

Silkstone

Neighbourhood Development Plan (NDP)

2021—2033

Issues and Options



Silkstone Parish Council
Spring 2021

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Public Consultation from 5th April until 17th May 2021

Welcome to the Issues and Options document for the Silkstone Neighbourhood Development Plan (NDP) which is published for informal public consultation **from 5th April until 17th May 2021**.

The NDP will set out locally relevant planning policies and proposals to help guide new development in our parish and will be used alongside the planning policies set out in the Barnsley Local Plan, adopted in January 2019.

This Issues and Options document sets out the key planning issues identified so far as relevant to Silkstone Parish (which includes the villages of Silkstone and Silkstone Common) and invites your comments about how we can address them in our NDP. It has been prepared by the Neighbourhood Planning Committee on behalf of Silkstone Parish Council. The Committee is made up of parish councillors and volunteer local residents and is supported by planning consultants Kirkwells. Meetings are open to the public and minutes are published on the NDP pages of the Parish Council website www.silkstoneplan.co.uk.

We need to know the following:

- Do you as local people and stakeholders agree with the vision, objectives and key planning issues we have identified so far?
- Which of the suggested possible policy options do you support?
- Is there anything important that you think we have missed?
- Do you have any other comments on the NDP?

You can respond to this consultation in the following ways:

- Completing the response form at the end of this paper and returning it to npscs19@gmail.com or by post to the Clerk to the Parish Council at 8 The Meadows, Silkstone Common, Barnsley S75 4SG.
- A box will also be available at the Co-op Store at Silkstone Cross, Silkstone Pharmacy, High Street, and Cottage Bakery, Ben Bank Road, Silkstone Common for you to deposit your forms during the consultation period.
- Downloading the response form from the Neighbourhood Plan website [www.silkstoneplan.co.uk] and emailing or posting it as described above
- Coming along and completing a response form at one of our events at Silkstone Common Methodists Church on Saturday, 10th April 2021 and the Huskar Community Rooms at Silkstone on Sunday, 11th April 2021, between 10.00 am and 4.00 pm. These sessions will be an opportunity to talk to members of the steering committee about any issues raised in the consultation document. **Note:** If government restrictions on gatherings associated with covid-19 are in place, these drop-in sessions will be held virtually using Zoom over the same two days. You will need to register for those sessions by contacting npscs19@gmail.com
- Completing the online questionnaire at www.silkstoneplan.co.uk

Overall the NDP should promote sustainable development in line with Government planning policies, supporting economic, social and environmental objectives, and provide a greater level of local detail to Barnsley Council's planning policies. It could do this for example by helping to ensure development:

- Supports improved community facilities and recreational opportunities for residents and visitors;
- Protects and enhances our natural environment including areas of wildlife value and woodlands;
- Responds positively to local heritage and the built character of the Parish,
- Improves accessibility and connectivity for all; and
- Supports suitable rural business investment and growth, for instance related to tourism and the visitor economy.

The NDP will build on previous work undertaken by the Parish Council including the Parish Plan (2004) and Parish Design Statement (2006). The Parish Council has commissioned design codes through the Locality Technical Support Programme and these will be used to support policies on design in the NDP.

Overall, we hope you will support an approach which helps to guide new development in a positive way, so that changes are sensitive to Silkstone Parish's unique character and allow the strong sense of local community and identity to be maintained.

Next Steps: After this initial consultation we will consider all submitted responses and start preparing our First Draft Neighbourhood Development Plan. We hope to have this ready for further consultation by the end of 2021.

If you are interested in being kept up to date with the progress of the NDP or would like to become more involved in the Plan's preparation please contact npscs19@gmail.com .

1.0 What is a Neighbourhood Development Plan?

- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared as a first step in setting out the possible scope and range of planning issues the Silkstone NDP could cover and potential policy options for addressing these issues.
- 1.4 It is important to remember that NDPs cannot be prepared in isolation. They have to be 'in general conformity' with strategic planning policies - in this case, the strategic policies in the Barnsley Local Plan, adopted January 2019 and accompanying Policies Map which covers the period up to 2033¹.
- 1.5 NDP Policies also have to 'have regard to' national planning policy, as set out in the National Planning Policy Framework (NPPF)² which was revised in July 2018, and updated on 19th February 2019, and other National Planning Practice Guidance, Ministerial Statements and Government advice.
- 1.6 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources and, overall, the Plan has to meet a set of 'basic conditions' set out in national guidance.
- 1.7 Preparing an NDP is a complex and lengthy process. Following this consultation on Issues and Options we are hoping to have a First Draft NDP ready for further informal consultation with you in Summer/Autumn 2021 and then to finalise our Draft NDP for the required 6 weeks formal consultation in Winter 2021/22. Following this, the Plan will be further revised and submitted to Barnsley Council who will check it and publish it for another 6 weeks consultation.
- 1.8 The Plan then will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Barnsley Council and

