies in the local plan or spatial development strategy, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing, where this will better meet the needs of the neighbourhood area.

Paragraph: 100 Reference ID: 41-100-20190509

Revision date: 09 05 2019

What is the role of a parish or town council in neighbourhood planning?

In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning.

Where a parish or town council chooses to produce a neighbourhood plan or Order it should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan or Order.

Paragraph: 015 Reference ID: 41-015-20160211

Revision date: 11 02 2016

How should a housing requirement figure be set for designated neighbourhood areas?

The National Planning Policy Framework expects most strategic policy-making authorities to set housing requirement figures for designated neighbourhood areas as part of their strategic policies. While there is no set method for doing this, the general policy making process already undertaken by local authorities can continue to be used to direct development requirements and balance needs and protections by taking into consideration relevant policies such as the spatial strategy, evidence such as the [Housing and economic land availability assessment](#), and the characteristics of the neighbourhood area, including its population and role in providing services. In setting requirements for housing in designated neighbourhood areas, plan-making authorities should consider the areas or assets of particular importance (as set out in [paragraph 11, footnote 6](#)), which may restrict the scale, type or distribution of development in a neighbourhood plan area.

Paragraph: 101 Reference ID: 41-101-20190509

Revision date: 09 05 2019

How should local planning authorities identify indicative housing requirement figures for designated neighbourhood areas, when these are needed?

Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.

Proactive engagement with neighbourhood plan-making bodies is important as part of this process, in order for them to understand how the figures are reached. This is important to avoid

disagreements at neighbourhood plan or local plan examinations, and minimise the risk of neighbourhood plan figures being superseded when new strategic policies are adopted.

Paragraph: 102 Reference ID: 41-102-20190509

Revision date: 09 05 2019

Preparing a neighbourhood plan or Order

What evidence is needed to support a neighbourhood plan or Order?

While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.

A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body. Further details are set out in [guidance of the type of evidence useful in supporting a local plan](#).

Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.

Paragraph: 040 Reference ID: 41-040-20160211

Revision date: 11 02 2016

How should the policies in a neighbourhood plan be drafted?

A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.

Paragraph: 041 Reference ID: 41-041-20140306

Revision date: 06 03 2014

Can a neighbourhood plan allocate sites for development?

A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. Guidance on [assessing sites](#) and on [viability](#) is available.

Paragraph: 042 Reference ID: 41-042-20170728

Revision date: 28 07 2017

Consulting on, and publicising, a neighbourhood plan or Order

What is the role of the wider community in neighbourhood planning?

A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order
- is made aware of how their views have informed the draft neighbourhood plan or Order.

Paragraph: 047 Reference ID: 41-047-20140306

Revision date: 06 03 2014

Should other public bodies, landowners and the development industry be involved in preparing a draft neighbourhood plan or Order?

A qualifying body must consult any of the consultation bodies whose interest it considers may be affected by the draft neighbourhood plan or Order proposal. The consultation bodies are set out in [Schedule 1 to the Neighbourhood Planning \(General\) Regulations 2012 \(as amended\)](#). Other public bodies, landowners and the development industry should, as necessary and appropriate be involved in preparing a draft neighbourhood plan or Order. By doing this qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community whilst avoiding placing unrealistic pressures on the cost and deliverability of that development.

Paragraph: 048 Reference ID: 41-048-20140306

Revision date: 06 03 2014

What are the pre-submission publicity and consultation requirements for neighbourhood planning?

A qualifying body must publicise the draft neighbourhood plan or Order for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal (see [regulation 14](#) and [regulation 21](#) of the Neighbourhood Planning (General) Regulations 2012) [\(as amended\)](#). The consultation bodies are set out in [Schedule 1](#) to the Regulations.

Paragraph: 050 Reference ID: 41-050-20140306

Revision date: 06 03 2014

Is additional publicity or consultation required where European directives might apply?

European directives, incorporated into UK law, may apply to a draft neighbourhood plan or Order. Where they do apply a qualifying body must make sure that it also complies with any specific publicity and consultation requirements set out in the relevant legislation. The local planning authority should provide advice on this. The legislation that may be of particular relevance to neighbourhood planning is:

- the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)
- the Conservation of Habitats and Species Regulations 2017 (as amended)
- the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended))

It may be appropriate, and in some cases a requirement, that the statutory environmental bodies [Historic England](#), the [Environment Agency](#) and [Natural England](#) be consulted. For example, a draft neighbourhood plan proposal must be assessed to determine whether it is likely to have significant environmental effects. The environmental assessment consultation bodies must be consulted as part of this process (see also guidance on [Strategic environmental assessment](#)).

Paragraph: 051 Reference ID: 41-051-20150209

Revision date: 09 02 2015

Submitting a neighbourhood plan or Order to a local planning authority

What must a local planning authority consider when a neighbourhood plan or Order is submitted to it?

A local planning authority must satisfy itself that a draft neighbourhood plan or Order submitted to it for independent examination complies with all the relevant statutory requirements.

Paragraph: 052 Reference ID: 41-052-20140306

Revision date: 06 03 2014

The independent examination

What is the independent examiner's role?

When considering the content of a neighbourhood plan or Order proposal, an independent examiner's role is limited to testing whether or not a draft neighbourhood plan or Order meets the [basic conditions](#), and other matters set out in [paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 \(as amended\)](#). The independent examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.

When considering a proposal for the modification of a neighbourhood plan that is already in force, an independent examiner must first decide whether the proposed modifications are so significant or substantial as to [change the nature of the plan](#).

Paragraph: 055 Reference ID: 41-055-20180222

Revision date: 22 02 2018

3.0 Barnsley Planning Policy

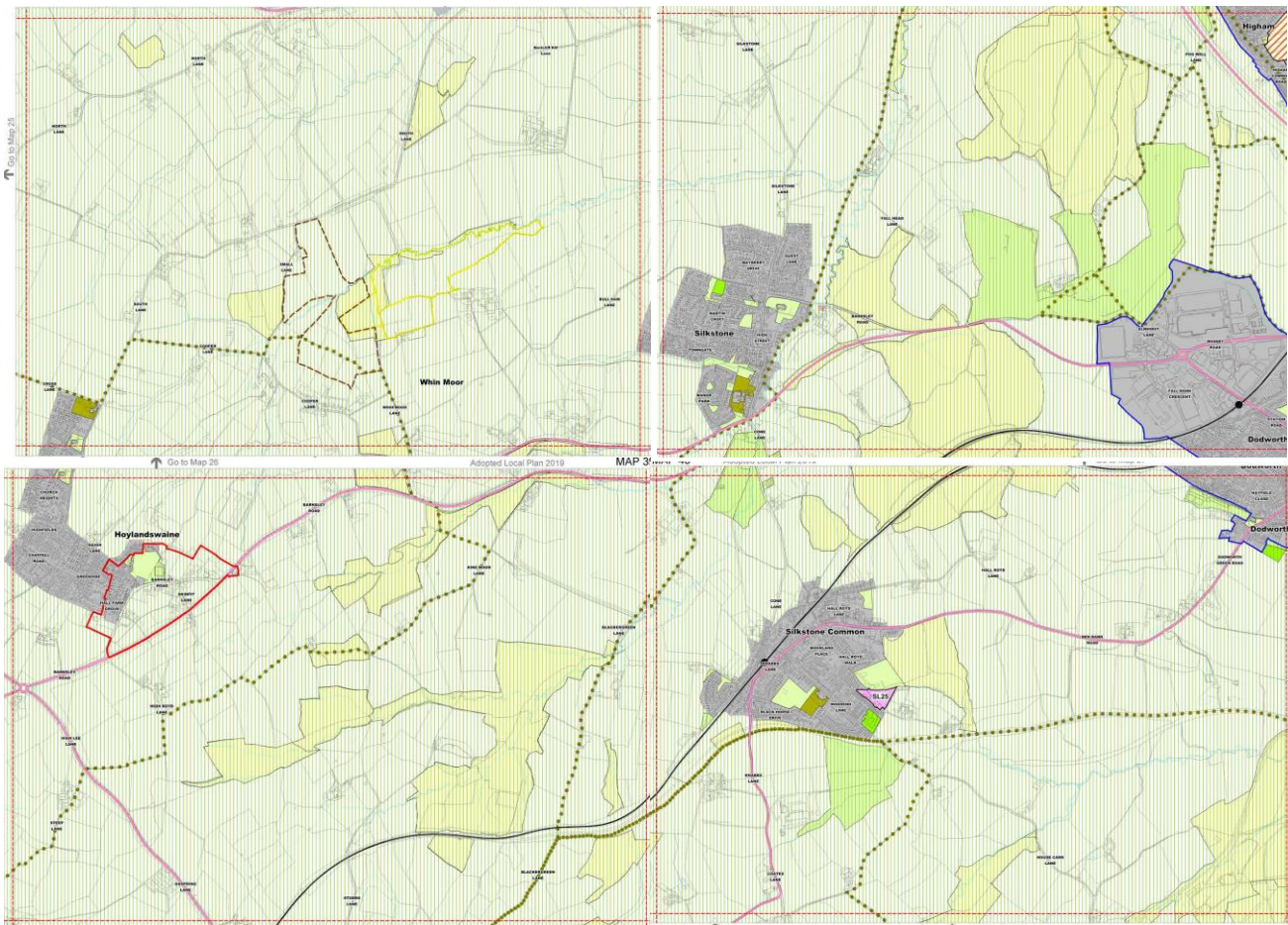
The [Adopted Local Plan](#) and [Policies Map](#) sets out how the Council will manage physical development of the borough on behalf of residents and businesses. This includes providing sufficient land in the right places to attract more businesses into the borough and to allow existing businesses to grow. The aim of this is to create more and better jobs to improve earnings and increase opportunities for local residents. It also aims to provide improved housing to meet existing need and the needs of future generations whilst at the same time protecting what is special about the borough.

Following public consultation and examination by an Independent Planning Inspector, Barnsley's Local Plan was adopted by Full Council on 3 January 2019.

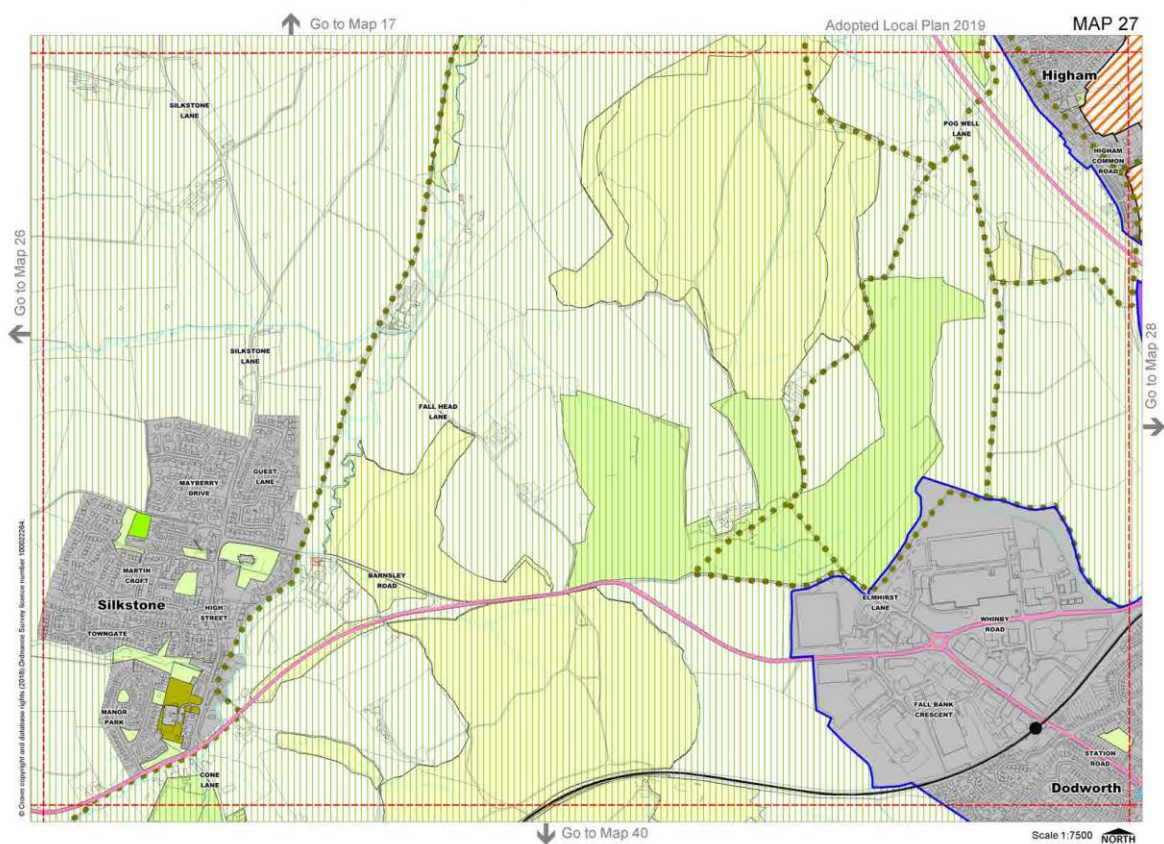
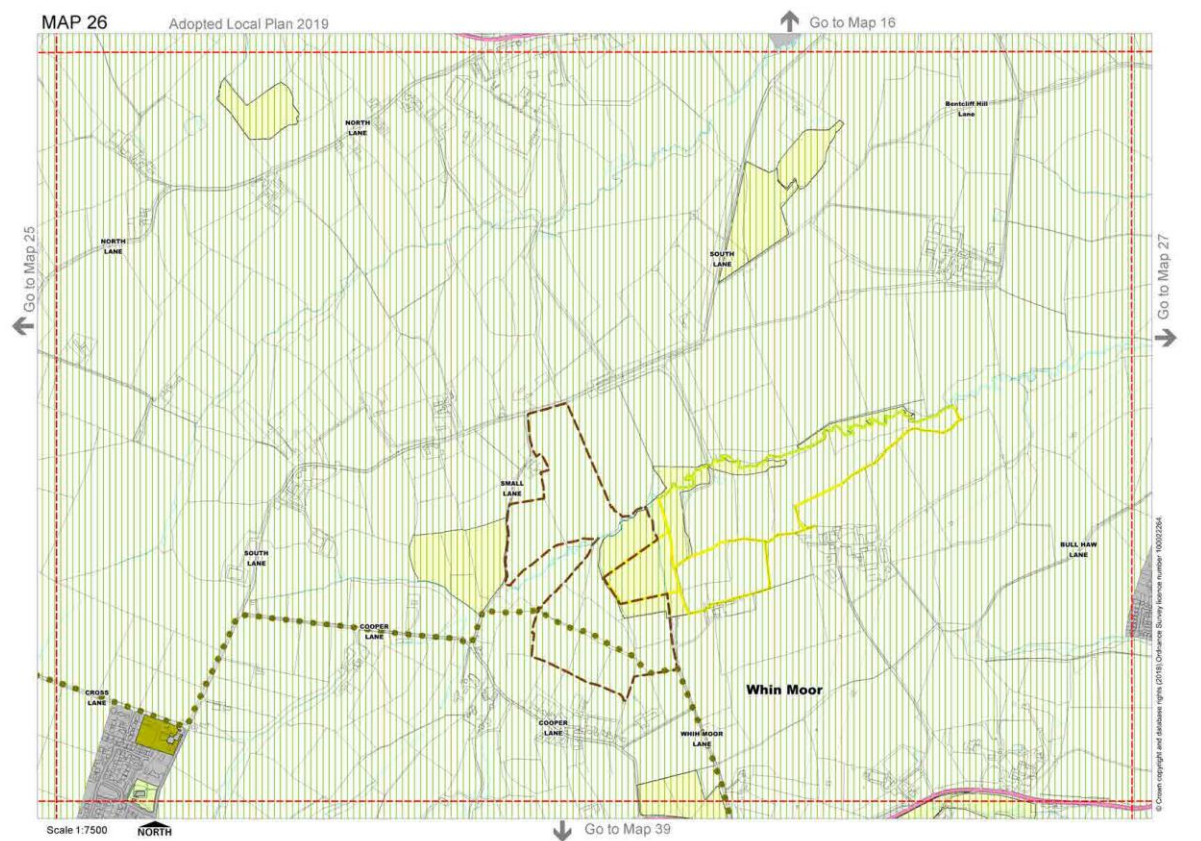
It is worth noting that there was a subtle shift between the Core Strategy and the Local Plan spatial strategy, whereby the Local Plan allocates village sites in a manner not envisaged in the Core Strategy.

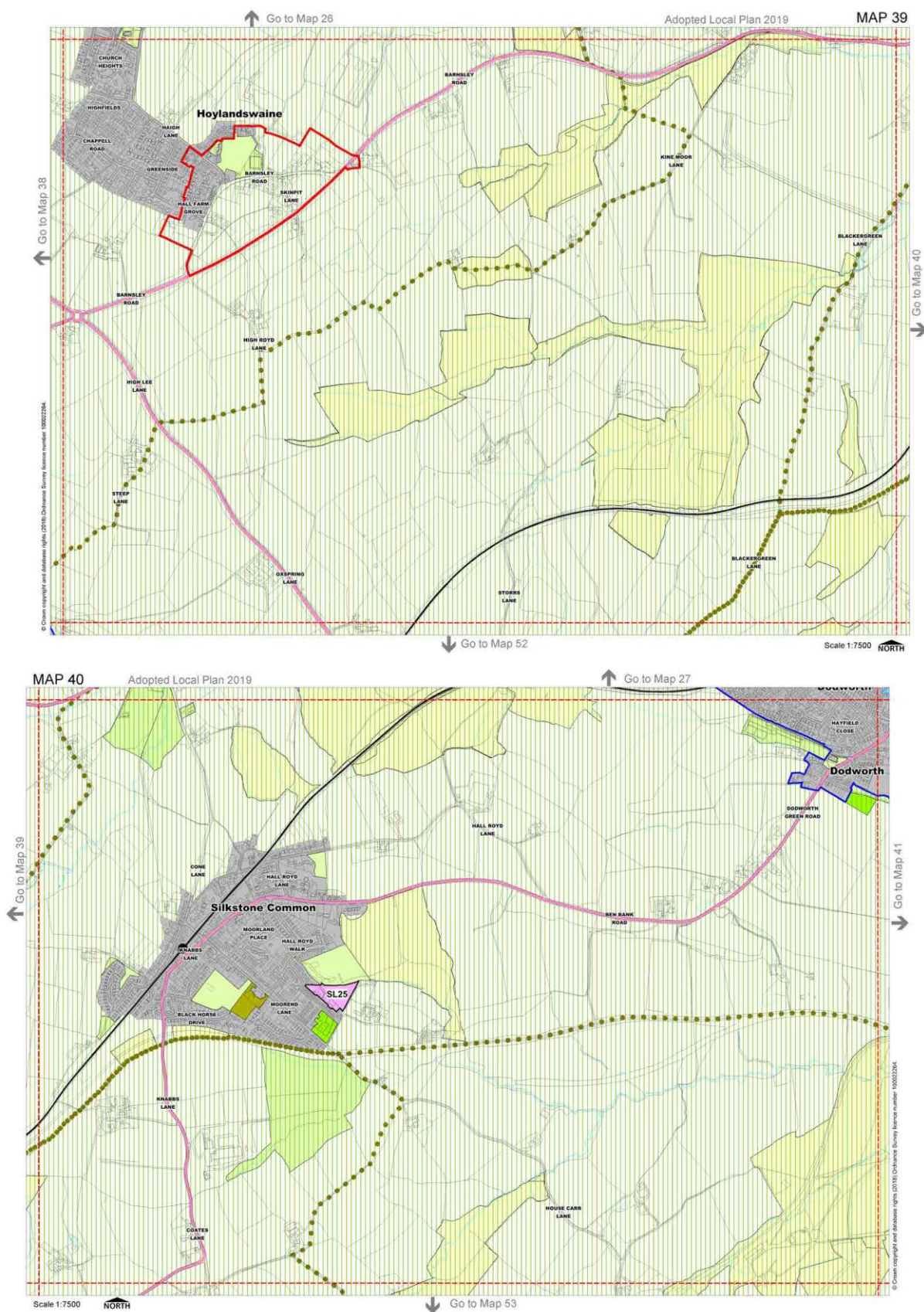
Barnsley Local Plan 2014 - 2033, Adopted January 2019⁴

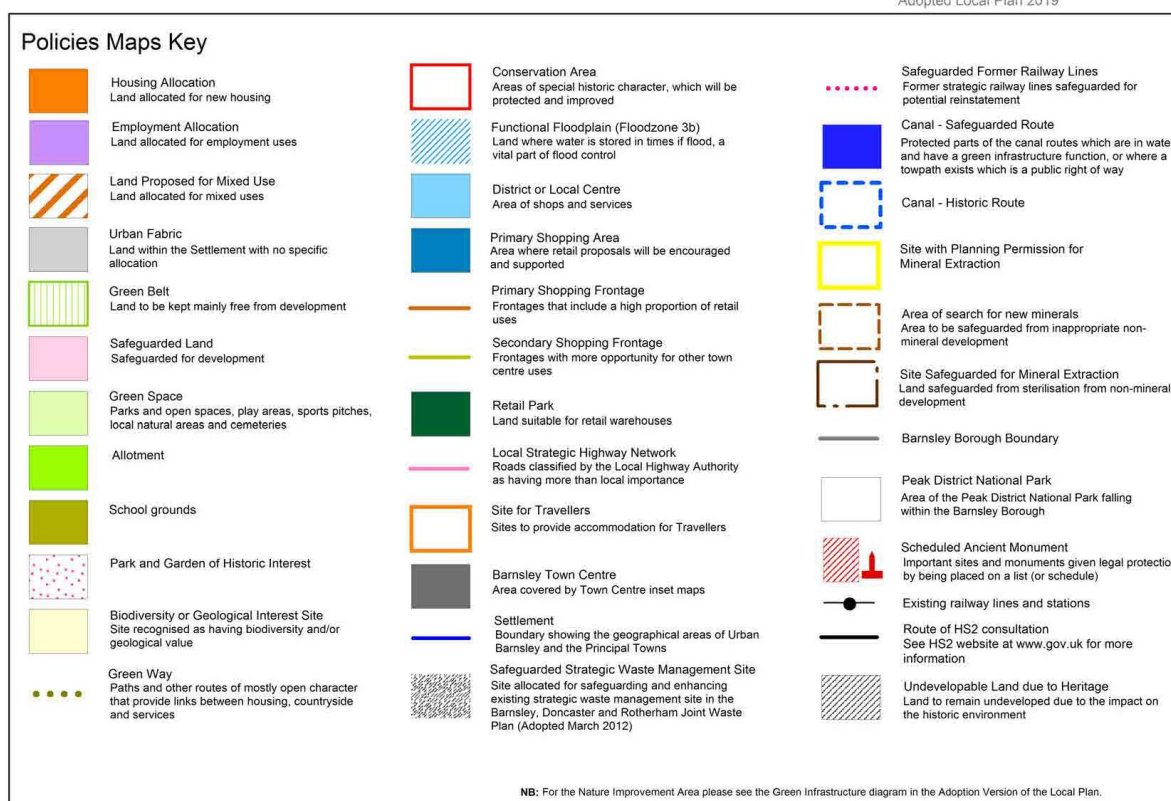
Local Plan Policies Map - Silkstone Parish Insets



⁴ <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/barnsleys-local-plan/>







The following extracts and policies are of particular relevance to Silkstone NDP:

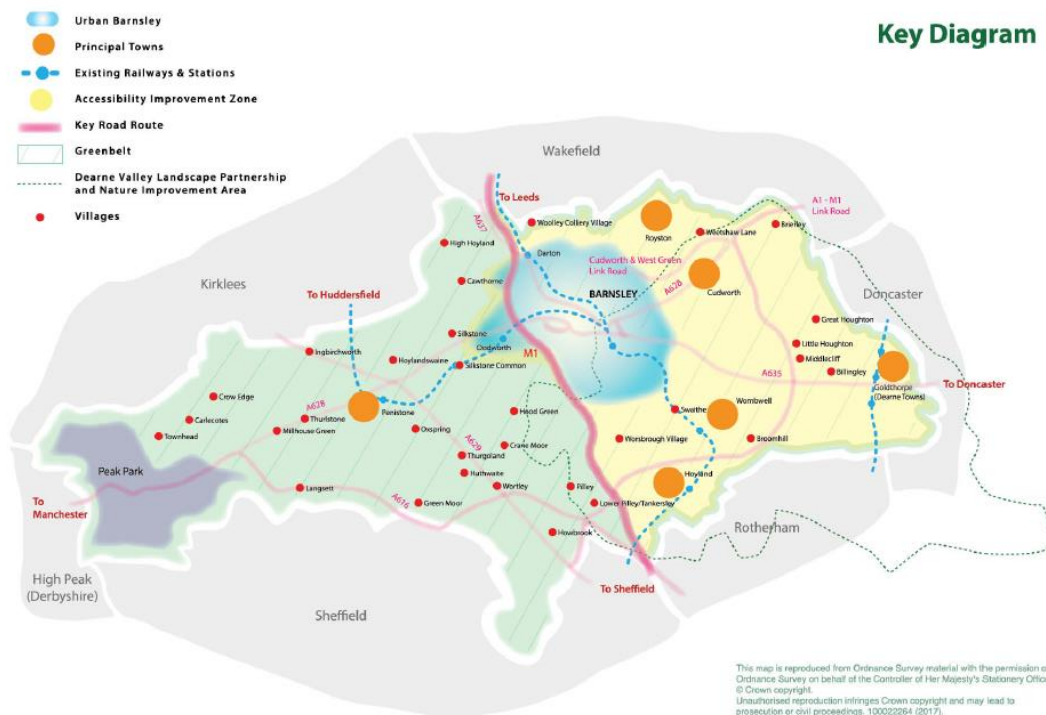
Neighbourhood Plans

4.3 Following implementation of the Localism Act 2011, Neighbourhood Planning guidance and regulations have been introduced. Neighbourhood planning gives local communities the opportunity to plan and shape their local areas. Once adopted a neighbourhood plan will form part of the statutory development plan for Barnsley and will inform decisions on planning applications within that neighbourhood area.

Spatial Strategy and Location of Growth

5.4 This Local Plan retains the Core Strategy spatial strategy and settlement hierarchy for Barnsley which is to focus development in the following areas:

- Urban Barnsley;
- The Principal Towns (Wombwell; Hoyland; Penistone; Goldthorpe (Dearne Towns); Cudworth and Royston; and
- Development in villages will be encouraged where it meets local needs and supports vitality, the local village economy and viability of the local community.



- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy LG2 The Location of Growth

Priority will be given to development in the following locations:

- Urban Barnsley;
- Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and
- Villages.

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy E5 Promoting Tourism and encouraging Cultural Provision

We will promote tourism and encourage the growth and development of cultural provision by:

- Encouraging the provision of a wide range of venues and opportunities for cultural activity;
- Safeguarding and sustaining existing cultural provision;
- Promoting the existing cultural provision and tourism offer (for example museums, theatres, accommodation and hospitality); and
- Encouraging the growth of the tourism business sector.

Major new tourist and cultural facilities will be focused within existing centres where possible.

Tourist related development in rural areas will be protected and encouraged to support and diversify the local economy, subject to the requirements of Policy E6 Rural Economy.

Policy E6 Rural Economy

We will encourage a viable rural economy by allowing development in rural areas if it:

- Supports the sustainable diversification and development of the rural economy;
- Results in the growth of existing businesses;

- Is related to tourism or recreation; or
- Improves the range and quality of local services in existing settlements.

Development in rural areas will be expected to:

- Be of a scale proportionate to the size and role of the settlement;
- Be directly related, where appropriate, to the needs of the settlement;
- Not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area;
- Consider the re-use of existing rural buildings in the first instance; and
- Protect the best quality agricultural land, areas of lower quality agricultural land should be used for development in preference to the best and most versatile land.

Policy E7 Loss of Local Services and Community Facilities in Villages

Planning permission for changing the use of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, post offices and petrol stations; to new uses will only be allowed if it can be shown that:

- The business or facility cannot be economically successful; or
- The change of use would not have a significant effect on the ability of local people to access local services.

Policy H1 The Number of New Homes to be Built

We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033.

A minimum five year supply of deliverable sites will be maintained.

Policy H2 The Distribution of New Homes

The approximate distribution of new homes for the period 2014 to 2033 will be as follows:

Distribution of new homes for the period 2014 to 2033:

Settlement	Number of homes	Planning Permissions	Total	% of Overall Supply ¹
Other	211	590	801	4

A further 200 dwellings in the villages and 566 dwellings across the Borough will be added to the overall total supply as a windfall allowance. The methodology for calculating this allowance is set out in the 5 year supply note.

Policy H4 Residential Development on Small Non-allocated Sites

Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

Policy H5 Residential Development on Large Non-allocated Sites

Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they:

- Are located on previously or part previously developed land;
- Are located within Urban Barnsley, Principal Towns and Villages;
- Are accessible by public transport; and

- Have good access to a range of shops and services.

Policy H6 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

Policy H7 Affordable Housing

Housing developments of 15 or more dwellings will be expected to provide affordable housing.

30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

The developer must show that arrangements have been put in place to keep the new homes affordable.

Limited affordable housing to meet community needs may be allowed in or on the edge of villages.

Silkstone Parish is in Rural West - check

Policy H9 Protection of Existing Larger Dwellings

Development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.

The loss of existing larger dwellings will be resisted. Support will be given to the re-establishment of Houses in Multiple Occupation into single family sized houses.

Policy T1 Accessibility Priorities

Working with city region partners and other stakeholders transport investment will be set out in Transport Strategy programmes focused on development-transport corridors as shown in the Accessibility Priorities diagram below to:

A. Improve sustainable transport and circulation in the Accessibility Improvement Zone (AIZ) area particularly between Principal Towns.

B. Implement transport network improvements as supported by evidence from modelling, feasibility studies, consultation, surveys, community engagement etc.

C. Facilitate sustainable transport links to and from existing and proposed employment, interchange, community and leisure and tourism facilities in the borough, including provision for car parking and enhancing the non car role of the transport corridor shown on the Accessibility Priorities diagram as 'potential enhanced road based public transport corridor'.

D. Promote high quality public transport linking the AIZ to significant places of business, employment and national / international interchange in the Leeds - Sheffield City Region corridor including neighbouring Wakefield, Kirklees, Doncaster, Sheffield and Rotherham.

E. Improve direct public transport and freight links to London, Manchester, other Core Cities, national / international interchanges and the Humber ports.

Policy T2 Safeguarding of Former Railway Lines

We will safeguard land within and adjacent to existing and historical rail alignments to accommodate the potential reinstatement of former strategic railway lines. Their historical routes will be shown on the Policies Map.

Where it is not possible to use the original alignment we will work with our delivery partners to identify any appropriate alternative routes.

Policy T3 New Development and Sustainable Travel

New development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;
- Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and
- Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.

Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy I1.

If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.

Policy T4 New development and Transport Safety

New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

Policy T5 Reducing the Impact of Road Travel

We will reduce the impact of road travel by:

- Developing and implementing robust, evidence based air quality action plans to improve air quality;
- Working with our sub regional partners, fleet and freight operators to improve the efficiency of vehicles and goods delivery, and reduce exhaust emissions; and
- Implementing measures to ensure the current road system is used efficiently.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Policy LC1 Landscape Character

Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments).

Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.

Policy HE1 The Historic Environment

We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk

This will be achieved by:-

- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

These elements and assets include:-

- The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.
- Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.
- A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.
- The well preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.
- 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.
- The 17th century Rockley Blast Furnace and its later engine house.
- Gunthwaite Hall Barn, a large 16th century timber framed barn.
- Barnsley Main Colliery Engine House and Pithead structures.
- The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).

Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.

The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.

b. By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the

significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts

and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.

d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.

e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their

contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.

f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

Policy HE3 Developments affecting Historic Buildings

Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Policy HE4 Developments affecting Historic Areas or Landscapes

Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:

Respect historic precedents of layout, density, scale, forms, massing, architectural detail and materials that contribute to the special interest of an area.

Respect important views either within the area or views that contribute to the setting of the area.

Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.

Policy HE6 Archaeology

Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

Information identifying the likely location and extent of the remains, and the nature of the remains;

An assessment of the significance of the remains; and Consideration of how the remains would be affected by the proposed development.

Where preservations of the remains are not justified, permission will be conditional upon:-

- Archaeological recording of the evidence (including evidence that might be destroyed),
- whether buried remains or part of a standing structure or building;
- Analysis of the information gathered;
- Interpretation of the results gained;
- Public dissemination of the results; and
- Deposition of the resulting archive with an appropriate museum or archive service.

Policy TC5 Small Local Shops

Outside existing centres small shops that meet the daily shopping needs of a local community will be permitted where:

The shops are of a type and in a place that would meet daily shopping needs and this need is not already met by existing shops; and

The shops are located and designed to encourage trips by pedestrians and cyclists and would not encourage car trips.

Policy GI1 Green Infrastructure

We will protect, maintain, enhance and create an integrated network of connected and multi functional Green Infrastructure assets that:

- Provides attractive environments where people want to live, work, learn, play, visit and invest;
- Meets the environmental, social and economic needs of communities across the borough and the wider City Regions;
- Enhances the quality of life for present and future residents and visitors;
- Helps to meet the challenge of climate change;
- Enhances biodiversity and landscape character;
- Improves opportunities for recreation and tourism;
- Respects local distinctiveness and historical and cultural heritage;
- Maximises potential economic and social benefits; and
- Secures and improves linkages between green and blue spaces;

At a strategic level Barnsley's Green Infrastructure network includes the following corridors which are shown on the Green Infrastructure Diagram:

River Dearne Valley Corridor.

River Dove Valley Corridor.

River Don Valley Corridor.

Dearne Valley Green Heart Corridor.

Historic Landscape Corridor.

The network of Green Infrastructure will be secured by protecting open space, creating new open spaces as part of new development, and by using developer contributions to create and improve Green Infrastructure.

We have produced a Green Infrastructure Strategy for Barnsley which is informed by the Leeds City Region and South Yorkshire Green Infrastructure Strategies.

Policy GS1 Green Space

We will work with partners to improve existing green space to meet the standards in our Green Space Strategy.

Green Spaces are green open areas which are valuable for amenity, recreation, wildlife or biodiversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.

Proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless:

An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough;
or

The proposal is for small scale facilities needed to support or improve the proper function of the green space; or

An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

In order to improve the quantity, quality and value of green space provision we will require qualifying new residential developments to provide or contribute towards green space in line with the standards set out in the Green Space Strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy. The Supplementary Planning Document 'Open

Space Provision on New Housing Developments' offers guidance to developers on what will be expected in terms of open space provision in order to achieve those standards.

Where there is a requirement to provide new green space an assessment will be carried out to determine the most appropriate provision, taking into account site characteristics and constraints.

In cases where it is deemed unsuitable to make provision for open space within or adjacent to a development site, suitable off-site open space facilities may be acceptable either as new facilities or improvements to those existing. Where appropriate new green space should secure access to adjacent areas of countryside.

Policy GS2 Green Ways and Public Rights of Way

We will protect Green Ways and Public Rights of Way from development that may affect their character or function.

Where development affects an existing Green Way or Public Right of Way it must:

Protect the existing route within the development; or

Include an equally convenient and attractive alternative route.

Where new development is close to a Green Way or Public Right of Way it may be required to:

Provide a link to the existing route; and/or

Improve an existing route; and/or

Contribute to a new route.

In some cases, we will ask developers to make a financial contribution to meet these requirements in accordance with the Infrastructure and Planning Obligations Policy.

Policy BIO1 Biodiversity and Geodiversity

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.

Maximising biodiversity and geodiversity opportunities in and around new developments.

Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.

Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.

Protecting ancient and veteran trees where identified.

Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

Development which adversely effects a European Site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI).

The following site in Silkstone is shown on the Policies Map as a Regionally Important Geological Site (RIGS):

156 Silkstone Bypass

(may be others)

17.35 Woodlands, Protected Trees and Hedgerows

17.36 Significant ecological value exists in the borough's Ancient Semi-Natural Woodlands (ASNW) and Plantations on Ancient Woodland Sites (PAWS), and in hedgerows which meet the Hedgerow Regulations criteria and trees covered by a Tree Preservation Order / Conservation Area. Ancient and veteran trees outside of woodland areas would normally be expected to be retained within any development proposals. Allocation as a ASNW/PAWS site does not necessarily rule out any development on these sites, however their special nature needs to be taken into account. If development is felt to be appropriate it could be allowed subject to any adverse impacts on the ecological interests being mitigated.

Local Wildlife Sites

17.37 Local Wildlife Sites are defined areas, identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species with a national, regional and local context. 59 sites are shown on the Policies Map.

16. Silkstone Fall Wood

(may be others)

Policy GB1 Protection of Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy GB6 Safeguarded Land

We will only grant planning permission on sites allocated as safeguarded land for development that is needed for the operation of existing uses, or alternative uses where the development will protect the open nature of the land, and will not affect the potential for future development of the site. The permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development.

The following site in Silkstone Common is identified as Safeguarded Land:

SL25 East of Beech Avenue, Silkstone Common 0.9 ha

Policy CC1 Climate Change

We will seek to reduce the causes of and adapt to the future impacts of climate change by:

Giving preference to development of previously developed land in sustainable locations;

Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques;

Locating and designing development to reduce the risk of flooding;

Promoting the use of Sustainable Drainage Systems (SuDS);

Promoting and supporting the delivery of renewable and low carbon energy; and

Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.

Policy CC2 Sustainable Design and Construction

Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.

Policy CC3 Flood Risk

The extent and impact of flooding will be reduced by:

Not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere;

Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed. In either case it must be demonstrated that there would not be a harmful effect on the ability of this land to store floodwater;

Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate;

Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3;

Expecting proposals over 1000 m² floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and

Expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CC4; and

Using flood resilient design in areas of high flood risk.

Policy CC4 Sustainable Drainage Systems (SuDS)

All major development(12) will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.

The Council will also promote the use of SuDS on minor development.

To enable the Council to determine the suitability of a proposed SuDS scheme:

Outline Planning applications must be supported by a conceptual drainage plan and SuDS design statement; and

Detailed Planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development.

Policy CC5 Water Resource Management

To conserve and enhance the Boroughs water resources proposals will be supported which:

- a. Do not result in the deterioration of water courses and which conserve and enhance:
 - i. The natural geomorphology of water courses;
 - ii. Water quality; and
 - iii. The ecological value of the water environment, including watercourse corridors.
- b. Make positive progress towards achieving “good” status or potential under the Water Framework Directive in the boroughs surface and ground water bodies;
- c. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling; and
- d. Dispose of surface water appropriately and improve water quality through the incorporation of SuDS, in accordance with Policy CC4.

Policy RE1 Low Carbon and Renewable Energy

All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

We will allow development that produces renewable energy as long as there is no material harm upon:

The character of the landscape and appearance of the area;

Living conditions;

Biodiversity, Geodiversity and water quality;

Heritage assets, their settings and cultural features and areas;

Key views of, from or to scenic landmarks or landscape features;

Highway safety, or

Infrastructure including radar.

In assessing effect, we will consider appropriate mitigation which could reduce harm to an acceptable level.

Proposals will be expected to include information regarding their efficiency.

Proposals must be accompanied by information that shows how the local environment will be protected, and that the site will be restored when production ends.

Policy I1 Infrastructure and Planning Obligations

Development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.

Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.

Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Where appropriate, pooled contributions will be used to facilitate delivery of the necessary infrastructure.

Policy I2 Educational and Community Facilities

We will support the provision of schools, educational facilities and other community facilities.

New schools, educational and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, should be located centrally to the communities they serve, in places where they will be accessible by walking, cycling and public transport.

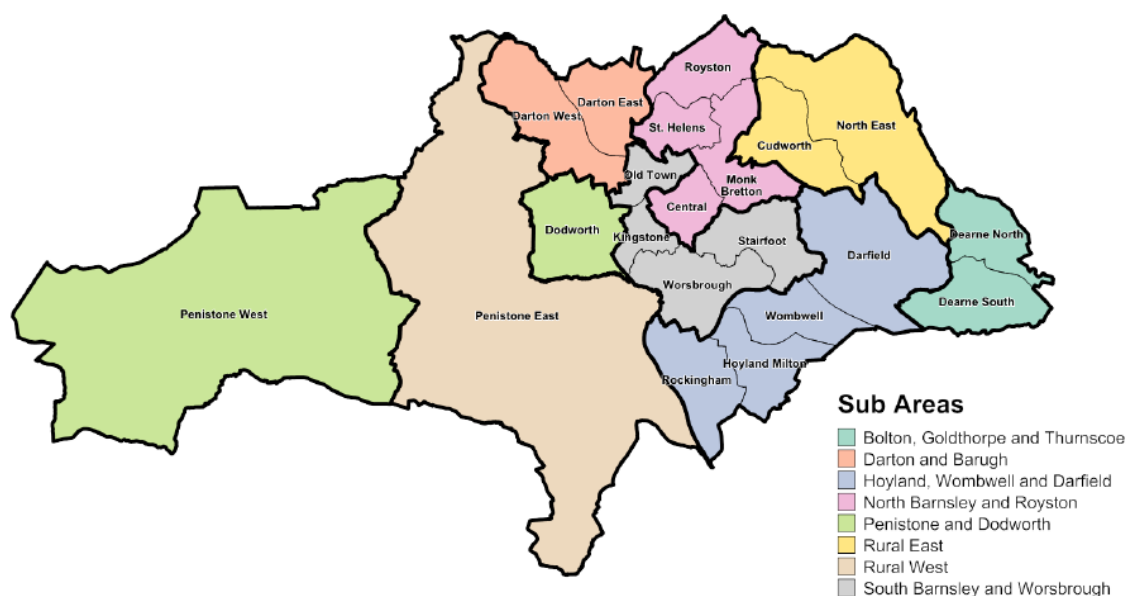
Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.

4.0 Local Plan Evidence Base

4.1 Housing

Barnsley Strategic Housing Market Assessment (SHMA) Update 2014⁵

Map 1.2 Barnsley sub-areas



Silkstone is in the Penistone East / Rural West sub area.

A Strategic Housing Market Assessment (SHMA) is intended to provide an assessment of both housing need and demand, develop understanding of current housing need and housing market conditions and consider what level and mix of housing – both market and affordable – is required to meet population and household growth for the Local Plan period, and to meet the needs of different groups within the local community.

The 2014 Barnsley Metropolitan Borough Council Strategic Housing Market Assessment (SHMA) Update provides the latest available evidence to help to shape the future planning and housing policies of the area. It updates an earlier SHMA undertaken in 2013 and will help inform the production of the Barnsley Local Plan.

Executive Summary

Housing Market - House Prices

Median house prices across the Barnsley area have increased by around 150% over the period 2000 to 2012. There are variations in house prices and values across the local authority area, with relatively lower prices in Kingstone, Dearne North, Wombwell, Dearne South and Darfield wards; and relatively higher prices in Darton West, Dodworth, Penistone West and Penistone East wards.

⁵ <https://www.barnsley.gov.uk/media/4711/eb45-strategic-housing-market-assessment-2014.pdf>

Housing Market - Dwelling Stock

According to the 2011 census there were a total of 104,975 dwellings with 100,745 occupied dwellings. Overall, across the Barnsley area, the 2012 household survey shows that:

- 74.0% of properties are houses, 17.9% are bungalows, 7.7% are flats/maisonettes, and 0.4% are other property types (e.g. caravans);
- 7% have one bedroom, 31.3% have two bedrooms, 48.1% have three bedrooms and 13.5% have four or more bedrooms;
- 14.2% of properties were built before 1919, a further 17.1% were built between 1919 and 1944, 20.8% between 1945 and 1964, 21.8% between 1965 and 1984, 15.9% between 1985 and 2004 and 10.3% have been built since 2005;
- 64.3% of properties were owner-occupied, 21.3% were affordable (rented or intermediate) and 14.3% were private rented

Demographic Drivers

According to the ONS 2012-based population projections, the population of the area is estimated to be 236,600 and this is projected to increase to 264,800 by 2037. Over the next few decades, the age profile of residents in the Barnsley area is expected to change dramatically. There will be a considerable 'demographic shift' with both the number and proportion of older people increasing. Overall the number of people aged 65 and over is projected to increase by 64% (or by 26,800) by 2037; and the number of residents aged 85 and over is expected to increase by 157.1% (or by 7,700 by 2037

Economic Drivers

38.8% of households have a gross income for the head of household and partner (if applicable) of less than £300 each week and 33.9% receive at least £500 each week. In terms of travel to work, the 2011 census indicated that 55.6% of employees live and work in the Barnsley local authority area. A further 15.9% work in Sheffield and Rotherham, 10.1% work in Leeds and Wakefield, 6.2% work elsewhere in Yorkshire and the Humber and 12.1% work outside the region.

Market Areas

An analysis of 2011 census migration data suggests that 74.1% of households move within the Barnsley area and 55.6% of employees live and work within it. Former Government guidance suggested that housing markets are self-contained if at least 70% of moves take place within the area. Consequently, Barnsley can be described as a self-contained housing market on the basis of migration, but economically it should be acknowledged that it is positioned within both the Sheffield and Leeds city-region areas. The strongest linkages, based on commuting patterns, are with Rotherham, Sheffield and Wakefield.