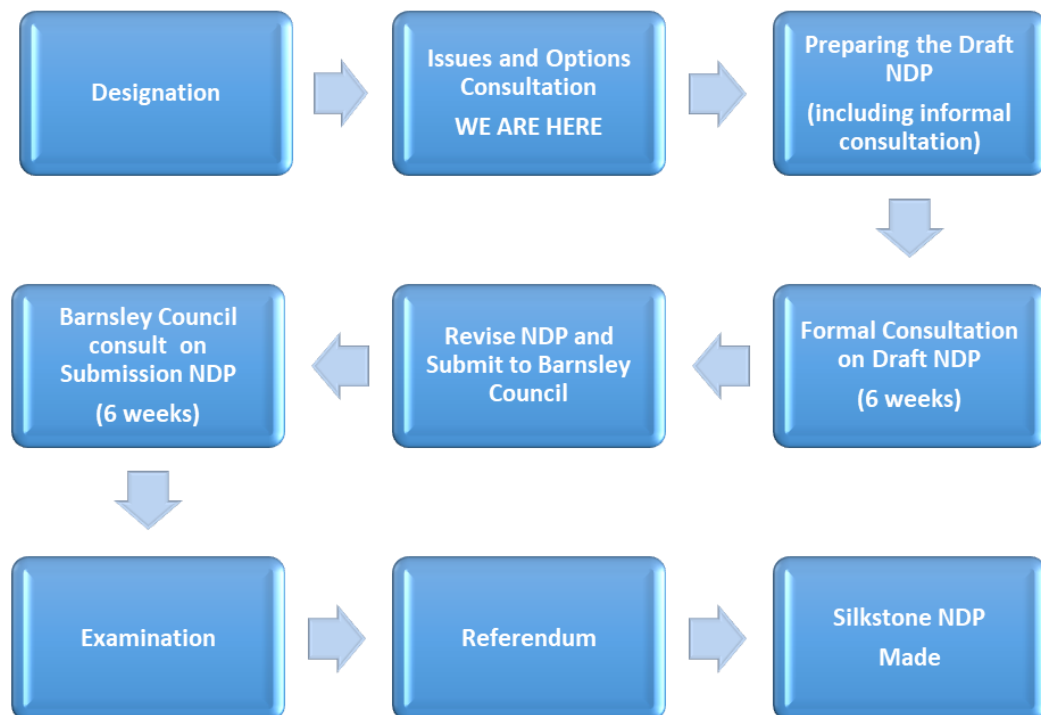
¹ <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/barnsleys-local-plan/>

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

used to help determine planning applications alongside Barnsley Council's planning policies, and taking account of 'other material considerations' including national policies.