On the basis that the vast majority of households moving within Barnsley originated from within Barnsley borough, it is suggested that Barnsley is considered to be a self-contained market area for the purposes of Local Plan policy making. That said, it is also recognised that the geographical location of Barnsley means that it is part of wider functional economic areas centred on Leeds and Sheffield, with strongest links with Rotherham, Sheffield and Wakefield. Arguably, increasing

employment opportunities within the borough has the potential to reduce the propensity to commute out of the borough to work and increase the extent of self-containment with regards to employment.

Individual sub-areas within Barnsley MB are not self-contained housing market areas and there is a good degree of mobility between the areas.

Objectively Assessed Housing Need

There are many factors to consider when establishing an objectively assessed housing needs figure and after considering this evidence it is proposed that the objectively assessed housing need figure for Barnsley is 1,100 dwellings each year taking into account:

- Population projections
- A need to deliver new dwellings to support economic growth aspirations
- Past trends in housing delivery

The 1,100 target represents an ambitious and aspirational figure which addresses housing need, supports economic growth ambitions and can be broadly supported by land identified in the Strategic Housing Land Availability Assessment.

Affordable Housing

Affordable housing need is defined as 'the quantity of housing required for households who are unable to access suitable housing without financial assistance'. A key element of the study is to explore the scale of housing need and the extent to which additional affordable housing is needed.

Affordable housing is defined as either social/affordable rented or intermediate housing which is provided and made available to eligible households (i.e. those who lack their own housing or live in unsuitable housing) who cannot afford to meet their needs through the market. Intermediate affordable housing is housing at prices and rents above those of social rents, but below market prices or rents.

The scale of affordable requirements was assessed by taking into account the annual need from existing and newly-forming households within each sub-area and comparing this with the supply of affordable social/affordable rent and intermediate tenure dwellings). The overall net shortfall is calculated to be 295 affordable dwellings each year. In terms of the split between social rented and intermediate tenure products, the household survey identified tenure preferences of existing and newly-forming households. This suggests a tenure split of 78.8% affordable (social) rented and 21.2% intermediate tenure.

Table showing annual affordable housing shortfalls by sub-area, property size and designation (general needs/older person) 2014/15 to 2018/19,

Sub Area	General Needs		Older Person	Total
	1/2 Bed	3+ Bed	1/2 Bed	
Bolton, Goldthorpe and Thurnscoe	74	-34	-1	39
Darton and Barugh	44	-6	6	44
Hoyland, Wombwell and Darfield	113	-36	15	92
North Barnsley and Royston	111	-67	9	53
Penistone and Dodworth	72	21	16	109
Rural East	-9	-22	1	-30
Rural West	41	-6	-4	31
South Barnsley and Worsbrough	9	-55	3	-43
Total	455	-205	45	295

Market Demand

Analysis of general market supply and demand suggested that demand exceeded supply across all sub-areas and:

- There are overall shortfalls of detached and semi-detached houses and bungalows, but sufficient supply of terraced houses and flats;
- There are shortfalls of all property sizes.

Future development should focus on delivering housing to address identified shortfalls and reflect household aspirations

Older People

Addressing the accommodation requirements of older people is going to become a major strategic challenge for the Council, with the number of residents aged 65 or over expected to increase over the next decade

The majority of older people (70.2%) want to continue to live in their current home with support when needed. A further 19.2% would consider renting sheltered accommodation, 14.1% renting extra-care housing and 13.2% buying on the open market. This evidence points to the need to diversify older persons' provision within the Barnsley area.

Views of estate agents

6.18 During September 2012 twelve estate agents were interviewed to ascertain their views on the housing market across Barnsley MB. Overall, agents reported that there is overall demand and this is improving. However there is an underlying weakness in market activity which is particularly affecting the ability of first time buyers to access the housing market and prices are generally falling.

6.19 Of the 12 agents interviewed, 7 said the overall market is weak, 3 average and 2 strong. This is reflected in views on price, with 8 agents saying that prices were still falling. Despite this, there remains a degree of activity in the housing market and 7 agents stated that the market was active, one that it was static and 4 that it was inactive.

6.20 Accessing mortgage finance is a key barrier, particularly with first time buyers who have to secure large deposits and tight lending criteria (which is affected by concerns over job security).

6.21 Generally speaking, agents commented that a range of properties are selling well, particularly if the price is right. More specifically, sales are strong for:

- Properties at the cheaper end of the market, notably two-three bedroom terraced houses (in the £50,000 to £70,000 price bracket) and semi-detached houses up to £130,000;
- Properties selling at below market value in traditionally desirable areas;
- Bungalows;
- Properties suitable for the investor market; and
- Properties with good access to the motorway

6.22 Properties not selling well include:

- High value dwellings at the upper end of the market;
- Apartments;
- Top end terraced dwellings; and
- Large houses in excess of £250,000.

6.23 There is also the perception that people keep properties on the market as they think their properties are worth more than what is being offered for them.

6.24 Most agents recognised areas of higher demand which include:

- The west side of Barnsley including Penistone Dodworth & Silkstone;
- Any location with good motorway access;
- Birdwell Monkbretton, Darton, Gawber, Carlton and Mappelwell;
- S75 postcode near M1 and in proximity to Wakefield;

6.25 In these areas, cheaper properties, family homes, larger dwellings under £250,000, bungalows, barn conversions, detached homes and three bedroom semi-detached dwellings are the most sought after.

Barnsley Strategic Housing Market Assessment (SHMA) Addendum, Final Report, March 2017⁶

Since the SHMA was published, the Office for National Statistics have released 2012-based and 2014-based population projections which have been used to prepare sub-national household projections. The purpose of the SHMA Addendum 2016 is to update the evidence base relating to Objectively Assessed Housing Need and in so doing also update analysis relating to the Housing Market Area definition and Housing Market Signal information.

The Report concluded that, whilst recognising its functional interactions with neighbouring districts, for the purposes of Local Plan policy making, Barnsley is an appropriate Housing Market Area.

In conclusion, it is proposed that the Objectively Assessed Housing Need figure for Barnsley MB is within the broad range 967 and 1,389. This range takes account of the need to deliver more affordable and market housing for an increasing number of households, take account of long-term trends in migration and supports economic growth. It also takes into account potential changes to headship rates amongst younger households.

Barnsley Strategic Land Availability Assessment (SHLAA) 2014⁷

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

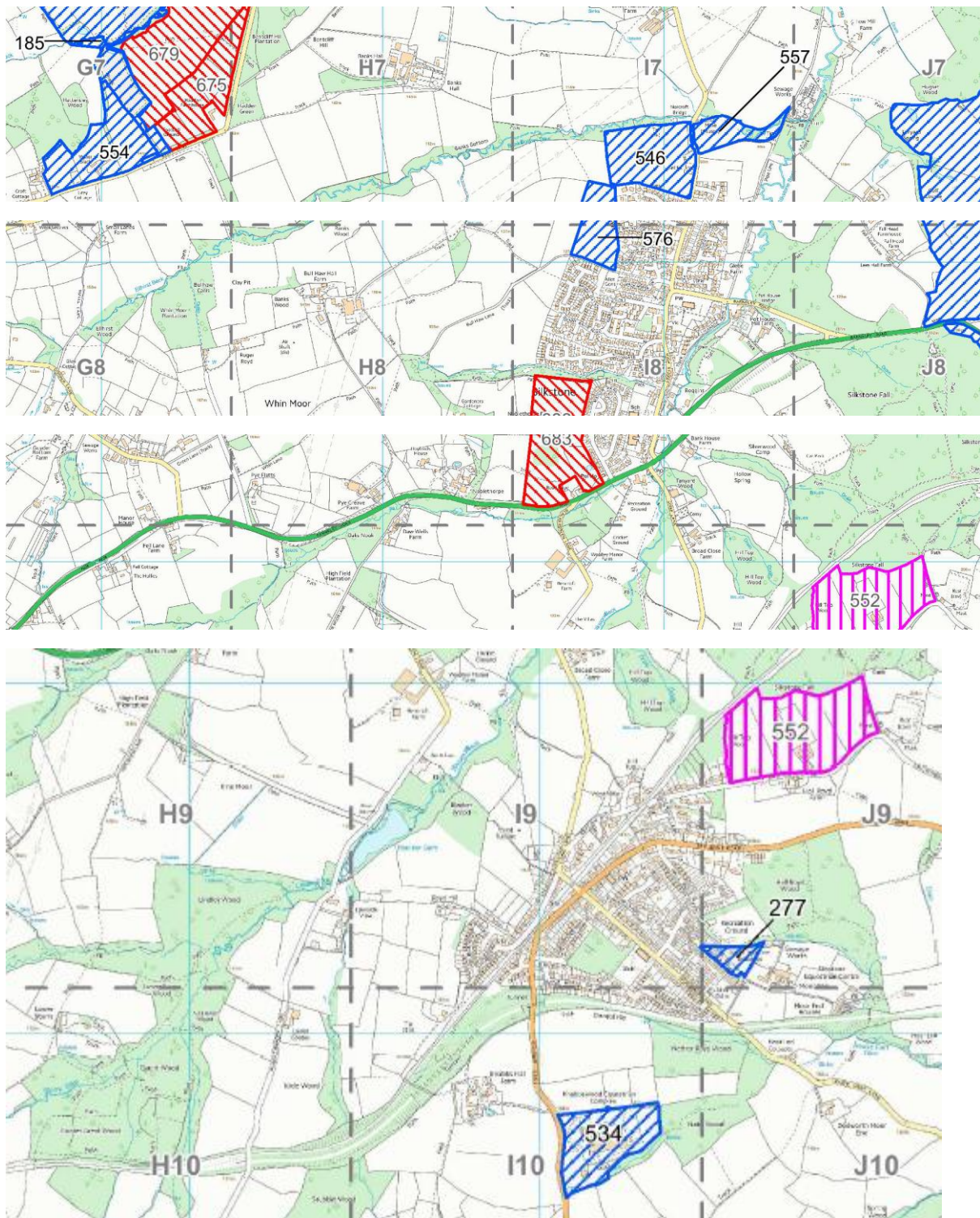
The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It is a key element of the evidence base for the Local Plan so that policy makers can assess the available land against all the other policy considerations which have to be taken into account. However, it does not in itself determine whether a site should be allocated for housing development.

The Barnsley SHLAA looked at the suitability of settlements in the District to accommodate future housing development. The following sites in Silkstone and Silkstone Common are included in the SHLAA:

⁶ <https://www.barnsley.gov.uk/media/5488/barnsley-2017-shma-addendum-report-1703-final-a.pdf>

⁷ https://www2.barnsley.gov.uk/media/3463873/strategic_housing_land_availability_study_vol_a.pdf

Extracts from Map 13



Barnsley Settlement Assessment, 2003⁸

It contains the following assessment of Silkstone and Silkstone Common:

Silkstone

5.214 Silkstone is a village to the west of urban Barnsley and has a population of approximately 1,730 people.

Existing Settlement Capital

5.215 Silkstone has a limited service role and does not contain a shopping centre, a leisure centre or a food superstore although it does contain a primary school with a small surplus of spaces and a branch doctors surgery. Therefore, Silkstone primarily relies on Barnsley for its services. It is also a commuting settlement that does not have any significant local employment opportunities. The village does not have a railway station but it does have a fairly regular bus service to Barnsley and Penistone.

Planned Improvements

5.216 There are no planned improvements for the village and there are no local employment land allocations.

Constraints

5.217 There is a nature conservation designation to the east of the settlement and this would constrain expansion of the settlement in this direction. A more significant constraint to growth would be the impact on the landscape. It is not constrained by flooding.

Potential Benefits of Growth

5.218 Silkstone is a commuting village with a limited service role. The town is fairly affluent and has low levels of unemployment and deprivation. It has also experienced an increase in population with approximately 250 dwellings completed during the existing UDP period.

Therefore, growth would not provide any significant benefits for the village either in terms of regeneration or its service role. As the settlement relies on Barnsley for its service provision it is unlikely that growth would give rise to a sustainable pattern of development. Furthermore, the town does not have any local employment opportunities and growth is likely to significantly increase out commuting.

RPG

5.219 Silkstone is not a major settlement and is not within an area identified for growth.

Conclusion

5.220 Silkstone is a fairly affluent commuting village and growth would not increase its service role. It is therefore unlikely that growth would give rise to a sustainable pattern of development and the limited availability of services within the settlement could lead to significant out commuting for shopping, leisure and secondary school journey's. The expansion of the settlement is also constrained by the surrounding high quality landscape.

⁸ <https://www.barnsley.gov.uk/media/4613/eb27-barnsley-settlement-assessment-babtie-2003.pdf>

Silkstone Common

5.221 Silkstone Common is located to the west of urban Barnsley and has a population of approximately 1,320 people.

Existing Settlement Capital

5.222 As a small settlement, Silkstone Common has a limited service role that does not have a shopping centre, a secondary school, a foodstore or secondary schools although. It does, however, have a primary school, which has a deficit of spaces. However, Silkstone Common primarily relies on Barnsley as a service centre. A railway station and a bus route serve Barnsley, but these services only run at approximately hourly intervals. The village does not have any significant employment opportunities and therefore it is primarily a commuting settlement.

Planned Improvements

5.223 There are no planned infrastructure improvements for the village or any employment land allocations.

Constraints

5.224 The village has no nature conservation designations or any flood risk constraints to the expansion of the settlement. However, it is within an area of high landscape quality and this would limit the potential expansion of the settlement.

Potential Benefits of Growth.

5.225 The settlement has a limited role and does not serve any other settlements. There is limited potential for growth to enhance its current service role. As it is a commuting village, it is unlikely that growth would give rise to sustainable patterns of development although a railway station serves the settlement. A fairly high level of housing growth has been completed in the settlement during the previous UDP period and therefore the settlement has already experienced fairly significant growth and expansion. As it has below average unemployment and deprivation the settlement does not require regeneration.

RPG

5.226 The settlement is a limited size and it is not within an area identified for regeneration.

Conclusion

5.227 The settlement has a limited existing service role. As it is a rural village its existing function would not be enhanced by growth or expansion. It is already fairly affluent and growth would not contribute towards its regeneration or diversify the existing housing stock. As it is primarily a commuting settlement, development other than minor infill is unlikely to give rise to sustainable patterns of development as the limited availability of services within the settlement could lead to significant out commuting for shopping, leisure and secondary school journey's.

6.20 Cawthorne, Silkstone, Silkstone Common and Oxspring are not considered to be appropriate for growth other than minor infill development.

4.2 Employment

Barnsley Employment Land Review, 2016⁹

The purpose of the Employment Land Review (ELR) is to provide evidence to support the development of the Barnsley Local Plan. It provides an overview of Barnsley's economy, employment land situation, the wider functional economic area and an assessment as to whether the Borough's current employment land stock is suitable for modern employment use.

The Review seeks to identify the Borough's employment land requirement up until 2033 by translating projected job growth forecasts into land requirements and identifies the sites which have the potential to make up the Borough's employment land portfolio up until 2033.

To ensure that the Local Plan can contribute fully to the Council's aspirations, the Review recommends that an employment land portfolio of 307.1 ha. should be allocated. No sites in Silkstone or Silkstone Common are identified.

⁹ <https://www.barnsley.gov.uk/media/4702/eb33-barnsley-employment-land-review-december-2016.pdf>

4.3 Natural and Built Environment

4.3.1 Green Belt

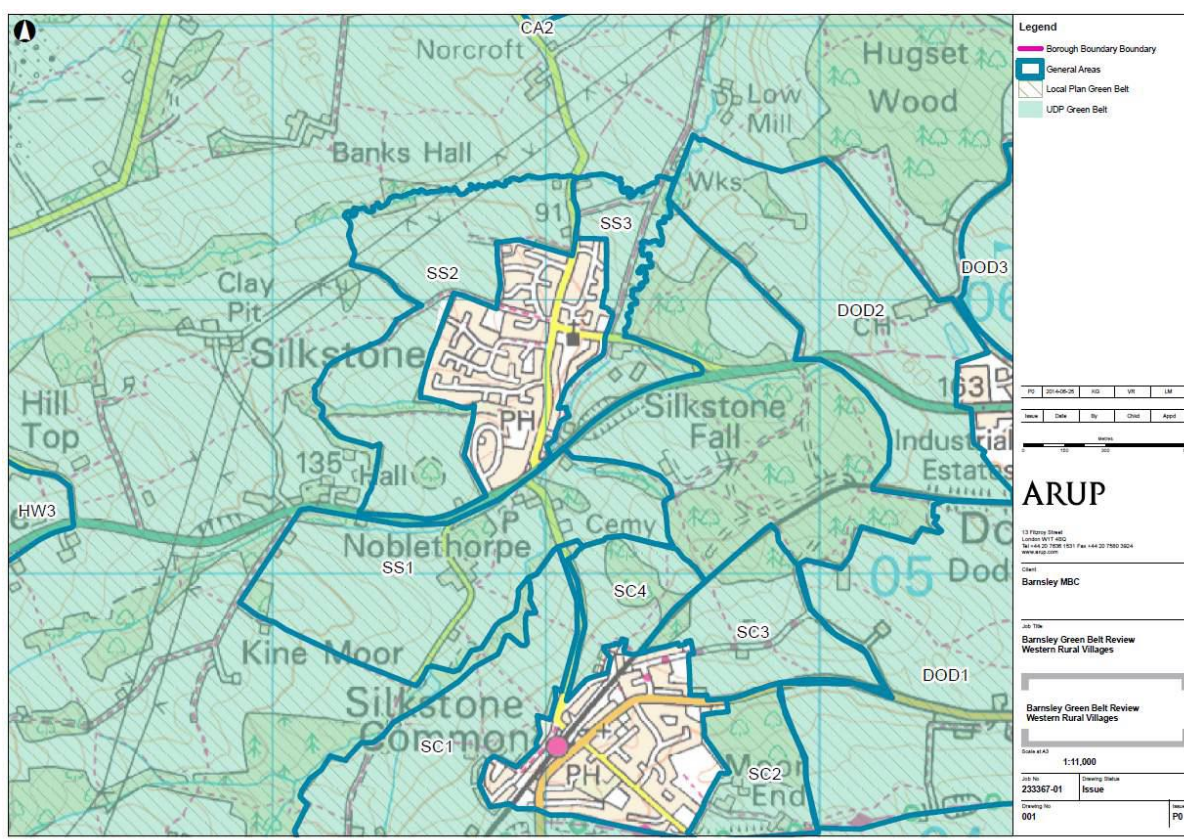
Barnsley Green Belt Review: Rural Western Villages, Ove Arup and Partners, August 2014¹⁰

This report provides an analysis of the Green Belt surrounding the individual Western Rural Villages. It forms one of ten¹ Green Belt Review Documents forming the wider Green Belt Review undertaken for the extent of South Yorkshire Green Belt which falls within the Barnsley Metropolitan Borough Council's administrative local authority area.

12 General Areas: Silkstone 12.1

General Area: SS1

12.1.1 Stage 1: SS1 Green Belt Assessment Proforma SS1 comprises the Green Belt to the south of Silkstone. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SS1 achieves a score of 17 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.



12.1.2 Functional Relationship to Existing Built Form

¹⁰ <https://www.barnsley.gov.uk/media/5264/barnsleygreenbeltreviewruralwestvillagesfinal2014.pdf>

SS1 achieved a score of 17 out of 25 within the Green Belt Assessment Proforma. The land at this location is therefore performing a stronger Green Belt function than elsewhere within the General Area.

The existing southern Green Belt boundary at Barnsley Road is well defined by Barnsley Road, which provides a strong permanent Green Belt boundary to the south of Silkstone and reduces the functional relationship the General Area has to the existing built form of Silkstone. Whilst a small amount of development has occurred to the south of the Barnsley Road, the Green Belt has a strong role in safeguarding the countryside from encroachment and protecting a largely essential gap between Silkstone and Silkstone Common.

12.2 Conclusion

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

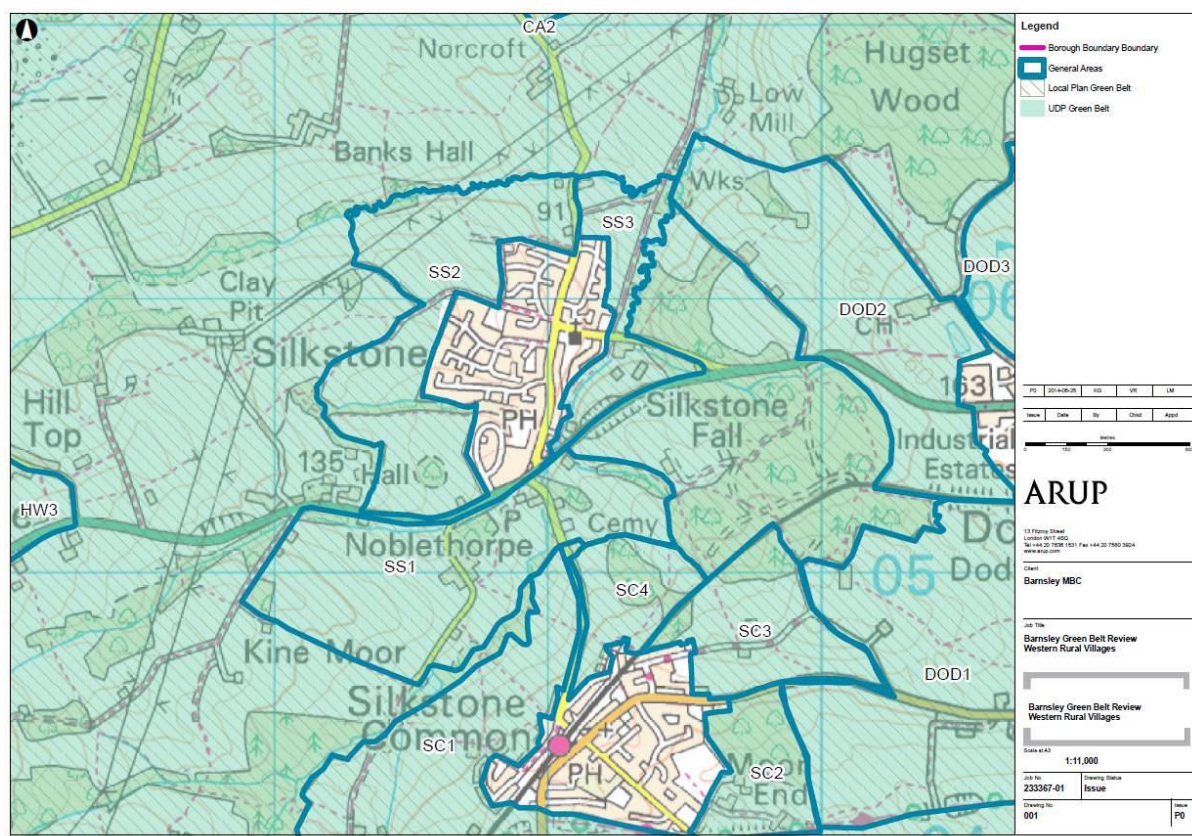
12.3 General Area: SS2

12.3.1 Stage 1: SS2 Green Belt Assessment Proforma

SS2 comprises the Green Belt to the north of Silkstone. The site was visited and assessed against the five purposes of the Green Belt within the Site

Assessment proforma. SS2 achieves a score of 16 out of 25; this means that as a whole, the general area is strongly fulfilling the purposes of the Green Belt.

Figure 12.2 SS2 General Area



12.3.2 Functional Relationship to Existing Built Form

SS2 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma. This General Area is performing therefore performing a stronger Green Belt function than elsewhere within the General Area.

The existing Green Belt boundary runs along the western edge of Silkstone.

Whilst stepped and angular, each component part of the existing boundary is relatively strong and likely to restrict urban form. The General Area also has a very strong role in safeguarding the countryside from encroachment and there is limited functional relationship between SS2 and Silkstone urban area.

12.4 Conclusion

This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

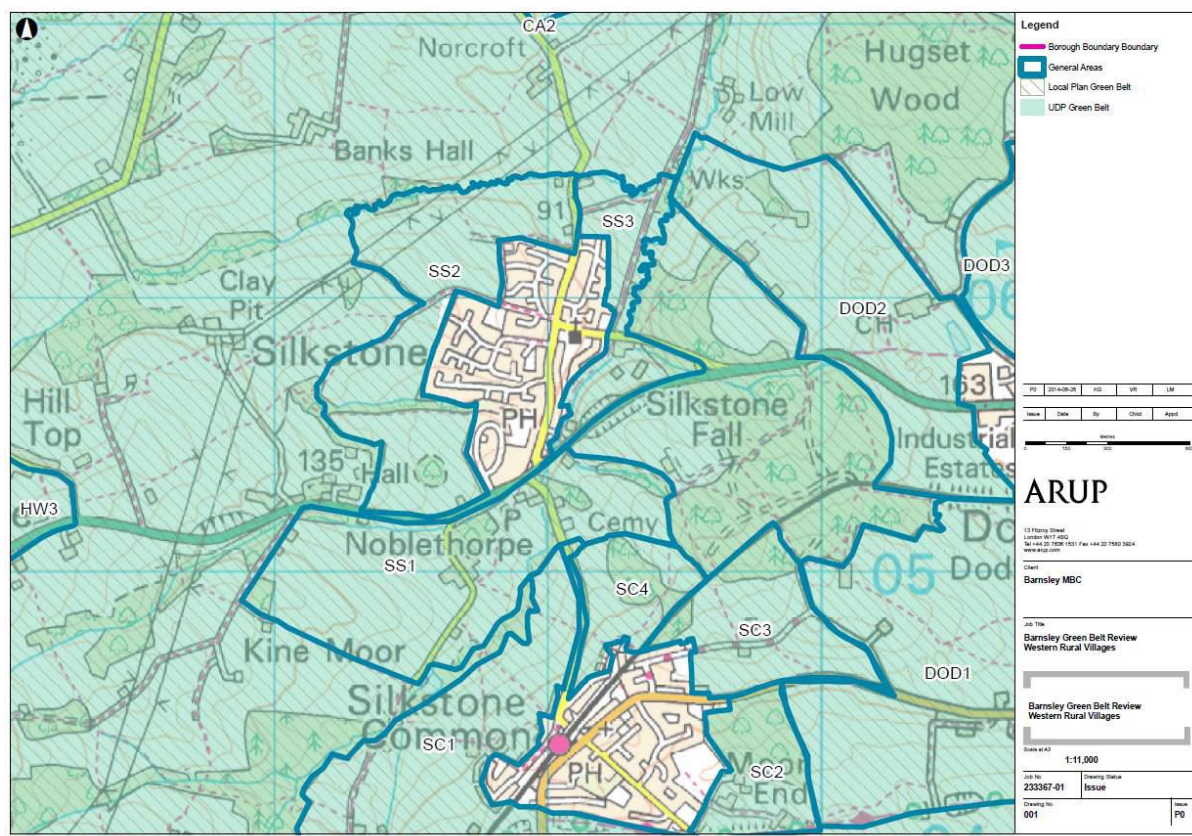
12.5 General Area: SS3

12.5.1 Stage 1: SS3 Green Belt Assessment Proforma

SS3 comprises the Green Belt to the east of Silkstone. The site was visited and assessed against the five purposes of the Green Belt within the Site

Assessment proforma. SS3 achieves a score of 18 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt.

Figure 12.3 SS3 General Area



12.5.2 Functional Relationship to Existing Built Form

SS3 achieved a score of 18 out of 25 within the Green Belt Assessment Proforma, which suggests that land within this General Area is performing a stronger Green Belt function than other areas within Barnsley.

The southern section of SS3 has a moderately strong functional relationship with Silkstone, whilst the northern section has a weaker functional relationship with the urban form. This southern section has a very strong role in preserving the setting of the Scheduled Ancient Monument and listed heritage assets.

The residential edge of Silkstone in the north is well defined by the rear of residential properties. This is a linear boundary and provides a strong separation between the urban area and open countryside. Land within this northern portion has a stronger role in safeguarding the countryside from encroachment.

12.6 Conclusion

This general area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

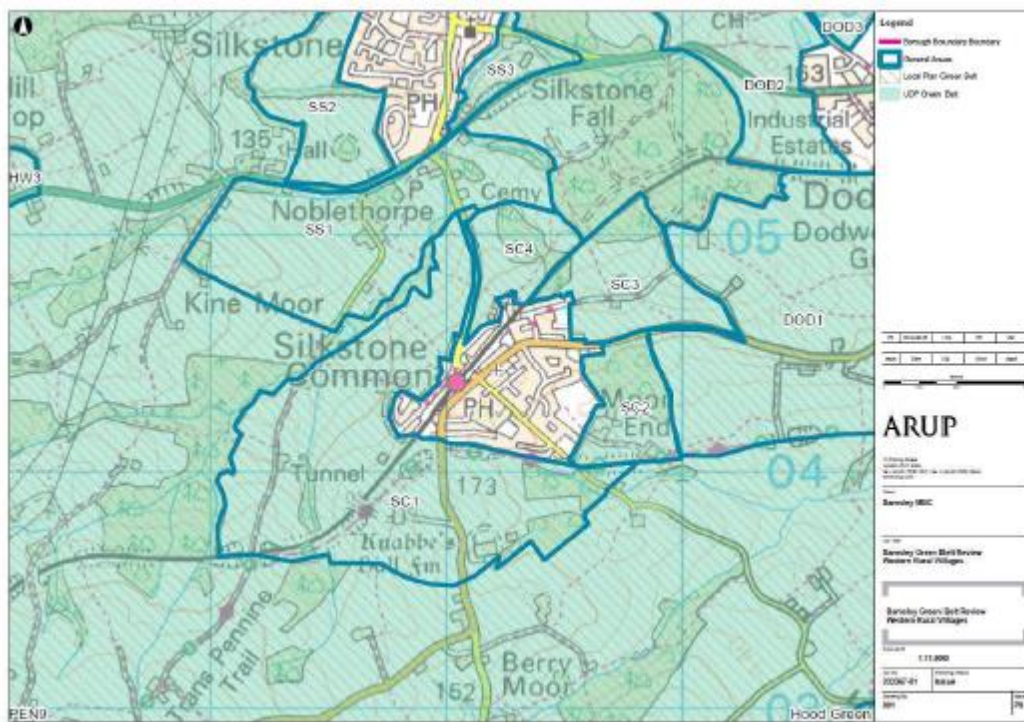
13 General Areas: Silkstone Common

13.1 Stage 1: SC1 Green Belt Assessment Proforma

13.1.1 Introduction

SC1 comprises the Green Belt to the south and west of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC1 achieves a score of 19 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt

Figure 13.1 SC1 General Area.



13.1.2 Functional Relationship to Existing Built Form

SC1 achieved a score of 19 out of 25 within the Green Belt Assessment Proforma. This General Area is therefore performing a strong Green Belt function.

SC1 has a weak functional relationship with the existing built form. To the west of Silkstone Common, the Green Belt boundary provided by development along Cone Lane is consistent and does serve to check unrestricted sprawl, although this is weakened by development along The Meadows and Ladyroyd. To the south the existing Green Belt boundary is considered to be strong restricting urban sprawl and safeguarding the countryside from encroachment.

The Green Belt boundary is considered to be checking the unrestricted sprawl of Silkstone Common and Green Belt at this location is strongly safeguarding the countryside from encroachment.

13.2 Conclusion

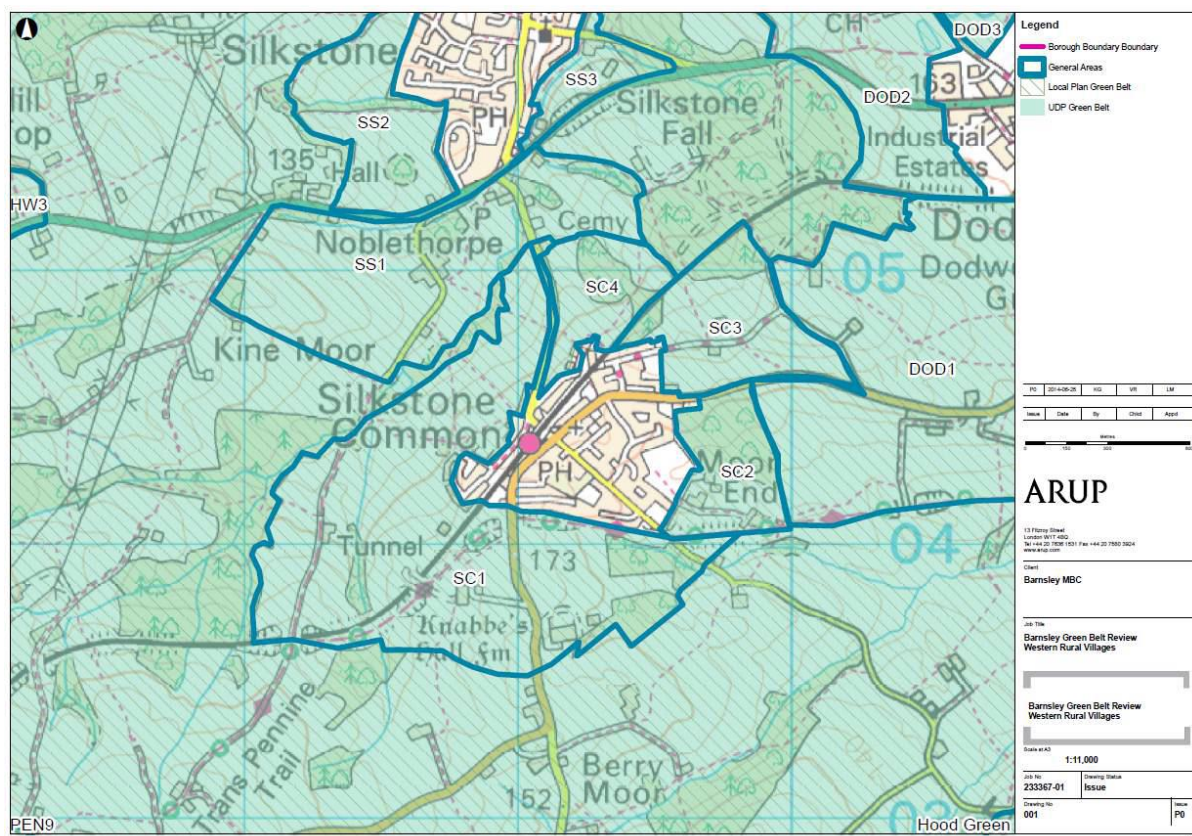
This General Area is currently performing a strong Green Belt function. Therefore this General Area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

13.3 General Area: SC2

13.3.1 Stage 1: SC2 Green Belt Assessment Proforma

SC2 comprises the Green Belt to the east of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC2 achieves a score of 14 out of 25; this means that as a whole, the General Area is moderately fulfilling the purposes of the Green Belt

Figure 13.2 SC2 General Area



13.3.2 Functional Relationship to Existing Built Form

SC2 achieved a score of 14 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the SC2 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

Further analysis of SC2 reveals higher levels of built form and very high levels of containment means that the Green Belt to the west and south of Hall Royd Woods has a relatively strong relationship with the urban form of Silkstone Common.

There is a large farm and a row of terrace houses in the Green Belt, and therefore it is perceived that the Green Belt at this location has had a weaker role in safeguarding the countryside from encroachment.

The existing boundary of the Green Belt within SC2 is moderate in strength. The boundary is formed by the edge of Hall Royd Wood, a recreation ground and an access track off Horse Carr Lane. An area of Green Space and safeguarded land do function to complicate this boundary.

Internally within SC2, a potential new Green Belt Boundary could be formed by utilising the boundary of the Hall Royd Woods in the south and east. This offers a permanent feature to re-define and strengthen the Green Belt boundary.

13.4 Stage 2: Technical Site Assessment

13.4.1 Overview

An overall score of 14 indicates that the Green Belt in SC2 is considered to be fulfilling the purposes of the Green Belt to a weaker extent than other Green Belt areas within Barnsley.

To establish whether land within SC2 is suitable for development, the General Area will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

13.4.2 Further Analysis of SC2

Statutory Designations

The General Area contains three Public Rights of Way: two which connect Silkstone Common to Hall Royd Wood and the Dove Valley Trail in a dismantled railway line cutting.

Flood Risk

The Barnsley SFRA (2010) reveals that SC2 is situated within Flood Risk Zone 1.

The Area is therefore unencumbered by flood risk constraints.

13.5.3 Conclusion

From analysis of the Green Belt Site Assessment Proforma it is evident that the current Green Belt boundaries are not fulfilling the purpose of the Green Belt.

Development has occurred in the Green Belt in the form of residential development which has diluted the purpose of the general area. The new boundaries would consist of internal features provided by Hall Royd Woods and therefore would be stronger and more durable than the existing boundary. The new boundary would prevent urban sprawl and prevent Silkstone Common from merging with Dodworth.

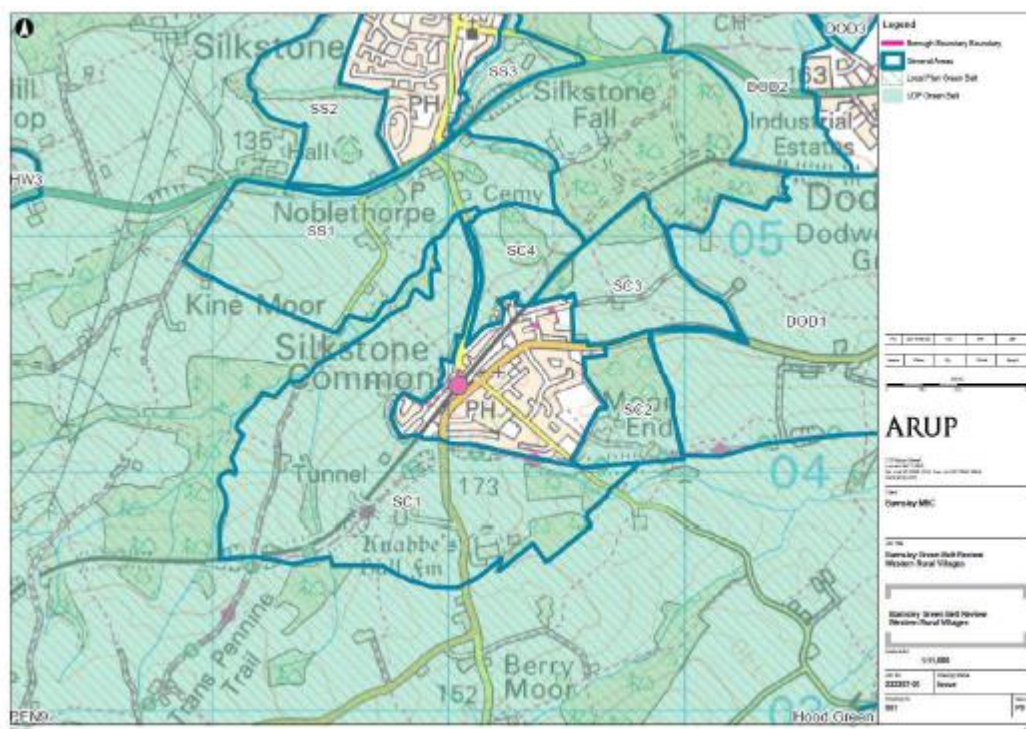
The assessment of relevant site constraints has shown the site is unencumbered by any significant technical constraints.

13.6 General Area: SC3

13.6.1 Stage 1: SC3 General Area Green Belt Assessment Proforma

SC3 comprises the Green Belt to the north-east of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC3 achieves a score of 16 out of 25; this means that as a whole, the General Area is strongly fulfilling the purposes of the Green Belt

Figure 13.6 SC3 General Area



13.6.2 Functional Relationship to Existing Built Form

SC3 achieved a score of 16 out of 25 within the Green Belt Assessment Proforma.

This general area is therefore performing a stronger Green Belt function than other areas within Barnsley.

SC3 has a weak functional relationship with the urban form of Silkstone Common. The existing green belt boundary is defined by linear residential built form along Hall Royd Road and Ben Bank Road. These existing boundaries are supported by two areas of Ancient Woodland and therefore are likely to check unrestricted sprawl of Silkstone. The existing Green Belt boundary has a strong role in safeguarding the countryside from encroachment.

13.6.3 Conclusion

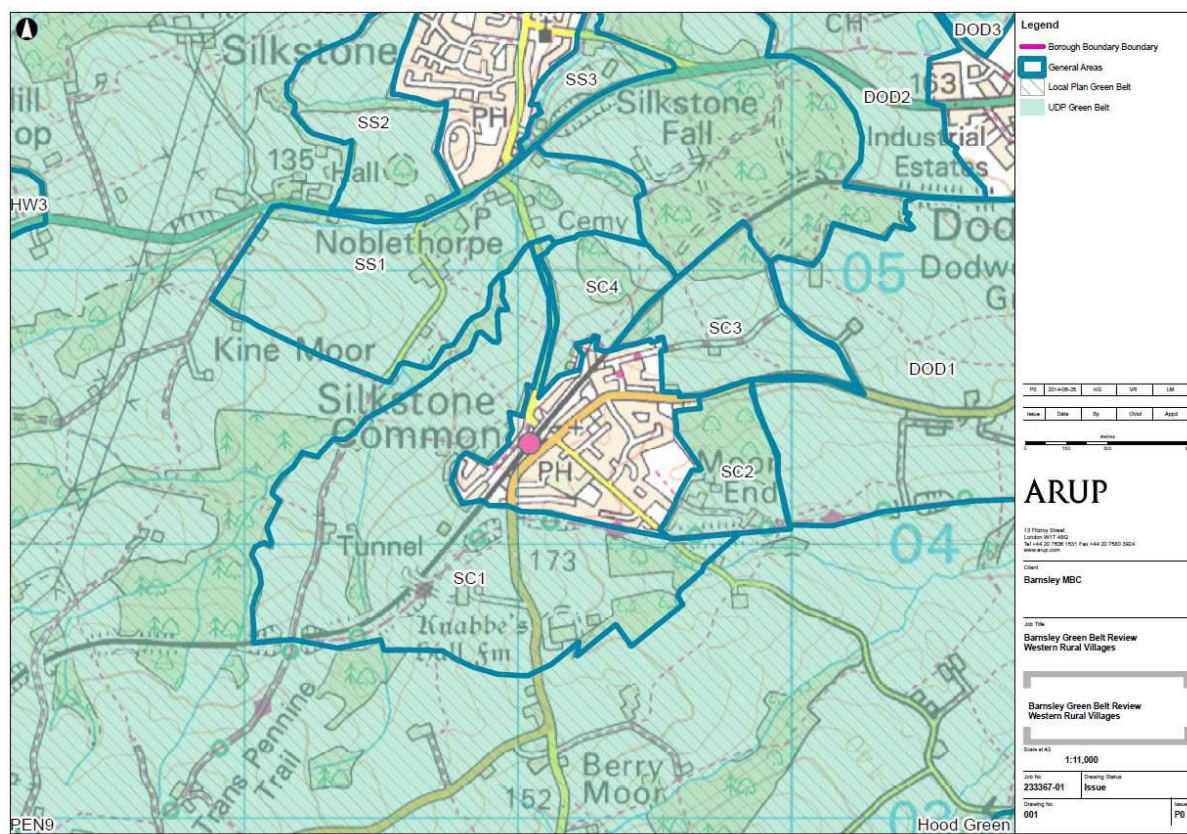
This General Area is currently performing a strong Green Belt function. Therefore this general area has not been included in the Stage 2 Assessment and no Resultant Land Parcels have been identified.

13.7 General Area: SC4

13.7.1 Stage 1: SC4 Green Belt Assessment Proforma

SC4 comprises the Green Belt to the north-east of Silkstone Common. The site was visited and assessed against the five purposes of the Green Belt within the Site Assessment proforma. SC4 achieves a score of 15 out of 25; this means that as a whole the General Area is moderately fulfilling the purposes of the Green Belt.

Figure 13.7 SC4 General Area



13.7.2 Functional Relationship to Existing Built Form

SC4 achieved a score of 15 out of 25 within the General Area Green Belt Assessment Proforma. This score demonstrates the SC4 is fulfilling the five purposes of the Green Belt to a moderately strong degree.

An irregular Green Belt boundary and relatively high levels of containment indicates that the southern part of SC4 has a strong functional relationship with Silkstone Common. The built development within the Green Belt (north of Beacon Hill) has weakened the perceived strength of the Green Belt in restricting urban sprawl.

Beyond the residential development to the north of Beacon Hill, the Green Belt is very open and is considered to display characteristics of open countryside.

Development within this northern portion of the General Area would constitute encroachment into open countryside.

Internally within SC4 there is a prominent track to north of Beacon Hill and adjacent to Hill Top Cottages that could provide a more permanent defensible boundary to the Green Belt. Using this track would strengthen the existing boundary and is likely to endure beyond the lifetime of the Local Plan.

13.8 Stage 2: Technical Site Assessment

13.8.1 Overview

An overall score of 15 indicates that the Green Belt in SC4 is considered to be fulfilling the purposes of the Green Belt to a weaker extent than other Green Belt areas within Barnsley.

To establish whether land within SC4 is suitable for development, the general area will be assessed against three technical site constraints which would limit opportunities for development. The three technical site constraint criteria used to appraise Green Belt land align with the criteria developed by Barnsley Metropolitan Borough Council as part of the Housing Sites Selection Methodology and Employment Sites Selection Methodology. This ensures that all sites (both within and outside of the Green Belt) are appraised in a consistent and robust manner.