1.9 This process is set out in Figure 1.

Figure 1 NDP Process

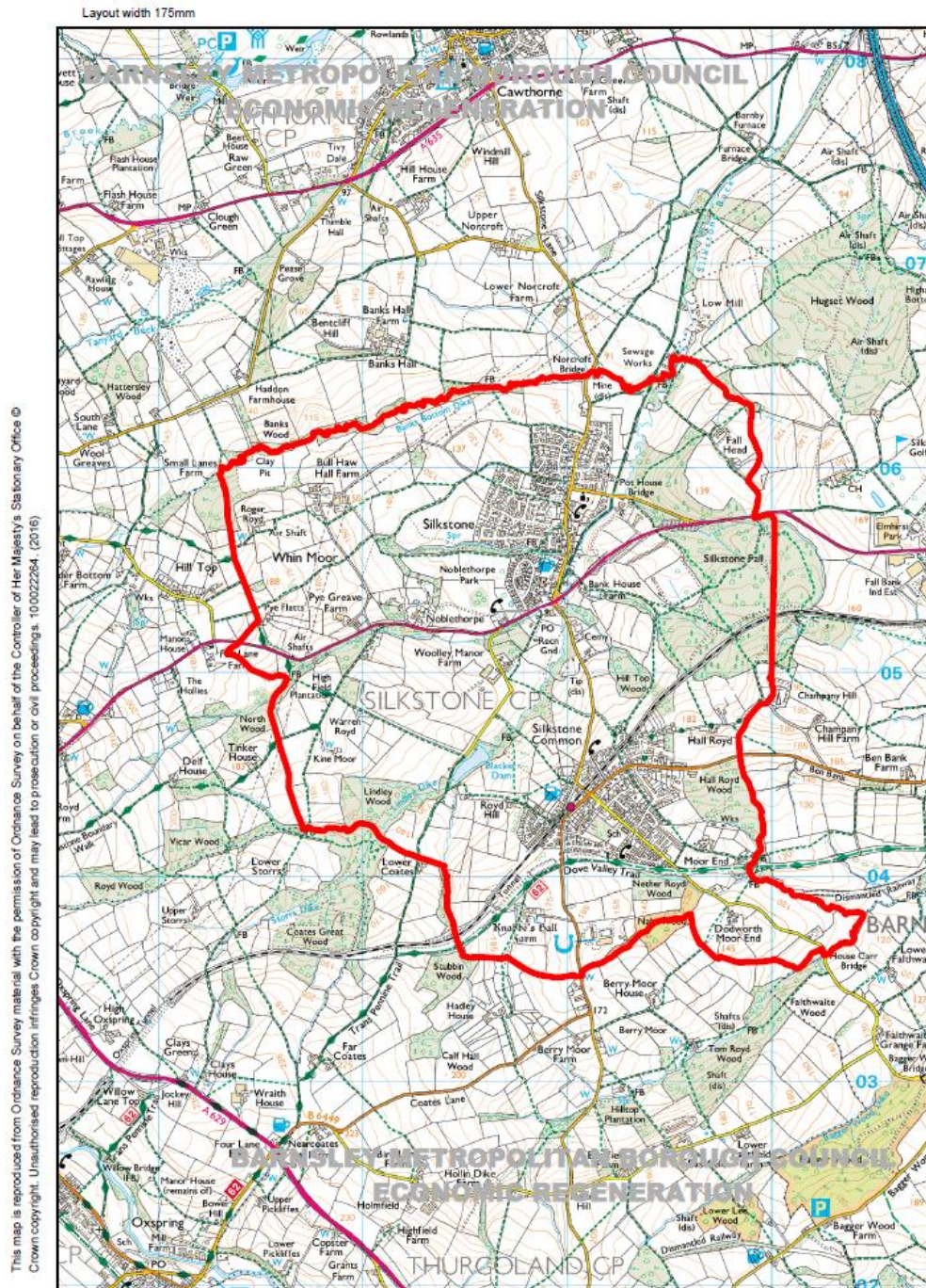


1.10 There are therefore several stages of public consultation and engagement throughout the process and the Neighbourhood Plan can only be made if, at the very end, local people support it.

1.11 We hope to achieve all this and have a plan in place in 2021. We need your help and ideas to achieve this.

2.0 An NDP for Silkstone

Map 1 Designated Neighbourhood Area and Parish Boundary



BARNSEY MBC - Economic Regeneration

Silkstone Parish Boundary

Scale 1: _____

Background and Designation

- 2.1 The Parish Council started to consider whether a Neighbourhood Development Plan (NDP) should be prepared for the Parish in 2016, and set up a Neighbourhood Planning Feasibility Working Party of parish councillors to research the costs and feasibility of the work involved in preparing an NDP.
- 2.2 The Working Party submitted a report in May 2016 to the Parish Council who agreed that a public meeting should be held as the next stage to progress work on a possible NDP. The public meeting was held at the Huskar Community Rooms on 18th July 2016 and included an update on the Local Plan provided by an officer from Barnsley Council, and information and questions and answers relating to NDPs.
- 2.3 The Parish Council decided to progress work on an NDP in October 2016 following consideration of the recommendations by the Feasibility Working Party which met on 7th September 2016.
- 2.4 Silkstone Parish Council made an application to Barnsley Council on 23rd January 2017 for the designation of a neighbourhood area. The proposed boundary was the same as the Parish Boundary and was designated by Barnsley Council on 3rd May 2017 . The designated area is shown on Map 1 and this is the only area where the planning policies in the NDP will apply.
- 2.5 The Parish Council set up a Neighbourhood Planning Committee as a sub-committee of the Parish Council, to oversee the preparation of the proposed NDP on behalf of the Parish Council following an exploratory public meeting on 23 September 2019. The sub-committee's first meeting was held on 7th October 2019.
- 2.6 Members of the public were invited to attend alongside Parish Councillors to find out more about the NDP process and participants were invited to join the Committee if they were interested. The Committee meets on a monthly basis at Silkstone Sports Pavilion and meetings are open to the public. During the Covid-19 Pandemic meetings were continued to be held online. The Minutes are placed on the NDP website at www.silkstoneplan.co.uk and regular updates are provided to the Parish Council.

3.0 Silkstone Parish



View from Champany Hill, Silkstone Common

- 3.1 The Parish of Silkstone is located approximately 4 miles west of Barnsley and 4 miles north east of Penistone in the local authority area of Barnsley District Council, South Yorkshire. The Parish comprises the two villages of Silkstone to the north and Silkstone Common to the south and a wider rural area of rolling countryside with areas of woodland, pasture and farms.
- 3.2 The Parish has good public transport connections with a rail station at Silkstone Common on the Huddersfield to Sheffield (Penistone Line) and regular frequent bus services to Barnsley (Services 20, 21 and 21A). The A628 runs through the Parish to the south of Silkstone village, connecting the area to Junction 37 of the M1 about 2 miles to the east and Manchester to the west (via the 'Woodhead Pass').
- 3.3 The population of the Parish was 3,153 usual residents on Census day 2011³. The average (mean) age of residents was 43.4 years.
- 3.4 The Parish extends over 630.69 hectares and is located in Barnsley's Green Belt. Silkstone and Silkstone Common are identified as villages under Local Plan Policy LG2 The Location of Growth, and are inset within the Green Belt on the Policies Map. 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. There are no allocated housing sites in the Local Plan in either of the two villages.
- 3.5 There are 24 Listed Buildings including Grade I Church of All Saints and Grade II* Knabbs Hall in the Parish. In addition the area has significant local heritage interest linked to its industrial / mining heritage which could be explored further as part of work on the NDP.

³ <https://www.nomisweb.co.uk/reports/localarea>

- 3.6 The Parish includes several areas of wildlife interest. There is a Site of Special Scientific Interest (SSSI) partially within the Parish at Pye Flatts Meadows and various areas of woodland including ancient woodland. Pye Flatts is an ancient meadow situated in the Green Belt. Following the second world war, farmers were encouraged to produce food which led to the loss of 97% of British wildflower meadows. Pye Flatts is one of the remaining 3% of wildflower meadows in Britain.
- 3.7 Sections of two long distance paths pass through the Parish: the National Trans Pennine Trail which crosses the UK from Hornsea on the north east coast to Southport on the north west coast; and the Dove Valley Trail which runs on a former railway line from Silkstone Common towards Wombwell and beyond passing through Dodworth and Worsborough and which forms another section of the Trans Pennine Trail.