13.8.2 Further Analysis of HN3

Statutory Designations

The General Area contains three designations of Ancient Woodland and three Public Rights of Way which connect Silkstone Common to Hill Top Wood and Silkstone.

Flood Risk

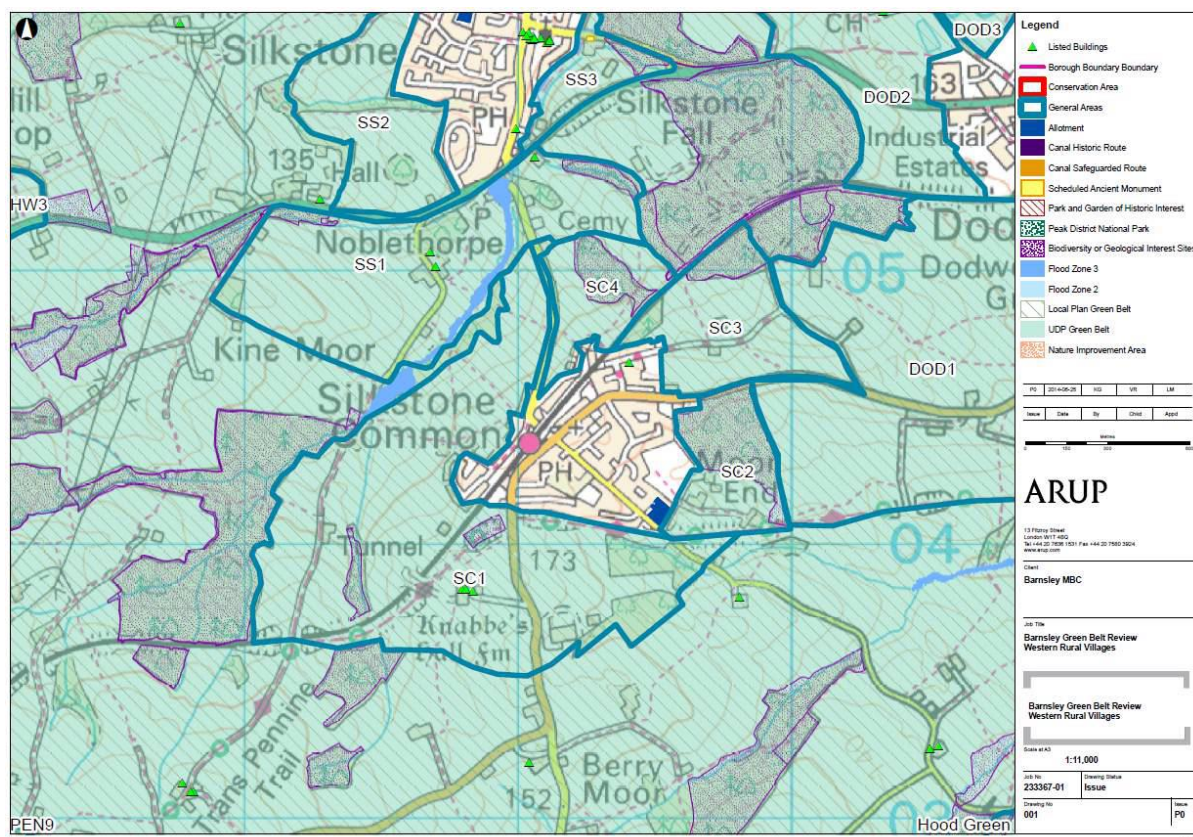
The Barnsley SFRA (2010) confirms that SC4 is in Flood Risk Zone 1. Therefore the General Area is considered to be unencumbered by Flood Risk technical site constraints.

Topography / Landscape / Visual

The topography within SC1 slopes gently upwards from 150m in the south to 170m in the north. The northern part of the general area is open and rural in character.

Historic Environment

Whilst the General Area does not contain any listed buildings, Silkstone Common does have a number Grade I and a Grade II listed buildings and therefore development in SC4 has the potential to impact these heritage features. The General Area does contain large areas of Ancient Woodland.



13.8.3 Conclusion

SC4 contains no significant technical or environmental constraints.

The area to the south of prominent track and adjacent to Hill Top Cottages has a semi-rural feel and is linked to the urban area of Silkstone Common. This southern portion of the General Area has a relatively weaker role in safeguarding the countryside from encroachment and restricting urban sprawl.

The area to the north of this boundary is open countryside and is functioning to protect encroachment into the open countryside. The northern portion of this General Area does have a strong role in safeguarding the countryside from encroachment and has a stronger role in preserving a largely essential gap between Dodworth and Silkstone Common.

13.9.3 Conclusion

From analysis of the Green Belt Site Assessment Proforma it appears that the current Green Belt boundaries are not strongly fulfilling the purposes of the Green Belt.

Angular and protruding development to the north of Beacon Hill has reduced the perceived strength of the Green Belt boundary and has limited the effectiveness of the Green Belt boundary in checking unrestricted sprawl or safeguarding the countryside from encroachment. The prominent track offers an opportunity to create a new permanent Green Belt boundary and development within this portion of the General Area would have a strong functional relationship with the built form of Silkstone.

An assessment of relevant site constraints reveals that the site is unencumbered by any significant technical constraints. Therefore, by utilising the prominent treeline track road to the north west of the General Area there is an opportunity to redefine the Green Belt boundary at this location.

Topography / Landscape / Visual

The topography within CS2 is slopes gently from 145m west to 130m east.

Beyond Hall Royd Woods the land is more undulating.

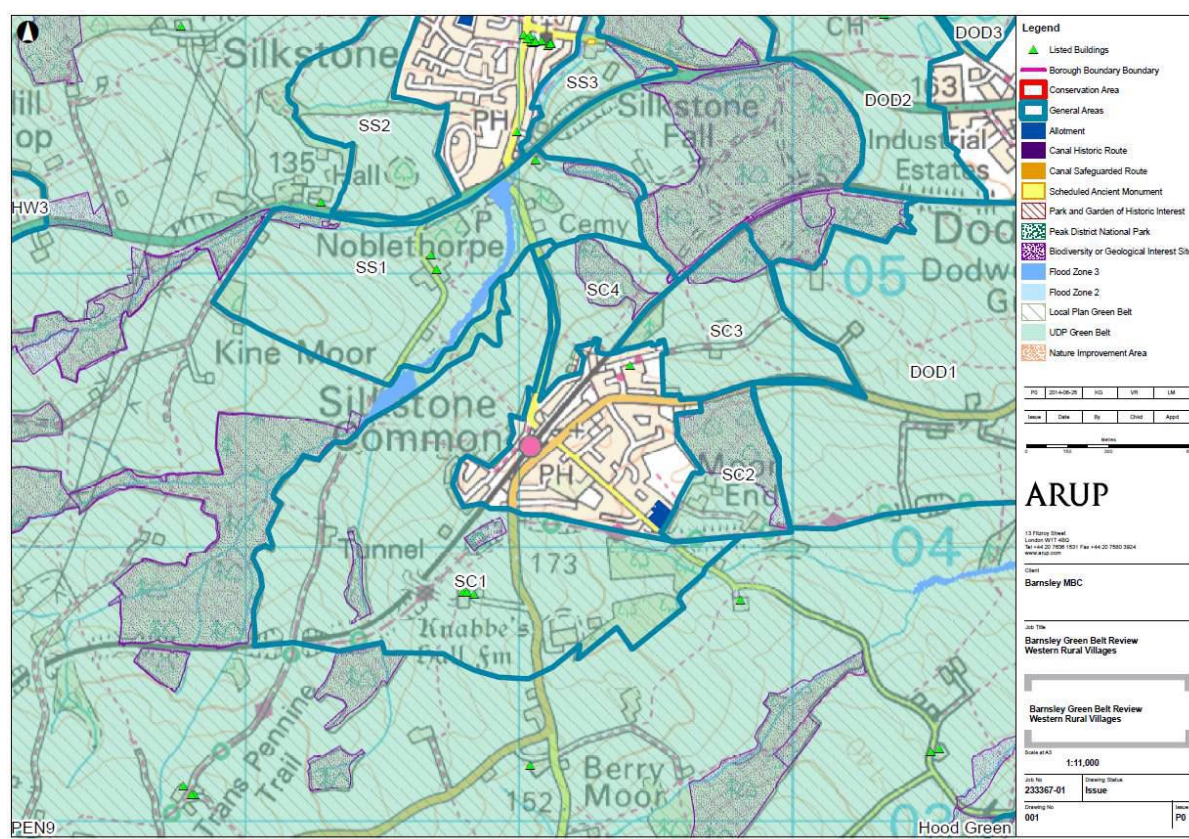
The character of the landscape to the west of Hall Royd Woods has been diluted by residential development and high levels of containment. To the east of Hall Royd Woods the field pattern in the eastern section indicates a history and legacy of agriculture.

Historic Environment

Silkstone Common has a Grade I and a Grade II listed building and therefore development in SC4 has the potential to impact these heritage features.

The General Area also contains the Hall Royd Wood Ancient Woodland.

Figure 13.3 SC2 Technical Site Constraints Assessment



13.4.3 Conclusion

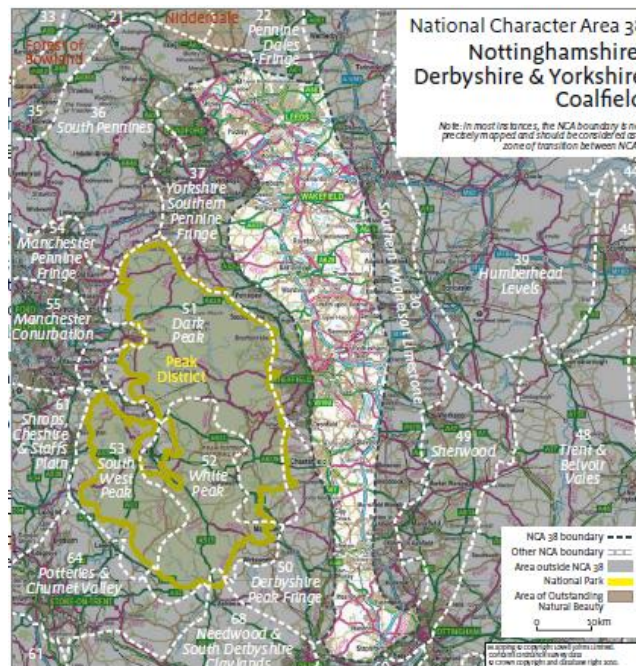
SC2 has no significant technical and environmental constraints. To the west of Hall Royd Wood the Green Belt is semi-rural and well contained by the woods.

Green Belt land at this location is not strongly functioning to check unrestricted urban sprawl.

4.3.2 Landscape

Natural England National Character Areas¹¹

Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Silkstone Parish / NDP area lies within NCA 38: Nottinghamshire, Derbyshire & Yorkshire Coalfield.



The Nottinghamshire, Derbyshire and Yorkshire Coalfield is an area that has seen great change over the past few centuries. The impact of widespread industrialisation and development on the landscape and settlement pattern within the National Character Area (NCA) is clear, influencing the visual and ecological landscape. The geological deposits of coal and iron, along with the water supply, brought mass industrialisation to the area to exploit these resources. A generally low-lying area, with hills and escarpments above wide valleys, the landscape embraces major industrial towns and cities as well as villages and countryside. Over half of the NCA (64 per cent) is currently designated as greenbelt land; this maintains some distinction between settlements and represents areas that are often under pressure for development and changes in land use. Very little of the NCA is designated for geology or nature conservation, but instead the landscape is dotted with many pockets and patches of habitat where species find refuge. This is often on land that was once worked for minerals or occupied by major industry, and as these enterprises have declined the land they once dominated has opened up with opportunities to create a new landscape which will continue to provide a strong sense of place for local populations.

The large populations of the towns and cities within the NCA mean that there will be opportunities to better engage people with the natural and historical environment, creating new access and

¹¹ <http://publications.naturalengland.org.uk/publication/4743624?category=587130>

recreational openings that deliver a better quality of life while also helping people and wildlife to adapt to a changing climate.

The NCA is an important area nationally for history, especially in relation to industrialization and its impact on the landscape. Opportunities should be taken to restore and maintain historical features in the landscape and to explore how they can be interpreted and used to educate and engage people with the landscape.

Rivers and waterways are an important feature in the landscape, often linking urban and rural areas and increasingly providing green corridors and tranquil settings for both people and wildlife

Its key characteristics are:

- A low-lying landscape of rolling ridges with rounded sandstone escarpments and large rivers running through broad valleys, underlain by Pennine Coal Measures.
- Local variations in landscape character reflecting variations in underlying geology.
- Several major rivers flow through the rural and urban areas of the NCA, generally from west to east in broad valleys.
- A mixed pattern of built-up areas, industrial land, pockets of dereliction and farmed open country.
- Small, fragmented remnants of pre-industrial landscapes and more recent creation of semi-natural vegetation, including woodlands, river valley habitats and subsidence flashes, with field boundaries of clipped hedges or fences.
- Many areas affected by urban fringe pressures creating fragmented landscapes, some with a dilapidated character, separated by substantial stretches of intact agricultural land in both arable and pastoral use.
- A strong cultural identity arising from a history of coal mining, steel making and other heavy industry which resulted from the close relationship between underlying geology and resource availability, notably water power, iron ore and coal.
- Features of industrial heritage such as mills, goits, tips, old railway lines, canals and bridges are evident, along with former mining villages.
- Many large country houses and estates established by wealthy industrialists in the 18th and 19th centuries and ancient monuments create focal points and important recreational opportunities within the landscape, such as Bretton Hall, Wentworth, Woodhouse, Temple Newsam, Nostell Priory, Bolsover Castle and the ruins of Codnor Castle.
- Extensive urbanisation, such as in the major cities of Leeds and Sheffield, with terraced and back-to-back housing and grand 19th-century municipal buildings and churches at their centres, now surrounded by extensive housing and industrial development.
- Widespread influence of transport routes, including canals, roads and railways, with ribbon developments emphasising the urban influence in the landscape.
- An extensive network of multi-user trails on former railway lines and canal towpaths, such as the Trans Pennine Trail and the Ebor Way.

- Continuing development pressure including land renewal and regeneration projects, especially along river corridors and around towns.

Recent changes

Trees and woodlands

- Only 20 per cent of woodlands are covered by management agreements.
- There are many small woodlands that are important for access and amenity and would benefit from improved management for biodiversity and woodfuel.
- The two community forest partnerships have had a positive impact on woodland cover across areas of the NCA and work continues to increase cover and management.

Boundary features

- Uptake of agri-environment agreements for boundary features for hedge planting and stone wall restoration was low up until 2003 (just 3 per cent of the total boundary length within the NCA).
- In 2011, 748 km of hedgerow were being managed through Environmental Stewardship agreements and hedge management under Entry Level Stewardship should bring further improvements.
- 101 km of stone wall were also in Environmental Stewardship agreements in 2011.
- Improvements can be seen in the rural areas but boundary features are often lost through development or after changes in purpose for land management.

Agriculture

- Changes in the agricultural landscape have slowed. The agricultural census data shows that there were fewer small farms (less than 5 ha) in 2009 than in 2000, although overall farm size is small, with 70 per cent of farms under 50 ha.
- In 2009 the numbers of cattle, sheep and pigs had all declined since 2000. Dairy and pig farming in particular had declined since 2000, with a move towards a wider range of arable crops, although just less than 50 per cent of the farmed land remains under grass or uncropped. This implies that either stocking rates have reduced or, as is more likely, there is more grazing devoted to horses and ponies.
- Within a mixed farming economy, there has been diversification in crops and also, more recently, a perceived increase in horticulture in urban fringe areas, especially around Nottingham and Wakefield.
- Traditional rhubarb production in the 'rhubarb triangle' between Morley, Rothwell and Wakefield continues and "Yorkshire forced rhubarb" is protected by the European Commission's Protected Food Name scheme.
- In 2009 there were fewer people directly involved in farming, with a decline in numbers of farmers, full and part-time workers and casual / gang workers, and a small rise in numbers of farm managers, since 2000.

Settlement and development

- There is continued expansion of housing and light industry, putting a lot of pressure on the green belt (64 per cent of the area). Many new developments are of standard design and do not reflect local styles or building materials.
- Development patterns have been directly linked to colliery redevelopment sites and major roads and motorways, evidenced in the South Yorkshire local transport plan.
- Shifts in economic activity are evident where spoil heaps and other reclaimed land is being developed for light industry and warehousing, especially where close to motorways.
- There are an increasing number of wind turbines, especially on the higher ground to the west.

Semi-natural habitat

- Only 1 per cent of the area of the NCA is covered by semi-natural habitats (other than woodland) and these are vulnerable to continued fragmentation.
- The most extensive agri-environment agreements between 1999 and 2003 were for lowland pastures on neutral / acid soils and lowland hay meadows. However, given the overall size of the area this was a limited amount.
- Extensive areas originally affected by deep coal mining and other industry, creating complexes of brownfield sites, spoil heaps and subsidence flashes, have recently been restored and brought under management, often for grazing and tree planting. Substantial sites now address biodiversity, access and enjoyment, as well as flood management issues, such as the Dearne Valley and the Aire Valley between Rothwell and Castleford.

Historic features

- There is limited information available for historic features; however Countryside Quality Counts data suggests that the character of important features of the historic environment were continuing to weaken slowly.
- Many parklands are now being managed as tourism businesses, with accompanying increases in facilities and activities, but with possible dilution of historic character.
- The Heritage at Risk register indicates that there are currently 128 designated monuments at risk in the NCA.
- Some historic features are maintained and advertised as tourist attractions, for example the mine and its infrastructure at the National Mining Museum in Wakefield.

Rivers

- Well into the 20th century many watercourses were channelled and controlled as industry and settlements expanded across the area, giving rise to issues of managing flows and holding water back to prevent flooding downstream.
- Water quality has improved greatly since the decline of industrialisation in the area; developments are very close to the rivers in urban areas and run-off can continue to be an issue.

Minerals

- There continues to be a demand for coal, sandstone, limestone, sand and gravel.
- Coal resources are still available for extraction by open cast mining with new sites continuing to be explored and old sites revisited.
- Restoration of mineral sites has provided new opportunities for geodiversity, biodiversity and recreation over the past decade with areas such as Old Moor RSPB Nature Reserve now well established.

Drivers, future challenges and opportunities

Climate change in this area is likely to result in:

- Increased flooding in river valleys, notably the rivers Don, Rother, Aire and Calder and increased 'flashiness' of flows hence increasing need for flood storage areas outside of urban areas. In the urban areas of Leeds, Wakefield, Bradford and Rotherham there are measures in place to maintain or increase flood defences to reduce flood risk.
- Summer droughts may lead to an increase in water demand for crop irrigation.
- Warmer winters may lead to increased tree growth, and the introduction of new non-native species.
- A longer growing season will potentially lead to double cropping in arable areas, while a warmer climate may lead to the use of new crops.
- Changes in climate will result in species migration and further pressure on and loss of small or isolated habitats.
- A requirement for increasing renewable energy generation is already resulting in an increase demand for wind turbines and biomass growth.
- Previous regional strategies identified the need to encourage planting for biomass around Barnsley and Rotherham.
- Increases in summer temperatures may be higher in urban areas due to the urban heat island effect.
- Climate change may lead to an increase in the instability of steeper slopes with the potential for increased landslides.

Other key drivers

- An expansion of housing, employment, shopping, leisure, education, health and cultural activities and facilities provision will continue to be provided within many principal towns, such as Leeds, Wakefield, Rotherham, Barnsley and Sheffield. The local authority designation of Green Belt may be significantly challenged here.
- Growth corridors, such as the Lower Aire Valley south of Leeds, and 'Waverley' between Rotherham and Sheffield, will bring development pressures, but also opportunities for incorporating improved green infrastructure, more sustainable public transport links and walking /cycling routes. Sustainable urban growth in the Lower Aire Valley, Bradford / Shipley corridor and the Dearne Valley are developing best practice demonstration projects.

- Economic regeneration is a key driver for this NCA, with expansion planned for Wakefield, Barnsley, Rotherham, Sheffield and Chesterfield, offering significant opportunities to integrate green infrastructure into housing development. The relevant City Region Development Programmes are drawing up green infrastructure strategies that identify the role that green infrastructure can play. For instance, Sheffield places a strong emphasis on green infrastructure and the economic, environmental and social benefits it brings. This will be enhanced through increased and enhanced woodland planting in line with the South Yorkshire Forest Plan and the further regeneration of the Upper and Lower Don Valleys and the Dearne Valley.
- The complex mix of farmland, urban areas, industry, river and canal corridors and semi-natural habitats puts pressure on landscape features, but also provides opportunities for local populations to gain access to the natural environment for enjoyment and understanding.
- The NCA is identified as a priority area for woodland restoration and new woodland creation, with the South Yorkshire Community Forest a key player in encouraging new woodland.
- There is a need for improved flood management for most of the main rivers. The rivers Aire and Calder in the north-east and rivers Don and Rother in the south have been identified as key areas for new floodplain woodland.
- There has been a loss of biodiversity interest in the NCA over recent decades. The Lawton Review puts forward recommendations for improving connectivity and resilience of habitats; there are opportunities for enhancement in this way in this NCA as it is a very permeable landscape, with an accommodating landform and many opportunities for improved site management.
- Much of the land in central areas is identified as having a high or very high vulnerability to livestock poaching. Poaching leads to surface compaction and waterlogging, increasing the risk of rapid surface run-off as well as threatening valued grassland habitats. Many of the soils can be seasonally waterlogged, and in places agricultural practices have also led to soils in the area (notably in the centre) having a medium or high sensitivity to degradation.
- The current poor performance of the region in terms of recycling and recovery means there is likely to be an increasing need for waste management facilities. There is also a need for an increase in landfill capacity and open cast mining sites are often under demand for waste disposal after extraction of coal has been completed.
- There will be a continued demand for coal (with resources available to be extracted by open-cast mining), sandstone, limestone, sand and gravel. The Yorkshire and Humber aggregate mineral resources map shows resources of sand and gravel in the east of the area as well as areas of sandstone. Quarry restoration schemes often include fishing ponds, which provide opportunities for recreation, but enhancement for biodiversity and geodiversity also needs to be addressed.
- There may be opportunities to generate hydro-power from weirs on the rivers, and solar energy farms towards the south of the area. Biomass is increasingly important as a source of renewable energy, with biomass power plants currently in planning.

- The development of industry close to the riparian habitat can hinder work to improve water quality.
- There is continued pressure for food production associated with a national drive for greater self-sufficiency.

Landscape opportunities

- Protect the evidence of the industrial era, retaining key and iconic buildings. Plan to encourage development that does not detract from these buildings and their settings.
- Protect cultural links with the industrial past and enhance public understanding of the effects on the landscape today, retaining some industrial features including spoil tips.
- Protect existing fragmented semi-natural habitats and plan to better manage, buffer, expand and link these habitats where possible. Plan improved connectivity between habitats.
- Manage woodlands more appropriately to accommodate wildlife and access. Plan to increase woodland within the NCA especially where it can help improve local landscape and contribute to biodiversity.
- Manage agricultural areas to protect and maintain watercourses, historic ground features, hedges, hedgerow trees and other habitats. Plan to restore boundary hedgerows.
- Manage development so that evidence of different periods of history, including early industrial sites, are retained and conserved.
- Maintain and manage a strong network of public rights of way to link people to the natural environment, encouraging sustainable transport and more access to the environment particularly in areas where there are poor health indices.
- Aim to increase green infrastructure provision in the area that will contribute to biodiversity and provide opportunities for enjoyment of the natural environment, particularly where this can be delivered close to where people live.
- Plan to create and link wetland habitats in river valleys, to strengthen landscape character and enhance biodiversity, and to improve connectivity for species.
- Manage and plan the restoration of unimproved grassland and species-rich grasslands that are more commonly found in the south of the NCA.

Barnsley Borough Landscape Character Assessment Final Report, May 2002, Reviewed 2016 ¹²

1.1 Background

1.1.1 Environmental Consultancy University of Sheffield (ECUS) was commissioned by Barnsley Metropolitan Borough Council in January 2002 to undertake a landscape character assessment of Barnsley Borough. ECUS have worked jointly with Land Use Consultants (LUC) in the implementation of this assessment. The report sets out guidance and advice, but ultimately remains the professional view of the consultants.

1.2 Objectives of the Study

1.2.1 The purpose of this landscape character assessment is to define the character of the landscape of Barnsley Borough in order to provide a framework for planning and policy development and to inform the translation of that policy into practice. This can be broken down into the following objectives:

- to describe and classify the landscape of Barnsley Borough, including an understanding of landscape evolution and the factors that have influenced that evolution;
- to promote an appreciation of landscape issues within Barnsley Borough;
- to guide and inform policy development, principally the review of the UDP for both landscape protection and land allocations for development;
- to inform development control policy policies relating to the design, integration and mitigation for new development, and;
- to provide a baseline for monitoring future change in landscape character.

The landscape of Barnsley Borough was classified into 6 landscape types representing the great diversity of landscapes in the Borough, ranging from the higher undeveloped moorland in the west, to the lower developed and industrialised farmland and river valleys in the east. The 6 landscape types were: Unenclosed Moorland, Upland River Valleys, Lowland River Floors, Settled Arable Slopes, Settled Wooded Farmland and Upland Farmland. These landscape types were further subdivided into 17 landscape character areas, each with a specific geographic location.

Silkstone is in **C: LOWLAND RIVER FLOOR** *C3 Upper Dearne Lowland River Floor*.

2.2 Human Influences

2.2.11 Christianity had reached South Yorkshire before the arrival of the Anglo-Saxons in the seventh century and by Domesday fifteen churches were recorded. The first churches were called minster churches and their territories were very large. In South Yorkshire it is believed that churches at Conisbrough, Ecclesfield and Silkstone fulfilled this function in the late Saxon period.

2.2.23 Industrial development in this period included small-scale but widespread coal mining near the outcrops of the Silkstone and Barnsley seams in particular. Ironstone was also mined from bell pits. Also of importance at water powered sites were forges and wire mills, of which Wortley Top Forge, dating from 1727, survives in a restored state.

¹² <https://www.barnsley.gov.uk/media/4585/eb86-barnsley-landscape-character-assessment.pdf>
<https://www.barnsley.gov.uk/media/4582/eb87-barnsley-landscape-character-assessment-2016-update.pdf>

There is also a surviving charcoal fired blast furnace at Rockley that was erected in 1652. South Yorkshire was also noted for its leather tanning industry in the seventeenth and eighteenth centuries with the most important tanneries located in or near the villages of Cawthorne, Dodworth and Silkstone. Further west the wool textile industry was a not unimportant feature of the local economy. Penistone had acquired a name for a special kind of wool product called a 'Penistone', by the end of the eighteenth century there were four fulling mills on the River Don, and in 1763 a cloth hall was built in the town. Traditional long wool weavers' windows on the upper floors of cottages can still be seen in Thurlstone, evidence of the presence of a domestic weaving industry there.

2.2.26 The large-scale exploitation of the massive coal reserves of the Middle Coal Measures required easy access to markets within and beyond South Yorkshire. It was canals which began a long period of industrial development, population growth and settlement expansion. However, it was not until the 1790s, with the opening of the Dearne & Dove Canal, that large areas of the coalfield where the Silkstone and Barnsley seams outcropped, were opened up on any scale. The Dearne & Dove Canal left the navigable Don at Swinton and followed the Dearne valley for well over nine miles before terminating at Hoyle Mill near Barnsley. Two cuts, each just over two miles long, were made to Elsecar and Worsbrough, both of which were connected by railroads with ironstone and coal mines further west. A second canal system, the Barnsley Canal, built by the Aire & Calder Navigation Company, with its terminus at Barnby Basin near Barugh three miles north-west of Barnsley, connected the Dearne & Dove system with West Yorkshire. This canal was opened between the River Calder and Hoyle Mill in 1799 and to its terminus at Barnby Basin in 1802.

2.2.41 To the west of the M1 motorway, there are areas of expanded residential development at Darton, Dodworth, Silkstone, Pilley, Penistone, Thurlstone and Millhouse Green, and reservoirs at Midhope (1903), Langsett (1905) Scout Dike (1928), Royd Moor (1934) and Ingbirchworth (1968) but the landscape still has a largely rural aspect. There are large swathes of ancient countryside with walled and hedged fields, small broadleaved woods (on the Coal Measures) and hamlets and individual farms still largely of stone, linked by country lanes studded with hedgerow trees. But even here the landscape is increasingly suburbanised with the hamlets and converted farm buildings housing commuters who work in the surrounding urban settlements.

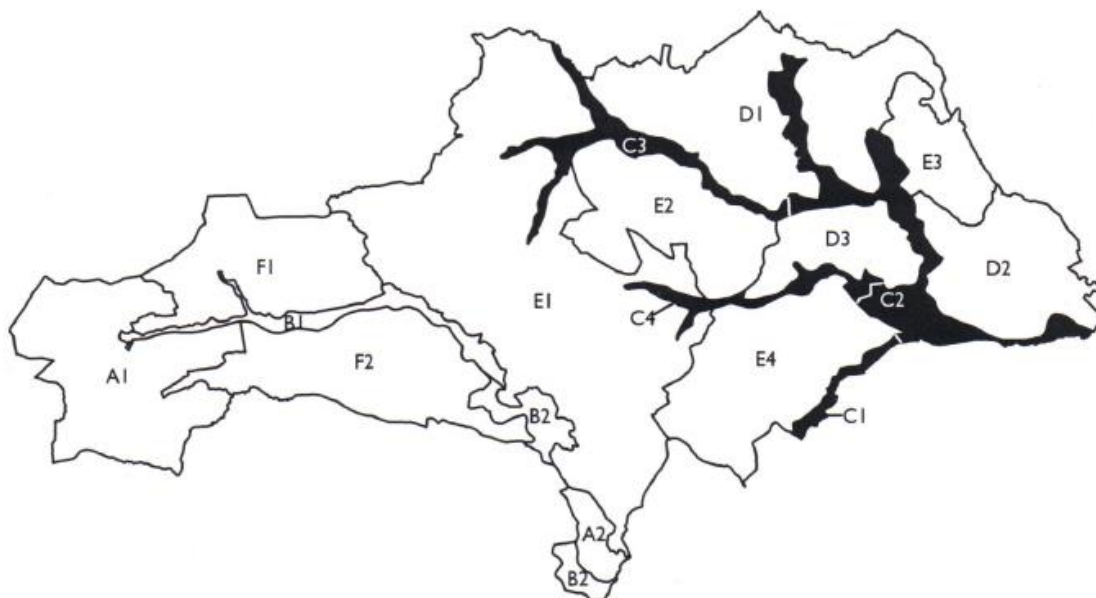
2.3 Ecological Character

Neutral grassland

2.3.10 Lowland Meadow habitats include most forms of unimproved neutral grassland in the lowlands. There are a total of 76 sites of neutral grassland and one of these at Pye Flatts, Silkstone is a SSSI. The lapwing, barn owl, glow worm, grey partridge, skylark and linnet are Priority Species associated with this habitat.

C3: UPPER DEARNE LOWLAND VALLEY FLOOR

C: LOWLAND RIVER FLOOR



Landscape Character

Key Characteristics

Flat valley floor of varying width and degrees of enclosure, framed by sloping valley sides outside the character area.

Diverse range of land use including agriculture, recreation, residential, industry, commercial, communication, landscape renewal and nature conservation.

Open water in the form of the sinuous River Dearne and its tributaries, small lakes and a short length of disused canal.

Absence of built development except for water treatment works and in small industrial / commercial pockets adjacent to roads.

Agricultural land both in arable and pastoral use.

Transport and communication routes cross or follow the valley floor including the M1 motorway, major and secondary roads, active railway and pylons.

Strips of mature trees and scrub, particularly willow, ash and alder are found adjacent to watercourses and lakes.

Old stone walls, bridges and occasional buildings are scattered throughout the character area.

Location and Boundaries

Landscape character area *C3 Upper Dearne Lowland River Floor* corresponds to the flat and mostly narrow valley bottom associated with the upper reaches of the sinuous River Dearne and its tributaries. The boundaries defining its width and the western extreme occur where the ground visibly starts to slope up and becomes part of the valley sides. One of these boundaries corresponds

to the M1 motorway. The boundary at the eastern extreme corresponds to a change to the more built up and broader valley floor character of area *C2 Lower Dearne Lowland River Floor*.

Description

C3 Dearne Lowland River Floor is a flat valley floor associated with the River Dearne and two small tributaries to the west. The valley floor is mostly narrow but it broadens where the tributaries meet each other, where they meet the River Dearne and where the disused Barnsley canal is still present. Immediately outside the character area the land slopes up to form valley sides. The underlying geology is alluvium that was deposited by the watercourses over middle coal measures. The elevation of the character area is fairly constant, dropping gradually from 100m AOD at Silkstone in the west, to 35m AOD at the eastern boundary where it meets character area *C2 Lower Dearne Lowland River Floor* in the east.

Open water is present along the entire length of the valley floor in the form of the River Dearne, Cawthorne Dike, Silkstone Beck, a short length of the disused Barnsley Canal and small man made lakes. The River Dearne and its tributaries follow sinuous courses, with the exception of some short lengths that have been canalised.

The valley sides provide some enclosure. This is more pronounced where the valley floor is pinched between the built up areas of Barnsley and Monk Bretton on steeper valley sides.

Vegetation in the form of hedgerows, ornamental planting, scrub and trees gives intermittent and localised enclosure. Views are generally restricted to parts of the valley sides and to short distances along the valley floor.

C3 Upper Dearne Lowland River Floor contains a mixture of landuses, with farmland and recreational land being most widespread. To the east of Smithy Bridge, most of the valley floor is designated for recreation as Urban Greenspace and to the west the land use is mainly farmland. Smaller pockets of land have been developed for industrial and commercial purposes. The valley floor is crossed or followed by transportation and communication corridors. Visible remnants of past activity include Monk Bretton Priory, a short section of disused canal, and occasional industrial stone buildings.

Farmland covers a large proportion of the valley floor to the west of Smithy Bridge. It consists of permanent pasture and some arable farmland. Horse grazing is evident in some riverside locations. The field pattern is irregular and sizes vary from small to large. Fields are bounded by post and wire fences and hedgerows that often contain gaps and are unmanaged. In the west of the character area, these link to larger tracts of farmland in the adjacent character areas of *E1 West Barnsley Settled Wooded Farmland* and *E2 Barnsley Settled Wooded Farmland*. Further east, the farmland is in smaller pockets that are isolated by built up areas.

The majority of the land to the east of Smithy Bridge has been restored for recreation and is designated in the Barnsley Unitary Development Plan as both Urban Greenspace and Green Belt. It contains small lakes that are used for fishing, small woodland blocks, mown grass, mature trees and a network of footpaths. It forms a green corridor between the densely built up areas on the valley sides. Two small recreational parks are also found at Darton. These consist of sports pitches and areas of mown grass interspersed with mature trees. In the character area as a whole, footpaths follow short sections of the watercourses, but there is no continuous recreational route along the valley floor.

Several major and minor roads cross the valley floor. The M1 motorway crosses at the junction of Silkstone Beck and Cawthorne Dike. It is highly visible at this location as it is situated on a raised

embankment. The motorway also forms part of the western boundary of the C3 and is partially screened here by trees alongside the River Dearne. The railway line from Barnsley to Wakefield runs close to the M1 along the northern part of the character area associated with the River Dearne. Several lines of pylons run along and across the central length of the valley floor. These transportation and communication routes divide up the otherwise fairly uninterrupted, open green corridor. However, their effect on the overall character is limited, as they are narrow and vegetation provides local screening.

Small clusters of industrial and commercial building are found on the valley floor at Darton and at Old Mill where a large gas storage tank is a dominant feature despite some screening by trees and scrub. Substantial areas of land at Old Mill are currently derelict.

Residences are limited to the occasional farm building, but the valley floor is overlooked by extensive settlements in adjacent character areas on the valley sides, including Barnsley and its suburbs to the south and a broad ribbon of development between Lundwood and Kexbrough to the north.

Strips of land alongside the River Dearne and its tributaries, the disused canal and the railway line are covered with naturally occurring trees and scrub, often comprising species associated with wet ground such as willow and alder. As well as forming important characteristic elements of the landscape, this vegetation provides valuable habitat and corridors for wildlife.

Forces for Change

Pressures to develop land adjacent to existing settlements on the valley sides and alongside roads that cross the valley floor.

Unmanaged and gappy hedgerows indicate neglected farmland.

Horse grazing on valley floor could indicate initial stages of degradation of farmland.

Linear communication and transportation routes cut across the valley floor and break up the continuous green corridor.

Derelict land associated with former industry indicates neglect.

Reclamation of former industrial land at Dearne Valley Park for recreational use is a positive indication of a landscape in transition.

Visual and noise intrusion from the M1 motorway disturbs the otherwise tranquil rural landscape to the west of the character area.

Landscape Evaluation

Landscape Strategy

Landscape strategy objectives are determined by the combined assessment of both strength of landscape character and landscape condition.

Strength of Character

Landscape character area *C3 Upper Dearne Lowland River Floor* exhibits characteristics typical of the *Lowland River Floor* landscape type. It consists of a flat valley floor, and contains water including a river and open water bodies along with associated vegetation.

However, the strength of character is variable. The landscape in the west is more distinctive but becomes weaker towards the east due to the recent and varied human influences both within the valley floor and on the valley sides. Overall the strength of character is judged to be **moderate**.

Condition

The landscape of *C3 Upper Dearne Lowland River Floor* is relatively free of buildings with the exception of small pockets of land adjacent to some roads that cross the valley floor, including two areas of substantial industrial development. In the west the rural landscape is well maintained and in good condition. However, further east, the land has had a history of intensive industrial and urban use and the condition of some areas is very poor, for example the derelict land at Old Mill. Although highly variable, landscape condition for the character area as a whole is considered to be **moderate**.

Landscape Sensitivity and Capacity

Landscape sensitivity is a judgement about the degree to which a landscape character area can accommodate change without adverse effects on its character. Landscape capacity is a related judgement about the amount of development that can be accommodated.

C3 Dearne Lowland River Floor is enclosed by the valley sides of adjacent character areas and intermittently by vegetation within the character area. This would result in some screening of any future built development on the valley floor. However, built development, and particularly housing, is not characteristic of this landscape character area. The continuous, open valley floor serves to separate the urban areas found on the valley sides.

It also provides an important green corridor, linking the rural landscape west of the M1 motorway with open areas amongst the more developed landscape east of the M1. Built development in this character area would break up this corridor and in some locations it would result in the amalgamation of settlements on either side of the valley. There is little space on the valley floor for development, and much of the land lies within the flood plain.

In view of the above, Landscape Sensitivity to further built development is judged to be **high** and Landscape Capacity is considered to be **none**.

Landscape Strategy Objectives

Based on the evaluation of strength of character and condition, the strategy objective should be to **conserve and enhance** the landscape of *C3 Dearne Lowland River Floor* as shown in the table below.

Condition	Good	Strengthen	Conserve & Strengthen	Conserve
	MODERATE	Strengthen & Enhance	CONSERVE & ENHANCE	Conserve & Restore
	Poor	Creation	Restore & Enhance	Restore
		Weak	MODERATE	Strong
		Strength of Character		

Landscape Management Issues and Opportunities

C3 Upper Dearne Lowland River Floor is a distinctive valley floor landscape. It is unified by its topography and landscape elements such as watercourses, scrub and woodland that are found throughout. There are some incongruous elements and varied forces for adverse change.

The overall strategy objective for this landscape character area is to **conserve and enhance** the important features characterising the narrow valley floor. Landscape strategy objectives should include:

Conserve and enhance the open, undeveloped character of the valley floor by

encouraging restoration and management of post-industrial land mainly for agriculture, conservation and recreation uses, and by protecting against development.

Conserve and enhance existing green corridors (e.g. the continuous, undeveloped valley floor and the dismantled railway lines) for the migration of wildlife, by protecting against truncation by development.

Conserve and enhance existing wildlife habitats such as scrub, wetland and open water in order to retain and improve their quality.

Conserve and enhance the condition of farmland by maintaining existing links to intact farmland on valley sides and by preventing further fragmentation.

Enhance the setting of large scale commercial and industrial buildings by screening with native scrub and tree planting or natural regeneration.

Mitigate the effects of existing development on the valley floor and valley sides by screen planting.

Conserve and enhance recreational areas such as the setting for the fishing lakes, open space associated with Monk Bretton Priory and Dearne Valley Park.

Manage mature trees, woodland and scrub in order to promote long term regeneration.

Conserve and enhance historical features such as Monk Bretton Priory, other stone buildings, stone walls and the disused canal.

Protect the valley floor from urban pressures such as litter and fly tipping.

Making a Judgement about Potential for Built

Development

The assessment of potential for new built development is directly related to the landscape capacity and sensitivity. Overall, the landscape sensitivity for this area is **high** and the landscape capacity for this area is **none**.

The objective should be to conserve and enhance the undeveloped character of the narrow valley floor. The green corridor formed by *C3 Upper Dearne Lowland River Floor*, linking the rural landscape west of the M1 motorway with open areas amongst the more developed landscape east of the M1, should be maintained. The separation of settlements either side of the narrow valley floor should also be maintained, to preserve the identity of these settlements. This should be achieved by preventing further built development, restoring derelict land to a 'green' afteruse, and protecting existing countryside and other green space.

Priority Areas for Future Search

The landscape capacity of this character area has been classified as **none** and it is recommended that no significant development should be considered.

Barnsley Borough Landscape Character Assessment – 2016 Review

Introduction

1.0 This document reviews the findings of the Barnsley Borough Landscape Character Assessment to ascertain whether changes made to the landscape since 2002 have materially altered the findings of the study in respect the landscape types and their respective landscape condition, strength of character, sensitivity and landscape capacity. It also summarises changes to national and local planning policies and cover other local initiatives to enhance the landscape in order to establish whether or not the forces for change remain as they were in 2002.

Review Methodology

2.0 The 2002 Landscape Character Assessment was robustly prepared in accordance with the accepted method promoted by the Countryside Agency at the time and followed on from the Countryside Agency's national review which identified 159 character areas across the country, three of which cross into Barnsley. In 2014 Natural England published updated National Character Area Profiles but the boundaries of the character areas that cross Barnsley are unchanged, which is unsurprising given the time it takes for national character areas to materially change.

2.1 The 2002 assessment identified 6 landscape types representing the great diversity of landscapes in the Borough, these are:

- A. Unenclosed Moorland
- B. Upland River Valleys
- C. Lowland River Floors
- D. Settled Arable Slopes
- E. Settled Wooded Farmland
- F. Upland Farmland

2.2 Given their scale and the relatively short amount of time that has elapsed (in landscape terms) since the last assessment, it is not considered necessary to redefine or remap the landscape types. As such, the scope of this review is to focus on the 24 character areas within the 6 landscape types and to carry out a relatively light-touch review to ascertain whether changes that have occurred materially affect the conclusions reached in 2002.

2.3 To inform the review a desk study was firstly undertaken which involved collecting, reviewing and analysing data and documentation. This was followed by a field survey to test, refine and add to the outputs from the desk study, capturing aesthetic, perceptual and experiential qualities of the landscape. This then informed the conclusions in respect of strength of character, condition, sensitivity and capacity. Accordingly, the review itself does not attempt to reclassify, map and completely re-describe the landscape's character areas, types and characteristics including geological, other physical and socio-cultural influences.