Sports Facilities

- 3.8 Silkstone Sports Ground and Pavilion provide high quality facilities to local sports teams and groups. The “complex” includes:
- High quality and professionally maintained football pitch and cricket field;
 - Pavilion with changing rooms, showers, kitchen and meeting room;
 - MUGA (Multi Use Games Area) - a fenced hard surface for recreation “kick abouts “ and basketball; and
 - Family fitness trail and picnic area located between the Huskar Community Rooms and the sports ground.
- 3.9 The following sports clubs are based at these facilities:
- **Silkstone United Cricket Club:** Affiliated to South Yorkshire Cricket League and Huddersfield Central Leagues for adults and Barnsley & District Junior League for Under 17, U15, U13 and U9 teams; and
 - **Silkstone United Football Club:** Affiliated to Sheffield and Hallamshire Association and plays in the “Windsor Food Service County League”.
- 3.10 In addition there are several privately run sports clubs and schools including:
- **Silkstone Golf Club (privately owned & established in 1893)** is a high quality 18 hole course with excellent Club House and Pro shop. The golf club runs social and restaurant facilities for both members and visitors.
 - **Shoot 5-a-side** - a high quality indoor football facility providing coaching and competitive age group leagues employing admin and coaching staff. It has association with Jon Stead Academy (a former Premier League player) and also with Manchester City Football Club who offer coaching;
 - **Marie Penrose Dance School** - providing classes across age groups; and
 - **Throstlenest Saddlery** - stabling and horse riding.

Education

- 3.11 Silkstone has two primary schools with neither having a nursery unit.
- Silkstone Primary School, High Street Silkstone with a capacity of 210 children aged 4 years to 11 years. Silkstone school was rated overall as "Requiring Improvement" by Ofsted in January 2020. Silkstone Holiday Club is also based at Silkstone Primary School.
 - Silkstone Junior and Infant School, Moorend Road Silkstone Common with a capacity of 140 children aged 5 years to 11. An Ofsted monitoring visit to Silkstone Common in February 2020 gave an overall rating of "Outstanding".
- 3.12 Both schools have active PTAs and are involved in the Community, with for example Fetes/Fayres and joining Parish Clean up sessions.
- 3.13 In addition to the two schools Silkstone has two nursery / pre-school facilities:
- Cliff Nursery, Martin Croft Silkstone. Privately owned and taking children from 6 weeks to 5 years it has a large & fully qualified staff head count and in addition to play activities offers additional classes for example Ballet, Spanish, Drama & Cookery; and
 - Silkstone Pre-school Playgroup, Old Town School, High Street, Silkstone is a not for profit charity and located adjacent to the Primary School.
 - In addition, there are two registered childminders based in Silkstone

Places of Worship

- 3.14 There are two Christian places of worship in the Parish:
- All Saints Anglican Church, High Street Silkstone. Also known as the Minster of the Moors, the Parish Church is Grade I listed and dates back to at least the 12th century. The Church has weekly worship together with weddings, christening and burials. It holds weekly coffee mornings along with periodic concerts, book sales and the annual 3 day large scale crafts event "Wonderfully Made". It is also the base for Silkstone Heritage, a volunteer group focused on Silkstone history; and
 - Silkstone Common Methodist Church, Ben Bank Road, Silkstone Common. In addition to weekly worship the Church utilises its excellent facilities for groups and activities for activities such as Crafts & Skills, Mums & Toddlers, Good Companions ((60+) and Pilates.

Local Businesses

- 3.15 The NDP area has several shops:
- Cottage Bakery, Ben Bank Road, Silkstone Common is traditional, award winning, bakery is open 5.5 days per week for public along with a mobile shop to reach those who have difficulty travelling;
 - Silkstone Pharmacy, High Street, Silkstone is open 5 days per week and includes a home delivery service for those who are house bound/difficulty travelling; and

- Co-operative store, The Cross, Silkstone, is open 7 days per week selling food and drinks (off license), vehicle fuel and a car wash along with a Post Office (open Monday to Friday and Saturday am).

3.16 There are four public houses / restaurants:

- The Red Lion, High Street, Silkstone includes a patrons car park and outdoor children's play area and seating area;
- The Station Inn, Knabbs Lane, Silkstone Common also provides excellent "home cooking" food with some outdoor seating area; and
- The Bells Bar and Kitchen, High Street Silkstone - formerly a pub and now a full quality restaurant and grill. open lunch times and evenings 7 days per week; and
- The Chilli Lodge, Knabbs Lane, Silkstone Common offers Indian and Bangladeshi cuisine in a modern restaurant.

3.17 In addition the NDP area includes a number of other local businesses which provide employment for local people. These are largely linked to the service and visitor economy and include the Pot House Hamlet – including a garden centre, a café and various other small businesses.

4.0 Draft Vision and Objectives

- 4.1 A Neighbourhood Development Plan should have a Vision for the Parish for the Plan period (here, up to 2033), and a set of Objectives for the NDP planning policies.
- 4.2 The Neighbourhood Planning Committee have prepared the following Draft Vision and Objectives and would like your views on them:

Draft Vision for Silkstone Parish up to 2033

To maintain the character of the villages by ensuring that any development is sensitive to the existing built and natural environment but recognises the need to support 21st century living in a sustainable way.

- 4.3 The Draft Vision will be delivered through the following Draft Objectives:

Draft Objectives

Objective 1. To support the development of housing provision to meet local needs that is in keeping with the character of the surrounding area.