C3: Upper Dearne Lowland Valley Floor

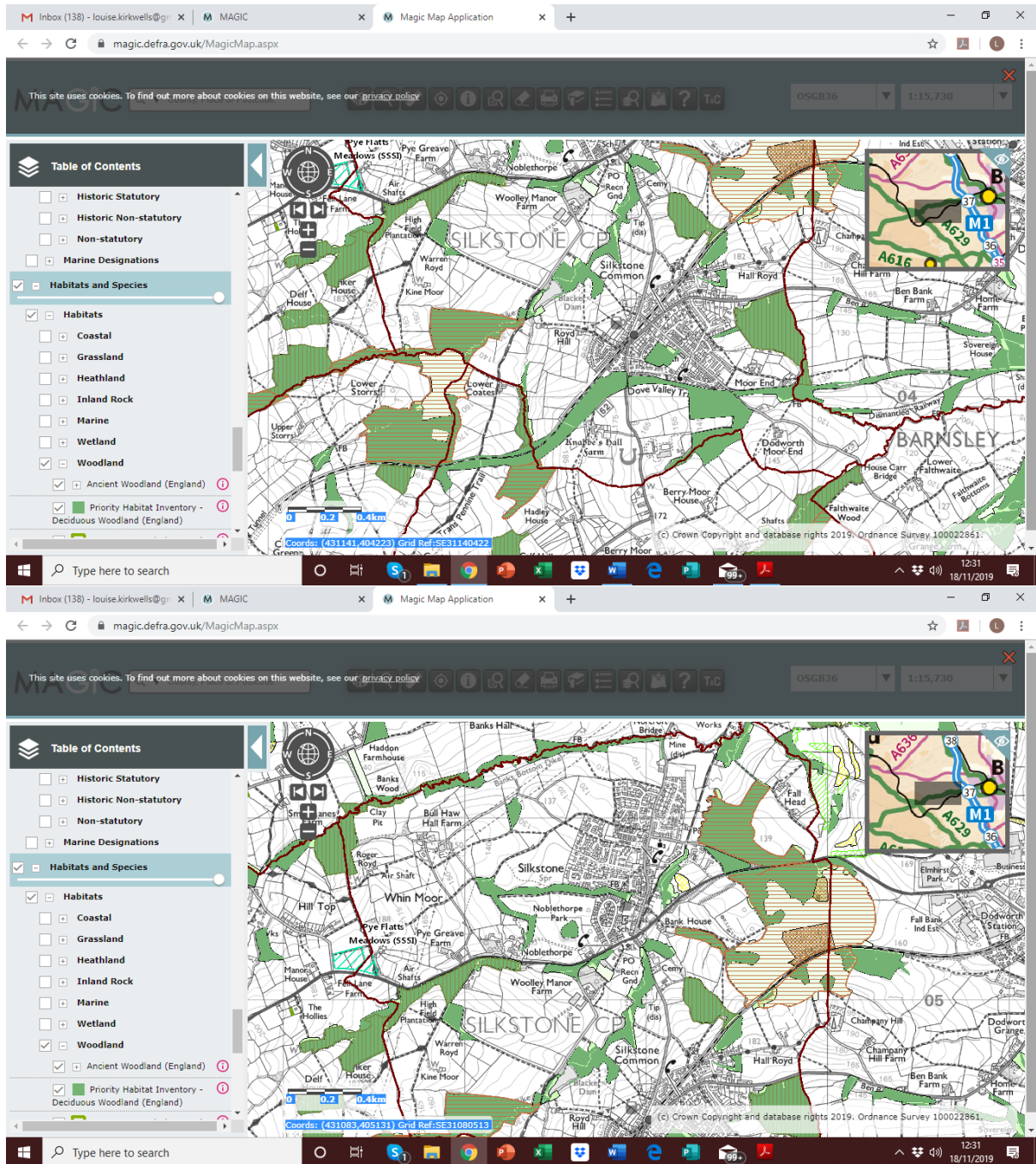
9.7 The character area has been unaffected by the changes identified in section 3 of the report but a new road has been created at Old Mill linking Burton Road with Wakefield Road. Whilst this is in a narrow gap, the road is modest in scale and there remains visual separation between the northern and southern slopes of the valley. The key characteristics of the landscape therefore remain unchanged and forces for change remain as they were in 2002. **As such, strength of character and landscape condition remains moderate.**

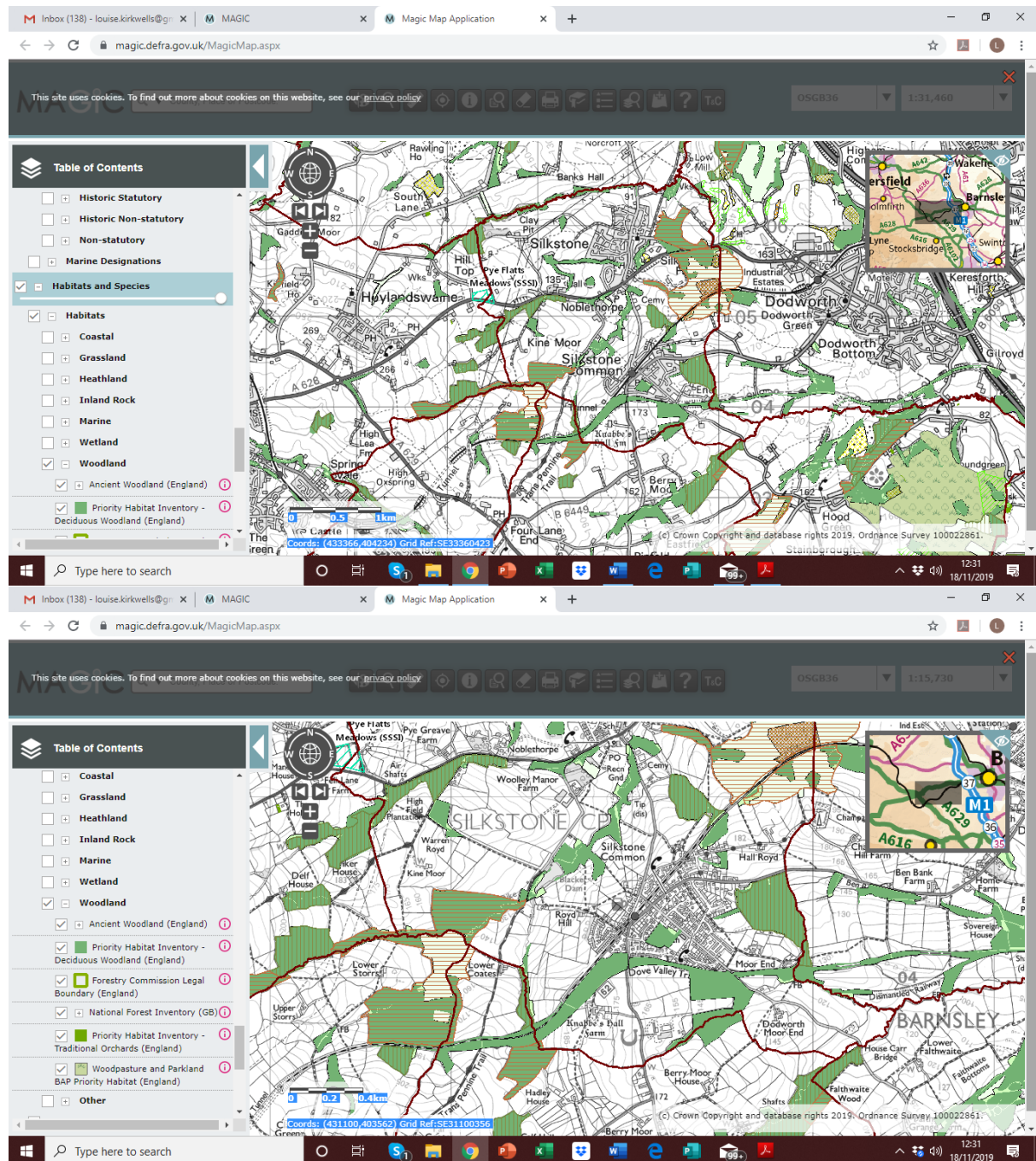
9.8 In light of the above, the landscape sensitivity to built development remains high and landscape capacity is judged to be none.

4.3.3 Biodiversity

See Magic

<https://magic.defra.gov.uk/MagicMap.aspx>





There is a SSSI partially within the Parish at Pye Flatts Meadows and various areas of woodland including ancient woodland.

4.3.4 Strategic Flood Risk Assessment

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

Barnsley Council commissioned consultants to undertake a Level 1 Strategic Flood Risk Assessment (SFRA) update in September 2010.

Barnsley Strategic Flood Risk Assessment, Level 1- JBA Consulting, September 2010¹³

This Level 1 SFRA provides some useful information about flood risk in Barnsley and explains current National, Regional and local land use planning and flood risk management policy drivers in respect of potential flooding from all sources. It provides information on key rivers and watercourses and current Environment Agency flood risk management plans, strategies and schemes. The Sequential and Exception Tests are essential requirements and the SFRA explains the Risk Based Sequential Approach in which these tests are carried out for proposed development allocations; and recommends the use of flood risk indicators and a flood risk balance sheet to assist planners in their strategic land use considerations.

A suite of SFRA maps across the borough is provided to supplement the Environment Agency's Flood Maps along with information on their use and interpretation.

It is recommended that, in order to evaluate sites for development allocation, the Council should consider the following:

- Sites put forward for development should be assessed against the SFRA maps included in this Report
- Sites should be selected at lower risk of flooding in preference to higher risk areas.
- Developers will need to provide sufficient information to enable the Council to assess a Sequential Test

New development should be made safe and not increase flood risk elsewhere through careful planning, appropriate design and layout (including the use of Sustainable Drainage Systems) etc.

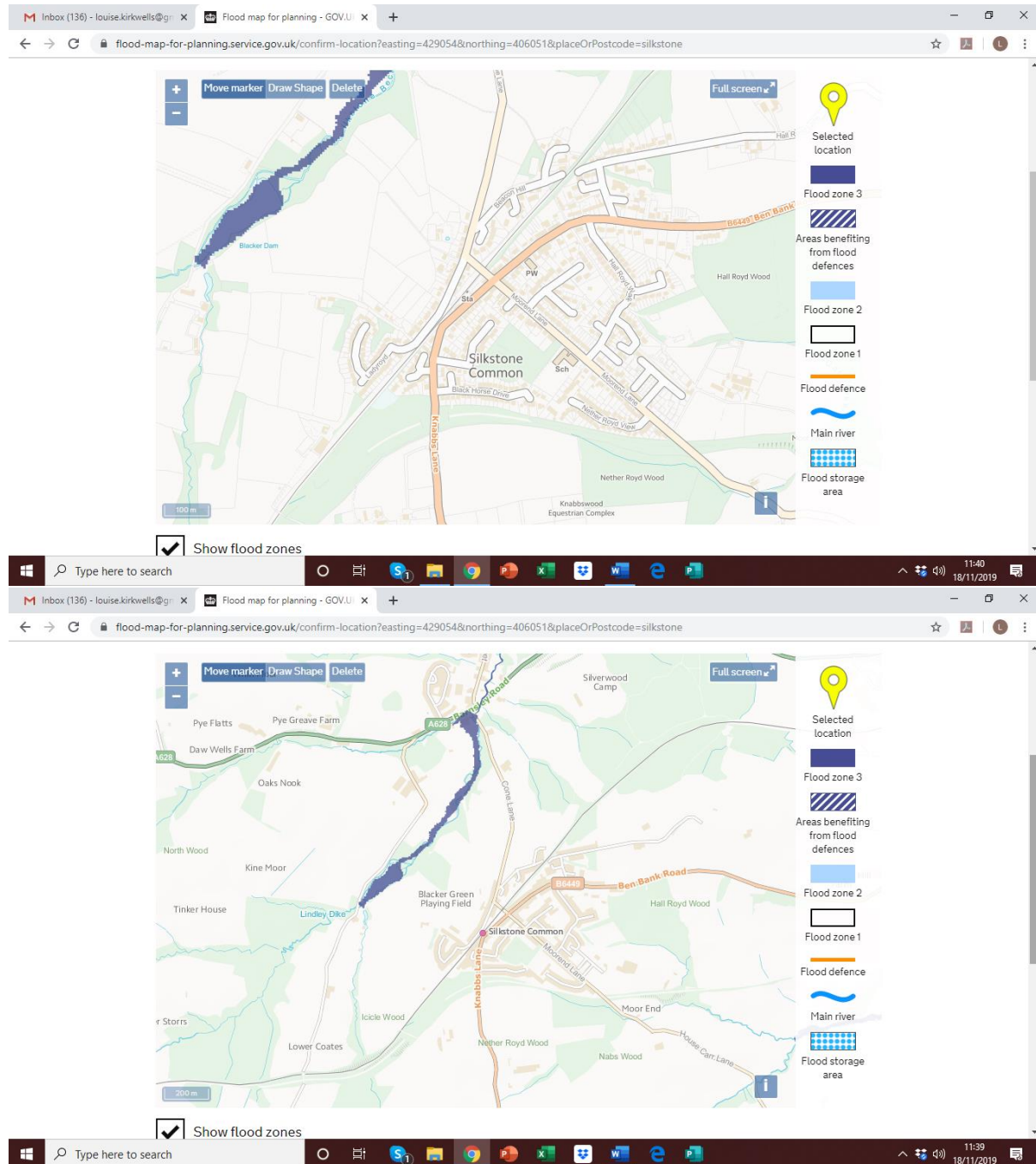
Where employment or residential developments are proposed within higher risk zones, a site specific Flood Risk Assessment should consider the likely depth of flooding as this will indicate the likely extent of mitigation measures required. The depth of flooding can be used as an indication of whether or not the Exception Test is likely to be passed. This will be less likely where the depth of flooding is likely to require substantial mitigation.

A site specific Flood Risk Assessment should consider all sources of flooding and mitigation measures will be required to compensate for loss of floodplain storage. Depending on the extent **of flooding**, mitigation measure in these instances may significantly reduce the developable area. Consideration

¹³ <https://www2.barnsley.gov.uk/media/Development%20-%20Planning%20and%20Transportation/Planning%20Policy/SUBMISSION%20Education%20Sites%20DPD/Barnsley%20Level%201%20SFRA%20Final%20Report.pdf>

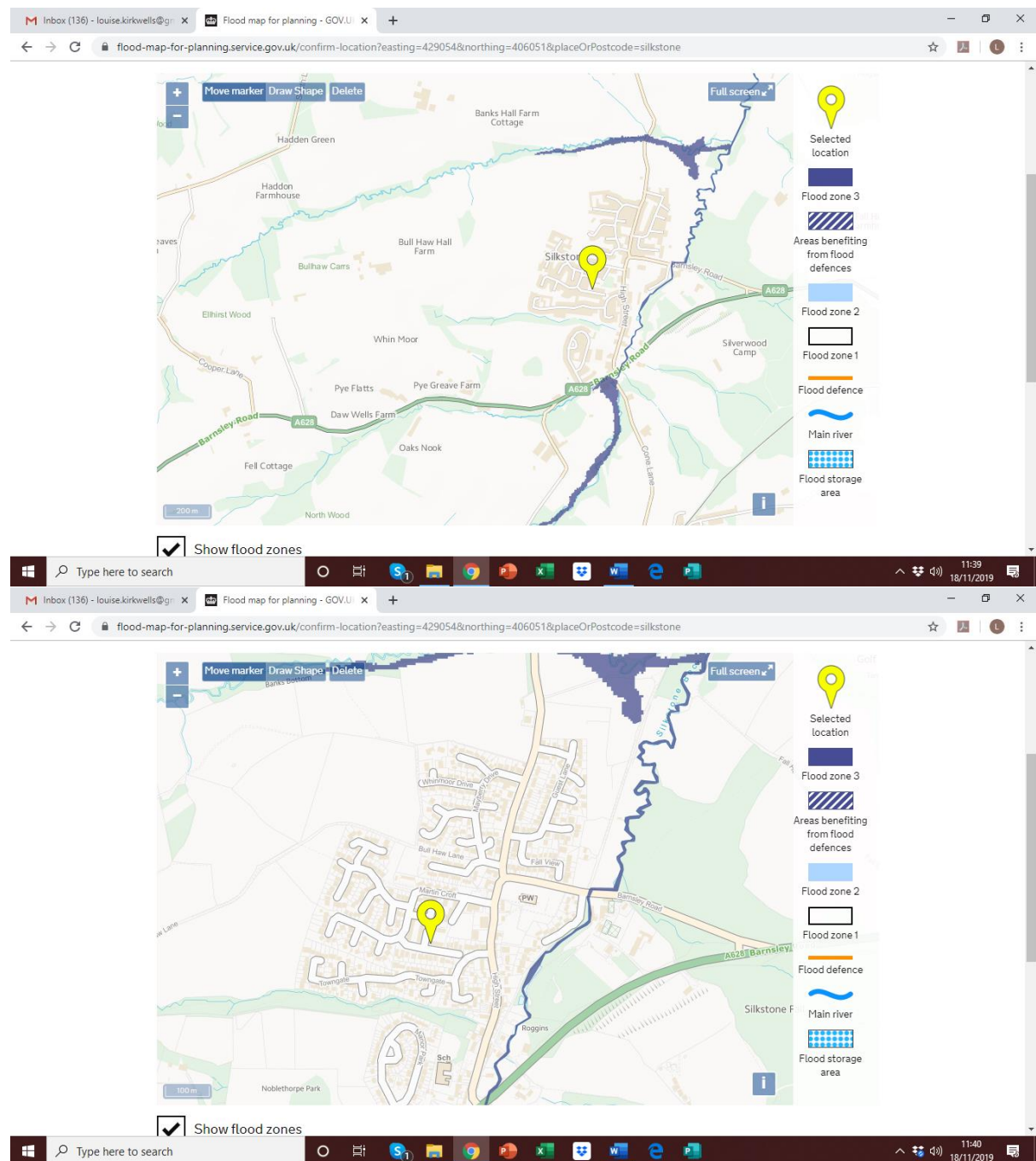
should also be given to the likely impact of development elsewhere. For example, surface water drainage from greenfield development is likely to increase flood risk to neighbouring developments unless surface water drainage is effectively managed.

Flood Maps for Planning – Silkstone and Silkstone Common¹⁴



¹⁴ <https://flood-map-for-planning.service.gov.uk/>

Silkstone Parish NDP National and Local Planning Policy Assessment and Review of Evidence Base v2



4.3.5 Built Environment

There are no conservation areas in the NDP area.

Listed Buildings in Silkstone Parish¹⁵

The List - Advanced Search Results

24 results found.

Search Results

[L SHAPED RANGE OF BARNS AT NORTH SIDE OF YARD AT BULL HAW FARM](#)

List Entry Number: 1151738

Heritage Category: Listing

Grade: II

Location: L SHAPED RANGE OF BARNS AT NORTH SIDE OF YARD AT BULL HAW FARM, BARNSLEY ROAD, Silkstone, Barnsley

[HILL TOP COTTAGES](#)

List Entry Number: 1151739

Heritage Category: Listing

Grade: II

Location: HILL TOP COTTAGES, 1, 2 AND 3, HALL ROYD LANE, SILKSTONE COMMON, Silkstone, Barnsley

[CHURCH OF ALL SAINTS](#)

List Entry Number: 1151740

Heritage Category: Listing

Grade: I

Location: CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[MEMORIAL TO HUSKER PIT DISASTER BY WALL ON WEST SIDE OF GRAVE YARD OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1151741

Heritage Category: Listing

Grade: II

Location: MEMORIAL TO HUSKER PIT DISASTER BY WALL ON WEST SIDE OF GRAVE YARD OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

¹⁵ <https://historicengland.org.uk/listing/the-list/>

[GRAVESLAB \(COULDWELL\) APPROXIMATELY 8 METRES SOUTH WEST OF TOWER OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1151742

Heritage Category: Listing

Grade: II

Location: GRAVESLAB (COULDWELL) APPROXIMATELY 8 METRES SOUTH WEST OF TOWER OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[RAISED GRAVESLAB \(JUB\) APPROXIMATELY 8 METRES NORTH WEST OF TOWER OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1151743

Heritage Category: Listing

Grade: II

Location: RAISED GRAVESLAB (JUB) APPROXIMATELY 8 METRES NORTH WEST OF TOWER OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[BARN ALONG NORTH SIDE OF FARMYARD AT DODWORTH MOOR END FARM](#)

List Entry Number: 1151744

Heritage Category: Listing

Grade: II

Location: BARN ALONG NORTH SIDE OF FARMYARD AT DODWORTH MOOR END FARM, MOOR END LANE, Silkstone, Barnsley

[BARN APPROXIMATELY 20 METRES WEST OF KNABBE'S HALL ALONG NORTH SIDE OF FARMYARD](#)

List Entry Number: 1151745

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 20 METRES WEST OF KNABBE'S HALL ALONG NORTH SIDE OF FARMYARD, NABS LANE, SILKSTONE COMMON, Silkstone, Barnsley

[BARN RANGE APPROXIMATELY 30 METRES SOUTH OF WOOLLEY MANOR FARMHOUSE INCLUDING WOOLLEY MANOR COTTAGE](#)

List Entry Number: 1151746

Heritage Category: Listing

Grade: II

Location: BARN RANGE APPROXIMATELY 30 METRES SOUTH OF WOOLLEY MANOR FARMHOUSE INCLUDING WOOLLEY MANOR COTTAGE, WOOLLEY LANE, Silkstone, Barnsley

[BANK HOUSE](#)

List Entry Number: 1193251

Heritage Category: Listing

Grade: II

Location: BANK HOUSE, BARNSELEY ROAD, Silkstone, Barnsley

[STOCKS APPROXIMATELY 20 METRES NORTH OF RING O' BELLS PUBLIC HOUSE](#)

List Entry Number: 1193270

Heritage Category: Listing

Grade: II

Location: STOCKS APPROXIMATELY 20 METRES NORTH OF RING O' BELLS PUBLIC HOUSE, HIGH STREET, Silkstone, Barnsley

[RAISED GRAVESLAB \(BEARDSHALL\) APPROXIMATELY 10 METRES WEST OF SOUTH SIDE OF TOWER OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1193302

Heritage Category: Listing

Grade: II

Location: RAISED GRAVESLAB (BEARDSHALL) APPROXIMATELY 10 METRES WEST OF SOUTH SIDE OF TOWER OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[RAISED GRAVESLAB \(HAWKSWORTH\) APPROXIMATELY 30 METRES NORTH WEST OF TOWER OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1193329

Heritage Category: Listing

Grade: II

Location: RAISED GRAVESLAB (HAWKSWORTH) APPROXIMATELY 30 METRES NORTH WEST OF TOWER OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[RAISED GRAVESLAB \(BECKIT\) APPROXIMATELY 5 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1193431

Heritage Category: Listing

Grade: II

Location: RAISED GRAVESLAB (BECKIT) APPROXIMATELY 5 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[FARM BUILDING APPROXIMATELY 10 METRES WEST OF KNABBE'S HALL ALONG NORTH SIDE OF FARMYARD](#)

List Entry Number: 1193452

Heritage Category: Listing

Grade: II

Location: FARM BUILDING APPROXIMATELY 10 METRES WEST OF KNABBE'S HALL ALONG NORTH SIDE OF FARMYARD, NABS LANE, SILKSTONE COMMON, Silkstone, Barnsley

[WOOLLEY MANOR](#)

List Entry Number: 1193459

Heritage Category: Listing

Grade: II

Location: WOOLLEY MANOR, WOOLLEY LANE, Silkstone, Barnsley

[TOMB APPROXIMATELY 10 METRES EAST OF CHANCEL OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1286158

Heritage Category: Listing

Grade: II

Location: TOMB APPROXIMATELY 10 METRES EAST OF CHANCEL OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[GRAVESLAB \(WOMBERSLEY\) APPROXIMATELY 5 METRES SOUTH WEST OF TOWER OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1286185

Heritage Category: Listing

Grade: II

Location: GRAVESLAB (WOMBERSLEY) APPROXIMATELY 5 METRES SOUTH WEST OF TOWER OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[NOBLETHORPE HALL](#)

List Entry Number: 1286255

Heritage Category: Listing

Grade: II

Location: NOBLETHORPE HALL, BARNSEY ROAD, Silkstone, Barnsley

[RAISED GRAVESLAB \(DOWNING\) APPROXIMATELY 30 METRES WEST OF NORTH SIDE OF TOWER OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1314747

Heritage Category: Listing

Grade: II

Location: RAISED GRAVESLAB (DOWNING) APPROXIMATELY 30 METRES WEST OF NORTH SIDE OF TOWER OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[RAISED GRAVESLAB \(WHITWHAM\) APPROXIMATELY 15 METRES EAST OF CHANCEL OF CHURCH OF ALL SAINTS](#)

List Entry Number: 1314748

Heritage Category: Listing

Grade: II

Location: RAISED GRAVESLAB (WHITWHAM) APPROXIMATELY 15 METRES EAST OF CHANCEL OF CHURCH OF ALL SAINTS, HIGH STREET, Silkstone, Barnsley

[KNABBE'S HALL](#)

List Entry Number: 1314749

Heritage Category: Listing

Grade: II*

Location: KNABBE'S HALL, NABS LANE, SILKSTONE COMMON, Silkstone, Barnsley

[Silkstone War Memorial, Martin Croft, Silkstone, South Yorkshire](#)

List Entry Number: 1436776

Heritage Category: Listing

Grade: II

Location: Silkstone War Memorial, Martin Croft, Silkstone, South Yorkshire, Silkstone, Barnsley

[Silkstone 17th century glassworks and 18th century pottery, 180m east of All Saints Church](#)

List Entry Number: 1021153

Heritage Category: Scheduling

Location: Silkstone, Barnsley

4.4 Infrastructure

4.4.1 Sheffield City Region Local Transport Strategy 2011-2026¹⁶

The Sheffield City Region Local Transport Strategy forms the first part of the South Yorkshire Local Transport Plan (LTP3) 2011 – 2026. The City Region covers South Yorkshire (Barnsley, Doncaster, Rotherham and Sheffield) and parts of Nottinghamshire and Derbyshire, including the Peak District National Park.