Objective 2. To support the protection and improvement of community leisure, sports and recreation facilities.

Objective 3. To protect, enhance and develop the Parish's biodiversity, natural assets and amenity areas, including the Trans Pennine Trail, the green belt, green open spaces, open farmland, and community allotments.

Objective 4. To protect and enhance the Parish's built industrial and residential heritage and history.

Objective 5. To preserve and improve accessibility and connections to the Trans Pennine Trail, the Wagonway, local beckside, local footpaths and bridle paths.

Objective 6. To support the development of a sustainable local economy, with particular emphasis on maximising local tourism assets.

Objective 7. To better manage local traffic to reduce highway congestion and increase road safety.

Objective 8. To support better access to local public transport networks.

Question 1A: Do you agree with the Draft Vision and Objectives? Yes / No

Question 1B: Do you have any suggestions for how they could be improved?

5.0 Key Planning Issues and Policy Options

5.1 Local Housing



Local houses - View from Silkstone Common Railway Station

- 5.1.1 The Neighbourhood Planning Committee would like to use this consultation to explore whether local residents would like the NDP to include a planning policy to guide house types and sizes in Silkstone Parish, or whether we should rely on policies in the recently adopted Barnsley Local Plan.

Existing Housing Provision in the Parish

- 5.1.2 Census data from 2011 shows that there were 1,374 dwellings⁴ in Silkstone Parish. Appendix 1 provides more information about types of housing and tenure in the Parish.
- 5.1.3 Table 1 shows that 54.8% (753) of all dwellings were detached houses or bungalows, 23.4% (322) were semi-detached and 19.8% (272) were terraced. By comparison, in Barnsley local authority area, 22.1% of dwellings were detached houses or bungalows, 44.9% were semi-detached and 25.0% were terraced. Therefore compared to Barnsley as a whole there are significantly more detached properties in Silkstone Parish, and significantly fewer semi-detached and terraced houses. Furthermore the average number of bedrooms per household in Silkstone Parish was 3.2 compared to 2.7 in Barnsley Borough, indicating that there is a higher proportion of larger homes in the Parish than in the local authority area.
- 5.1.4 Table 2 shows that the vast majority of households (80.2%) in Silkstone Parish were in privately owned accommodation in 2011. This is a far higher proportion than that for Barnsley as a whole where 64.3% of households were in owner occupied accommodation in 2011. Only 10.5% of households were in the social rented sector on Silkstone Parish compared to 20.9% in Barnsley Borough and 8.0% were in privately rented accommodation compared to 12.8% in Barnsley Borough.

⁴ <https://www.nomisweb.co.uk/reports/localarea>

Future Housing Need

5.1.5 Barnsley Strategic Housing Market Assessment (SHMA) Update 2014⁵ forms part of the evidence base for the Local Plan. Silkstone is in the Penistone East sub area. The report notes that *'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.'* The report also identifies a shortfall in affordable housing in the Penistone and Dodworth Area particularly for 1/2 bedroom and 3 bedroom general needs housing. Silkstone is identified as an area of higher demand by estate agents, where *'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.'*

5.1.6 The Parish does not have an up to date Parish Housing Needs Survey. A new housing survey has been commissioned by Barnsley MBC but this is unlikely to provide fine grained detail at the Parish level.

Planning Policy Context

5.1.7 Silkstone and Silkstone Common are identified as Villages in the Barnsley Local Plan settlement hierarchy. Paragraph 7.3 sets out that villages will be expected to deliver approximately 5% of the overall housing requirement figure through housing allocations or windfall sites. Neither village has any site allocations for new housing so it is proposed that any new housing would come forward as windfall sites or through conversions.

5.1.8 **Policy H1 The Number of New Homes to be Built** sets out that at least 21,546 net additional homes will be sought across the Barnsley Borough during the period 2014 to 2033. Housing development in Silkstone Parish will be focussed in the two villages as the surrounding area is protected by Green Belt. Proposals will be guided by **Policy H4 Residential Development on Small Non-allocated Sites** which sets out that *'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 H6 Housing Mix and Efficient Use of Land** sets out that *'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.'* The Policy goes on to advise that a density of 30 dwellings per hectare net will be expected in the villages, so a site of 0.4 ha would be expected to accommodate around 12 houses.

5.1.9 The requirement for affordable housing is set out in **Policy H7 Affordable Housing:** *'Housing developments of 15 or more dwellings will be expected to provide affordable housing.'* 10% affordable housing will be expected in Rural East. The Policy goes on to say *'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*

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

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.'

Policy Options

- 5.1.10 Recent developments for new housing in the Parish have tended to provide larger scale, family housing for private sale. Recent planning applications have included small infill schemes and backland development in residential gardens, including:
- Proposed development of 4 dwellings on the former Garage Site, Martin Croft, Silkstone;
 - Proposed development of 3 dwellings on land adjacent to Glebe Farm, Silkstone;
 - Proposed development of 1 detached dormer bungalow with side attached garage, at 1 Woodland View;
 - Demolition of existing house and erection of 3 new houses at The Laurels, 24 Viewlands, Silkstone Common.
- 5.1.11 House prices in the parish are higher than average for the Barnsley borough area, reflecting the Parish's status as a popular and highly desirable area, with delightful surrounding countryside, highly-regarded schooling and good commuting links.
- 5.1.12 It is proposed that the NDP is silent on this matter and leaves decisions about house sizes, types and tenure to the policies in the adopted Local Plan and the most up to date Barnsley level housing needs assessment. The Parish is not in an area identified for housing growth in the Local Plan.
- 5.1.13 However the NDP could include a local policy which supports the principle of new housing, provided locally appropriate criteria are met. Such a policy could include for instance supporting small scale development in areas up to 0.4 hectares, provided that new houses are not built in existing gardens, footpaths are preserved, density is consistent with adjacent areas and there is no detrimental impact of the landscape or visual amenity.

Policy Option 1: Do you agree that policies in the Barnsley Local Plan are sufficient to guide decisions about house types, tenures and sizes? Yes / No

Policy Option 2: Would you like to see a general policy for new housing in the NDP which includes local criteria to assess proposals. Yes / No

If Yes, please provide details of any issues you would like to see addressed in addition to those set out above.

5.2 Community and Leisure



Silkstone Common Rec - MUGA and shelter

- 5.2.1 Silkstone Parish is fortunate to have a range of local community and recreation facilities. These include 2 primary schools, a private nursery school, a petrol station at Silkstone Cross containing a store and post office, a bakery, 2 churches, 2 public houses, 2 restaurants, a café/bistro and an equestrian centre. The Silverwood Scout Campsite is located in 100 acres of woodland within the parish, and hosts gatherings for Scout groups and other organisations.
- 5.2.2 Community Groups based within the villages include 2 luncheon clubs, a number of football and cricket clubs, 4 playgroups/out-of-school clubs, 2 history groups, and Brownie and Scout Groups. The parish is lucky to be maintained by the CARE Group (including Silkstone in Bloom) which looks after the environment and public planted areas of the parish. The CARE group was awarded the Queen's Award for Voluntary Service in 2018, and in 2000 the Parish won the Britain in Bloom 'Small Rural Town' category and the Northeast region 'Village of the Year' award.
- 5.2.3 The area also has the Recreation Ground in Silkstone with a football pitch, cricket pitch, MUGA and outdoor gym. Membership of the sports clubs is open to non-Silkstone residents. Other areas of importance are the children's play areas located at Manor Park, Broadgates and Martin Croft. In Silkstone Common the Recreation Ground has a football pitch (not currently in use), MUGA and a children's play area known as 'Mike's Place'.
- 5.2.4 The Parish Council also owns the Huskar Community Rooms, a new community centre situated in Silkstone Recreation Ground. The centre comprises 1 large activity room, a large dance studio which is home to Maria Penrose Dance Studios, reception area, fully equipped kitchen, toilets and disabled access. The centre is home to a variety of clubs and activities, from dance classes, scouting and girl guiding clubs, to sports and activities such as yoga, Pilates, judo and a craft club.
- 5.2.5 These facilities are highly valued by local residents. The responses to the consultation on the Parish Plan showed that 81% of respondents thought it was very important to retain green

and open spaces. Play areas came out as being very important and needing greater involvement by the Parish Council.

- 5.2.6 However individual comments suggested that some perceived the current provision of facilities for children was only 'adequate' and more effort was needed for the younger end of the Parish. At the opposite end of the age scale it was felt by a lot of respondents that not enough was done for older people.
- 5.2.7 Since the work on the Parish Plan was undertaken, there have been improvements to local facilities. The provision of a multi-games area at both Silkstone and Silkstone Common recreation grounds has extended provision for informal recreation, particularly for older children. Silkstone Common recreation ground is relatively under-used, compared to that at Silkstone, and consideration is needed as to how its use as a community asset could be maximised.



Silkstone Playing Field, showing Huskar Rooms

- 5.2.8 Barnsley's Green Space Strategy Updated 2016⁶ sets out that villages in the rural area should have the following green spaces 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

⁶ <https://www.barnsley.gov.uk/media/4088/barnsleys-green-space-strategy-2016-update.pdf>

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	

5.2.9 Barnsley Metropolitan Borough Council Playing Pitch Strategy 2016 -2019 November 2016 Final Report⁷ notes that football facilities are provided at Silkstone Common Junior and Infant School, Silkstone Primary School and Silkstone Common Recreation Ground. There is demand for football, cricket and Rugby.

5.2.10 Table 3.1: Individual Sport Specific Action Plans includes the following:

- 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.
- 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. ENHANCE. Look to enhance current pitches and improve quality from poor to address current overplay. Consider the need for improvements to access and ancillary facilities on site.
- Silkstone Common Ground – Penistone Sub Area Sport: Cricket. PROTECT. Ensure protection of the playing pitches at this site in the Local Plan. ENHANCE. Provide an additional 2 new wickets to meet current and future demand.

Planning Policy Context

5.2.11 Barnsley Local Plan **Policy E7 Loss of Local Services and Community Facilities in Villages** sets out that '*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.*

5.2.12 **Policy GS1 Green Space** advises that Barnsley Council '*will work with partners to improve existing green space to meet the standards in our Green Space Strategy.*' The Policy identifies the following as Green Space: 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, and protects against their loss.