The Transport Strategy sets out the following goals:

- To support the economic growth of the Sheffield City Region
- To enhance social inclusion and health
- To reduce the emissions from vehicles
- To make transport increasingly safe and secure

In order to achieve these goals, a number of policies are set out:

To support economic growth

- To improve surface access to international gateways
- To improve the reliability and resilience of the national road network using a range of management measures
- To promote efficient and sustainable means of freight distribution, while growing the City Region's logistics sector
- To improve rail services and access to stations, focusing on interventions that can be delivered in the short term
- To ensure that the City Region is served by High Speed Rail
- To improve connectivity between major settlements
- To deliver interventions required for development and regeneration
- To develop high quality public places
- To focus new development along key public transport corridors and in places adjacent to existing shops and services
- To apply parking policies to promote efficient car use, while remaining sensitive to the vulnerability of urban economies
- To develop public transport that connects people to jobs and training in both urban and rural areas
- To reduce the amount of productive time lost on the strategic road network and improve its resilience and reliability
- To ensure our networks are well-maintained

To enhance social inclusion and health

- To develop user-friendly public transport, covering all parts of the City Region, with high quality of integration between different modes
- To ensure public transport is accessible to all
- To work with operators to keep fares affordable, especially for travellers in need

¹⁶ <http://www.syltp.org.uk/documents/SCRTransportStrategy.pdf>

- To provide efficient and sustainable access to our green and recreational spaces, so that they can be enjoyed by all residents and attract tourism

To reduce emissions

- To work to improve the efficiency of all vehicles and reduce their carbon emissions
- To encourage active travel and develop high quality cycling and walking networks
- To provide information and travel advice for the users of all modes of transport, so that they can make informed travel choices
- To support the generation of energy from renewable sources, and use energy in a responsible way
- To improve air quality, especially in designated AQMA areas

To maximise safety

- To encourage safer road use and reduce casualties on our roads
- To work with the Police to enforce traffic laws
- To focus safety efforts on vulnerable groups
- To improve safety and the perception of safety on public transport

4.4.2 Barnsley's Green Space Strategy Updated 2016¹⁷

This document sets out the overall strategy for green space and the standards of green space to be achieved.

The Green Space Strategy sets out seven different types of green space. These are as follows.

- Parks and open spaces
- Child and youth facilities
- Outdoor sports facilities, including school playing fields
- Green ways – paths and other open routes that provide links between housing, countryside and services, used for leisure, for access to work and services, and for wildlife migration (moving from one place to another)
- Natural and semi-natural areas
- Allotments
- Churchyards and cemeteries

Private gardens, unless they are really important to the appearance of the local area, small grass verges along roads, and civic space (mainly hard-surfaced public spaces such as town squares, pedestrian streets and other hard-surfaced open areas in towns) are not included as green space.

¹⁷ <https://www.barnsley.gov.uk/media/4088/barnsleys-green-space-strategy-2016-update.pdf>

As a village in the rural area, the Strategy indicates that the following green spaces should be present:

Green Space Category	Should be Present?
Parks and Open Spaces	
Local neighbourhood green space	Yes
District green space	Possibly
Borough green space	No
Regional and sub-regional green space	No
Child and Youth Facilities	
Equipped play areas	Yes
Local equipped area for play	Possibly
Neighbourhood equipped area for play	No
Facility for young people	Possibly
Outdoor Sports Facilities	
Local neighbourhood sports facility	Yes
District sports facility	Possibly
Borough sports facility	No
Greenways	Yes
Natural and Semi-natural Areas	Yes
Allotments	Yes
Churchyards and Cemeteries	
Churchyards and cemeteries will be created as they are needed, that is, when a new church is built or more space is needed for burials	

4.4.3 Barnsley Metropolitan Borough Council Playing Pitch Strategy 2016 -2019 November 2016 Final Report¹⁸

INTRODUCTION

1.1 Barnsley Metropolitan Borough Council (BMBC) commissioned a Playing Pitch Strategy (PPS), which has been developed for grass and all weather pitches. The Playing Pitch Strategy will guide future provision and management of sports pitches, to serve existing and new communities in Barnsley Metropolitan Borough (BMB).

Extracts relevant to Silkstone NDP area include:

Silkstone is in sub area Penistone.

Playing Pitch Facilities

Football

- Silkstone Common Junior and Infant School
- Silkstone Primary School
- Silkstone Common Recreation Ground

2. SPORT SUMMARIES

FOOTBALL - FINDINGS

Table 2.7

Silkstone Common Recreation Ground Demand for 1.5 match equivalent for Junior 11v11 and 0.5 match equivalent for Mini 7v7.

CRICKET

Penistone Sub Area: Green Moor Sports Club - 2 new wickets; Silkstone Common Ground – 2 new wickets; Stainborough Cricket Club – 2 new wickets

9. Based on future population growth and latent demand, by 2030, the existing capacity of pitches will not provide for future latent demand and population growth. This will mean ensuring that established clubs that are currently over capacity are supported to where possible provide additional wickets to meet future growth and facilities will need to be created to cater for new residential population growth either through CIL or Section 106 funding.

10. There is a need to invest in quality pitches and ancillary facilities which is vital to the continued sustainability of cricket.

RUGBY UNION

9. With current, latent and future population demand there is an under capacity of 16.75 match and training equivalents by 2030. In order to address this and the need for additional provision pitches have been identified by Barnsley Metropolitan Borough Council as possibly being suitable for future Rugby use as: Lidgett Lane, Harry Road, Silkstone Common Recreation Ground, and Common Road, Thurnscoe.

¹⁸ <https://www.barnsley.gov.uk/media/4740/eb91-playing-pitch-strategy.pdf>

PRIORITY SPORT SPECIFIC ACTIONS

3.2 All existing playing field land is protected by the Barnsley Metropolitan Borough Council Local Plan, Sport England policies and the NPPF to deliver current and future needs.

3.3 The Football, Cricket, Rugby and Hockey individual sport specific actions are shown in the table below.

Table 3.1: Individual Sport Specific Action Plans

Silkstone Common Junior and Infant School – Penistone Sub Area Sport: Football PROTECT This site needs to be protected as a playing field within the Local Plan. 1 BMBC

Silkstone Common Recreation Ground – Penistone Sub Area Sport: Football PROTECT This site needs to be protected as a playing field within the Local Plan. Identified as having potential to be developed for Rugby 1 BMBC ENHANCE Look to enhance current pitches and improve quality from poor to address current overplay 1 BMBC/FA PROVIDE Consider the need for improvements to access and ancillary facilities on site 1 BMBC/FA

Silkstone Common Ground – Penistone Sub Area Sport: Cricket PROTECT Ensure protection of the playing pitches at this site in the Local Plan 1 BMBC ENHANCE Provide an additional 2 new wickets to meet current and future demand 1 BMBC/ECB/Club

4.4.4 Barnsley Infrastructure Delivery Plan (IDP) 2015 ¹⁹

This IDP provides a technical evidence base and considers the following:

- The current level of infrastructure provision within Barnsley and whether this infrastructure is currently fit for purpose to support the existing population
- The level of planned infrastructure within Barnsley – as set out in plans and strategies adopted by BMBC and the forthcoming strategies from organisations responsible for the delivery of planned infrastructure
- Whether the current and planned infrastructure scheduled to be delivered will support the level of growth planned in Barnsley and whether a gap exists
- The costs associated with planned infrastructure provision and whether there is a gap between committed, allocated and required investment
- solutions to any gaps between committed and required investment
- Any future CIL

Issues related to Silkstone Parish NDP area are noted as follows:

4.2.2 Park and Ride

Rail based park and ride is available at the following railway stations:

- Barnsley
- Darton
- Dodworth
- **Silkstone Common**
- Penistone
- Wombwell
- Goldthorpe
- Bolton Upon Dearne
- Elsecar

Waste Water Treatment

The Waste Water Treatment Works in Barnsley are set out below:

- Penistone and Rural West
- Cudworth WwTW
- Silkstone WwTW
- Cawthorne WwTW
- High Hoyland WwTW
- Hoyland Swaine WwTW
- Ingbirchworth WwTW
- Langsett WwTW
- Scout Dike WwTW

¹⁹ <https://www.barnsley.gov.uk/media/3923/appendix-g-draft-infrastructure-delivery-plan.pdf>

- Tankersley WwTW

Cellular mobile services and mobile internet

All four cellular mobile networks provide services in the Barnsley Borough area.

As elsewhere in the UK, the national networks are currently rolling out 4G. The present state of availability of 4G in the Barnsley area is as follows:

- EE (formerly Orange and T-Mobile) – 4G available in Barnsley Town and the whole of the East of the Borough, 4G is limited in parts of the west of the Borough including Crow Edge and Millhouse Green.
- O2 – 4G available in Barnsley Town and the whole of the East of the Borough. Limited availability in parts of the west of the borough including Penistone, Thurlstone, Millhouse Green, Crow Edge and Langsett.
- Three – 4G available in Barnsley Town and most of the East of the Borough, patchy in Royston, Brierley and Thurnscoe. 4G is limited in much of the west of the borough including Penistone, Millhouse Green, Crow, Thurlstone, Oxspring, Thurgoland, Silkstone, Silkstone Common, Cawthorne and Crow Edge.
- Vodafone – 4G in Barnsley Town and the whole of the East of the Borough. 4G limited in parts of the west of the Borough including Penistone, Thurlstone, Millhouse Green and Crane Moor.

The cellular mobile companies offer mobile broadband access in Barnsley as elsewhere in the UK.

Spatial Assessment: Penistone and the Rural West

Broadband provision in the West of the borough is generally good. The only exception to this is in Silkstone. The settlement is served by two operators, other than BT therefore very little market competition exists. Delivering a high quality provision of broadband services in the west will play a fundamental role in supporting rural businesses and improved access to services.

Children's Play

Play areas are provided in the Penistone and Rural West area; however significant deficiencies are present in Cawthorne and Hoylandswaine. Severance is also in issue in the area due to the A628, particularly in Penistone, Silkstone Common, Thurgoland and Thurlstone: this creates partial deficiencies in these settlements. Many of the children's play areas require improvement and are currently an EPA standard therefore do not meet Field in Trust standards for Locally Equipped Areas for Play (LEAPs).

Youth facilities are available however Ingbirchworth, Cawthorne and Hoylandswaine are deficient.

Quality varies significantly across the area.

Playing pitches and outdoor facilities

In terms of outdoor sports facilities there are currently no borough level facilities available in Penistone and the Rural West

Penistone Church Football Club and Penistone ALC provide the only district level facilities. There is also Wortley Golf Club and Silkstone Golf Club.

There is also a number of local level sports facilities available.

The Playing Pitch Strategy identified a small deficiency in mini and junior football pitches in the area, offset by a surplus in adult football however this has been met through access to BSF facilities. There are significant deficiencies in quality across the area with less than 1 in 5 pitches rated positively. This is due in part to only 1 in 3 community accessible sites being served by changing rooms.

In terms of cricket there are current deficiencies in pitch provision which is compounded by generally lower quality facilities than other areas of the borough. Less than half of the pitches assessed were found to be of a good standard.

In terms of Rugby Union Wortley RUFC are located in the area. Provision at the club is adequate in relation to quantity, but this is due in part to a low number of teams. Quality of facilities is poor-the site needs levelling works and is not fully utilised (there is potential for the creation of a training area or half sized pitch), changing provision is poor with no floodlighting on site. Both the club and the RFU report potential issues with latent demand-the club cannot grow without improvements being made to facilities.

Penistone Ladies Hockey Club currently plays at Darton High School. The AGP at Penistone ALC has been developed to FA standards and has adopted a football focus, and as such is not suitable for hockey use.

Demand for tennis has been met through the BSF programme.

As with other area of the borough the Playing Pitch Strategy has identified a surplus in bowling greens. As in other areas there are some issues with dwindling club membership and overall sustainability of current infrastructure.

The main priorities identified by the Playing Pitch Strategy for the South West area include the development of changing room provision at some of the key multi-pitch sites in the area and general improvements to the quality of existing facilities. Additional provision for cricket will need to be explored and facilities for both codes of rugby are needed. As in other areas of the borough, maximising the impact of facilities to be provided through the BSF programme is key to meeting existing and future requirements and consideration should be given to rationalisation of bowls facilities.

Cemeteries and Crematoriums

BMBC Bereavement Services currently manage 21 cemeteries across the Borough:

- Silkstone

Figure 31 Cemeteries capacity

Cemetery	Years Remaining as at April 2016
Penistone	55.21
Silkstone	18.57
Thurgoland	32.5

5.0 Supplementary Planning Documents ²⁰

Following the adoption of the [Local Plan](#) on 3 January 2019 BMBC has produced new and updated Supplementary Planning Documents.

Supplementary planning documents contain advice for people applying for planning permission. They help BMBC to make decisions on applications and are used alongside the [Local Plan](#).

Following the advice in them leads to a smoother planning process and a good quality development at the end of it. [Read more about the planning process.](#)

On 23 May 2019 BMBC adopted the following documents:

Title	Guidance included
Financial contributions for schools	Advises on the requirements for financial contributions towards the provision of school places. Also seeks contributions towards improving the condition of schools where appropriate.
Barn conversions	Offers design guidance to anyone seeking to convert a farm building to residential or other use.
Trees and hedgerows	Offers guidance on how to deal with existing trees and hedgerows on development sites.
Shop front designs	Offers guidance to anyone seeking to alter a shopfront.
Advertisements	Offers guidance to anyone seeking to display an outdoor advertisement.
House extensions and other domestic alterations	Offers guidance to anyone seeking to extend or alter their house.
Residential amenity and the siting of buildings	Sets out the design principles that will apply to applications for non residential buildings in proximity to existing residential properties.
Design of housing development	Sets out the design principles that will apply to new housing development, including infill and back land development. It also provides advice on conversions to dwellings from other uses and gives guidance on houses in multiple occupation (HMO).
Open space provision on new housing developments	Provides guidance on what will be expected in terms of open space provision for new residential developments.

²⁰ <https://www.barnsley.gov.uk/services/planning-and-buildings/supplementary-planning-documents/>

Title	Guidance included
Removal of agricultural occupancy conditions	Offers guidance on the information required to support a planning application seeking removal of agricultural occupancy conditions.
Mortar mixes for pointing historic buildings	Offers guidance on methods and mixes for pointing historic buildings.
Hot food takeaways	Explains the main issues that are likely to apply to a planning application for a hot food takeaway.
Hot food takeaways planning advice note	Explains and includes exclusion zones around schools where new takeaways won't be allowed.
Walls and fences	Provides guidance on the planning requirements for walls and fences.
Lawful development certificates	Offers guidance to anyone considering applying for a lawful development certificate.
Affordable housing	Provides advice on when contributions will be sought for affordable housing and how they will be calculated. Provides guidance on other issues such as the type and tenure of affordable housing that will be sought, off-site provision, etc.
Heritage impact statements	Provides advice on heritage impact assessments and sets out the requirements for the information that needs to be submitted.
Biodiversity and geodiversity	Sets out how Local Plan policy BIO1 and GI1 on green infrastructure will be applied. It also provides further specific detail about the Dearne Valley Nature Improvement Area.

Further Supplementary Planning Documents will be prepared in due course. The following SPD provides guidance in the interim, until it is revised later this year.

Title	Guidance included
Parking	Sets out the parking standards that we'll apply to all new development.

6.0 CIL²¹

Community Infrastructure Levy

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) was introduced by government in April 2010. It allows councils to raise funds from developers undertaking new building projects in Barnsley and to pool the money together. This money is then used to pay for a wide range of infrastructure that is needed across the borough as a result of all new development.

Infrastructure includes services and amenities such as new road schemes, parks and green spaces, schools and healthcare centres.

The CIL does not replace the current Section 106 system. Any Section 106 conditions that apply to an area or a development will still be in place, as this money is used to specifically fund smaller impacts caused by development. Examples of Section 106 conditions include access roads to housing estates, small areas of open space and play parks. You can read more about [Section 106](#) here.

You can find out more about the CIL and whether a development is liable for it in the local government [planning portal](#).

Community Infrastructure Levy charges

Having an agreed CIL rate means that developers can see 'up front' how much they'll need to contribute to infrastructure and it helps to speed up the planning process. The charges can vary by area.

The amount of CIL charged is based on the total internal floor space of a new development and it also takes into account inflation, to allow for changes in building costs over time.

The CIL map details the rates we're proposing for different areas of the borough. You can use it to search by postcode for the proposed charges for your area.

Community Infrastructure Levy consultation

We're in the process of producing a new Local Plan for Barnsley and as part of this are proposing to adopt the CIL. We will set our local CIL rates through consultation with Barnsley residents, developers and other interested parties.

We consulted on the CIL proposals in October 2016.

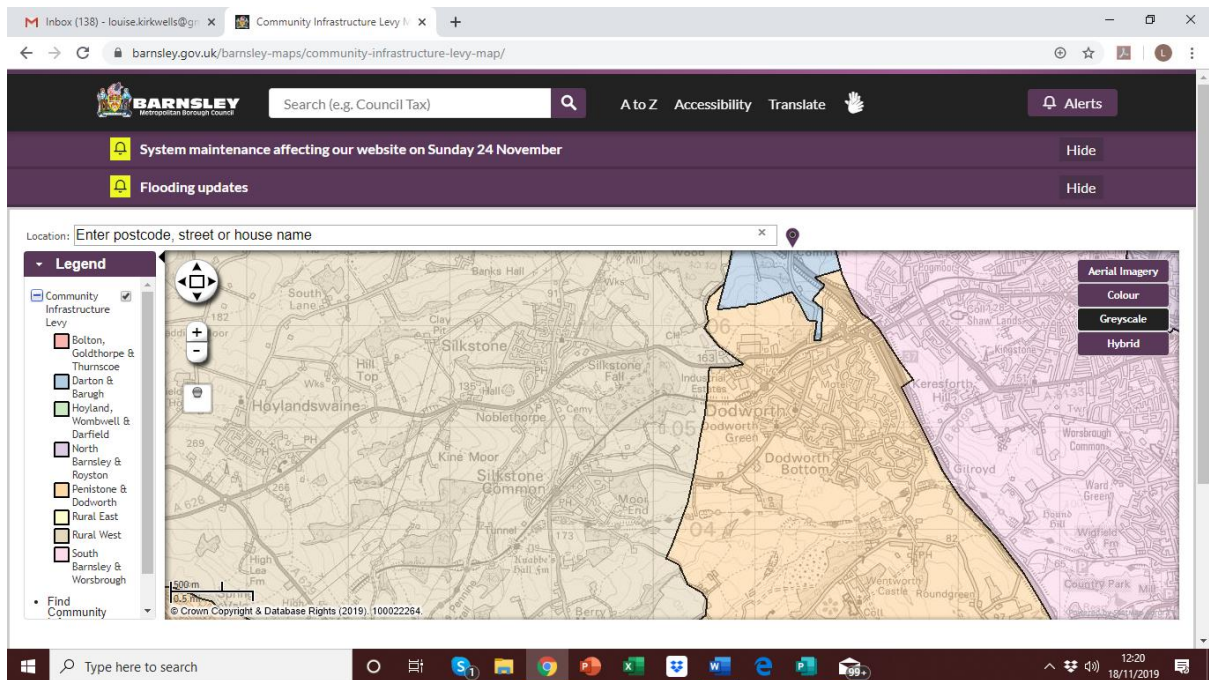
All of the responses have been taken into consideration and the next stage of the process will be to hold a formal public consultation of the draft proposals before the new CIL is formally adopted.

More information about the background to the CIL proposals and the suggested changes are in the documents below:

- [Preliminary Draft Charging Schedule Consultation Summary](#)
- [CIL Draft Charging Schedule](#)

²¹ <https://www.barnsley.gov.uk/services/planning-and-buildings/community-infrastructure-levy/>

- [CIL Guidance Document & Supporting Policies](#)
- [CIL Rate Calculation Methodology](#)
- [S106 Collection Rates](#)
- [Draft Infrastructure Delivery Plan](#)
- [Statement of Representation](#)
- [Barnsley CIL Report 2012](#)
- [Barnsley CIL Viability Update 2015](#)



Silkstone and Silkstone Common are in Rural West.

Appendix 1. The Draft Charging Schedule (DCS)

Proposed CIL Residential Rates

Table 1 Residential Zones		
Sub Market	CIL Rate Per SQM => 15 Dwellings	CIL Rate Per SQM < 15 Dwellings
Rural West	£80	£80
Penistone & Dodworth	£80	£80
Darton & Barugh	£50	£80
South Barnsley & Worsborough	£10	£50
Rural East	£0	£30
Hoyland, Wombwell & Darfield	£0	£0
North Barnsley & Royston	£0	£0
Bolton, Goldthorpe & Thurnscoe	£0	£0

Proposed CIL Commercial Rates

Table 2: Proposed Commercial CIL Charges	
Land Use	CIL Rate
A1 All Other Areas	£70
All other non-residential development	£0

In areas with a made (adopted) NDP Parish Councils are entitled to 25% of the CIL raised. In areas within-out an NDP the rate is 15%.

7.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Silkstone Parish Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background therefore has been reviewed before consultation on the Draft Plan.

For more information on the contents of this document contact:

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