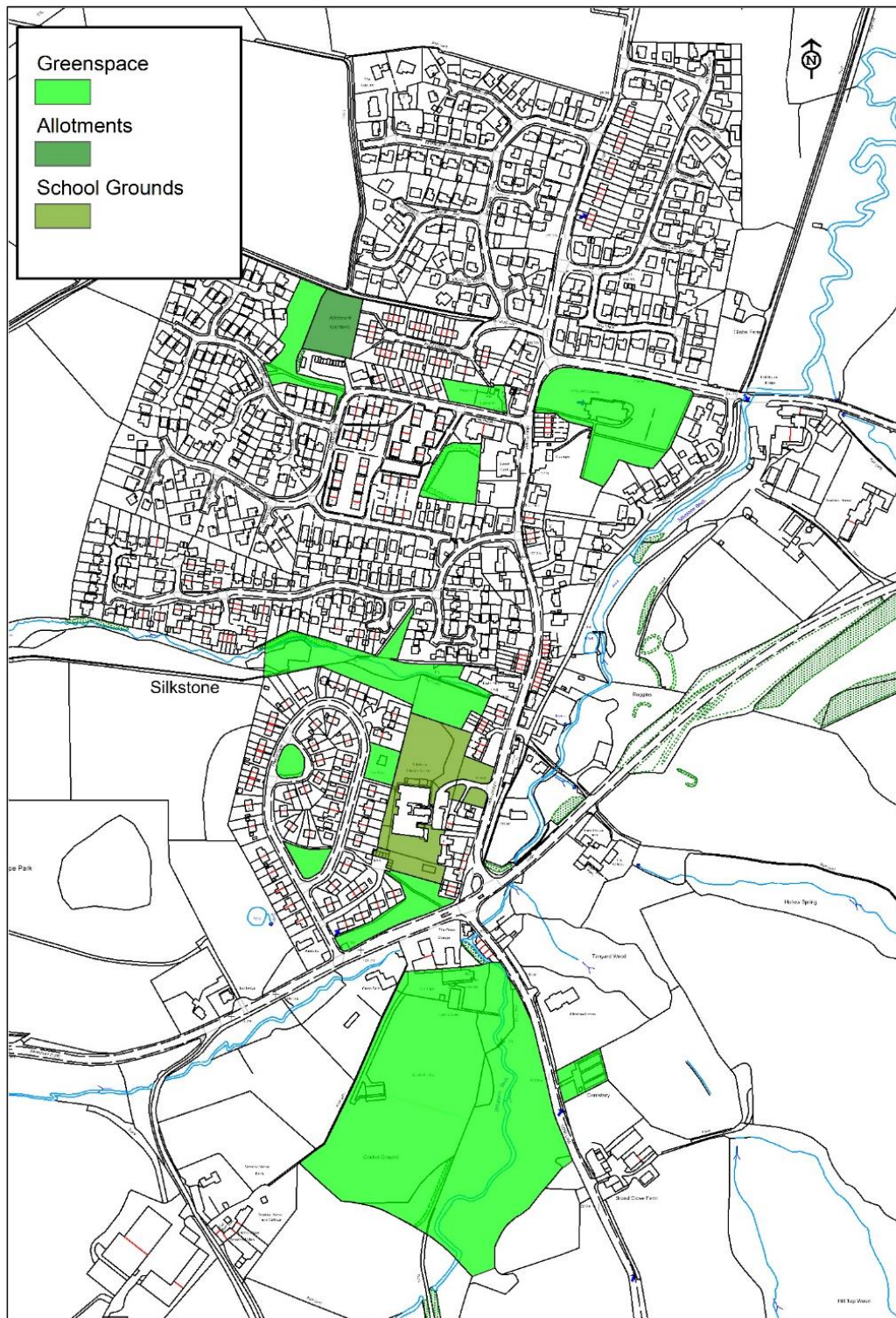
5.2.13 **Policy I2 Educational and Community Facilities** protects local community facilities. The Policy supports the provision of community facilities and advises that '*community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, 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*

⁷ <https://www.barnsley.gov.uk/media/4740/eb91-playing-pitch-strategy.pdf>

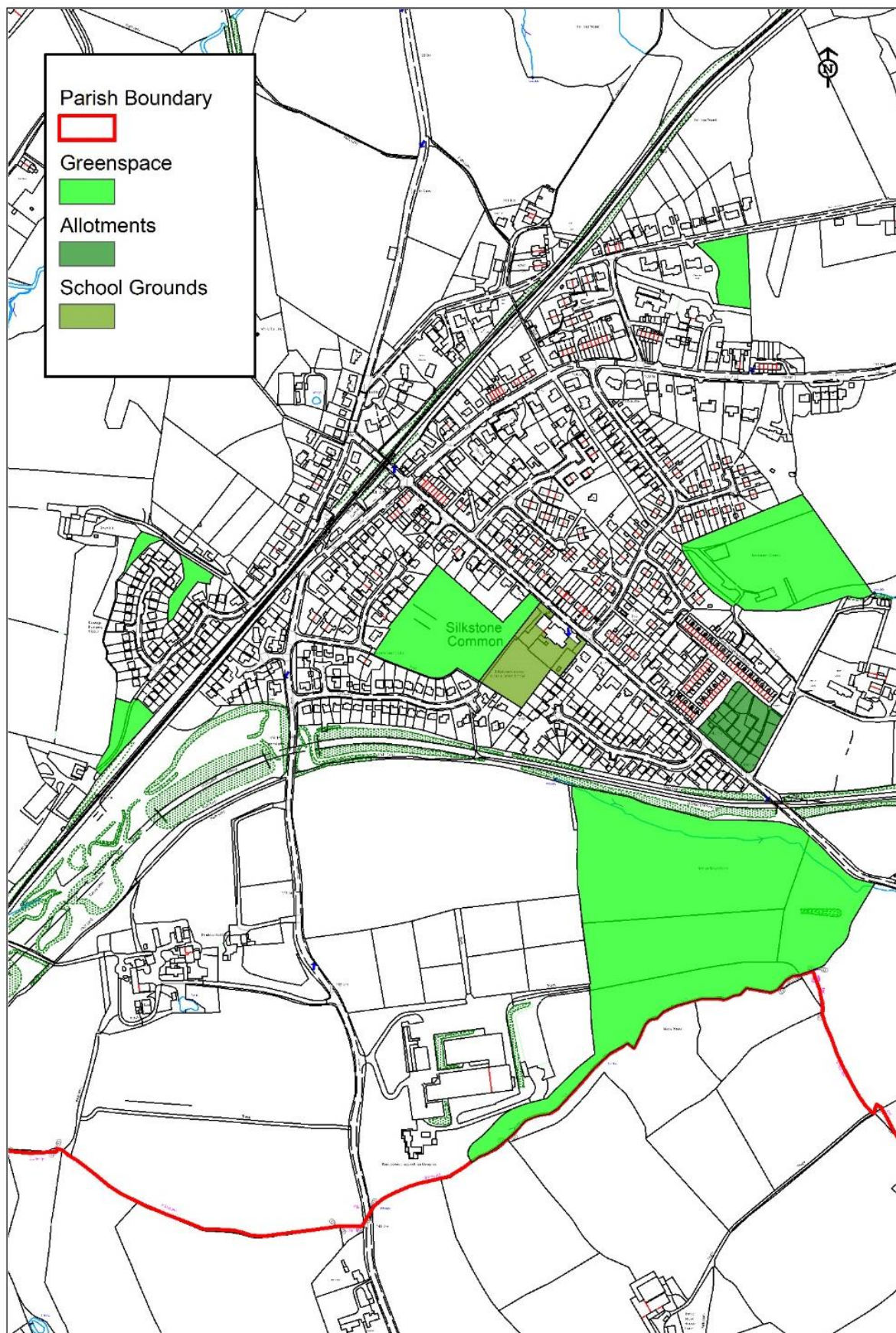
from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.'

- 5.2.14 The Adopted Local Plan Policies Map identifies green spaces for protection in Silkstone and Silkstone Common. Maps 2 and 3 show the green spaces and recreational areas in the two villages.

Map 2 Silkstone Green Spaces



Map 3 Silkstone Common Green Spaces



Policy Options

5.2.15 The Neighbourhood Planning Committee would like to know local residents' and stakeholders' views about whether the Silkstone NDP should include a Policy to support investment in provision in local community and recreational facilities. Such a Policy could add more detail to the Policies in the Barnsley Local Plan by working with local sports clubs to address specific provision needed locally.

5.2.16 Local residents and representatives of sports clubs are invited to explain where they think investment in local provision is required and what sort of facilities are needed.

Policy Option 3: Should the Silkstone NDP include Policies which support investment in specific local recreational / sports provision? Yes / No

If Yes, please explain where this is needed and what is required.

5.2.17 Maps 2 and 3 show areas of protected Green Space including parks and open spaces, play areas, sports pitches, local natural areas and cemeteries. In addition allotments and school grounds are identified.

5.2.18 The Parish Design Statement identified the following green spaces as important:

Inside the Villages:

Silkstone:

- *Silkstone Recreation Ground and adjoining Conroyd Wood.*
- *The Chestnuts.*
- *Open green space within and fronting Manor Park.*
- *The woodland and grassed area between Manor Park and Towngate through which Footpath 29a passes.*
- *'Hillside' on High Street, opposite the Ring 'o' Bells.*
- *The entrance to Silkstone Primary School and playing field.*
- *'Ribbon' open-space along Silkstone Waggonway from Silkstone Cross to the Parish boundary.*
- *The area adjacent to the War Memorial in Martin Croft.*
- *Broadgates play area.*
- *Tanyard, Hollow Spring and Conroyd Woods.*
- *Pack Horse Allotments.*

Silkstone Common:

- *Orchard Wood and adjoining Orchard Meadow.*
- *Silkstone Common Recreation Ground including wooded area.*
- *Planted open space at Beacon Court.*
- *'Ribbon' open space along the Dove Valley Trail section of the Trans-Pennine Trail.*
- *Hall Royd Wood in private ownership, but open to public use.*
- *Knabbs Wood, owned by the Woodland Trust, and open to the public.*
- *Hill Top Wood.*
- *Silkstone Common Primary School playing field.*

- 5.2.19 The Design Statement explains that *'The Chestnuts, Silkstone and Orchard Wood and Meadow, Silkstone Common The residents are of the opinion that these are very special areas. They should become protected areas of tranquillity. This would enable the native flora and fauna to thrive and the residents to enjoy these areas with pride. The Chestnuts was developed from a disused quarry. It is a green area set in the middle of the village. We strongly believe that this area should retain its character. We do not want change for change sake. Just as a building should focus respect for its neighbours so should the Chestnuts focus respect for its neighbours. This is a small grassy and tranquil setting bounded by large mature trees and native shrubs. The neighbouring housing is taken up by mainly senior citizens and the disabled in bungalow accommodation. Peace of mind is a priority for the residents of this area. It is a very desirable place to live. Every facet is valued. Any proposed alteration to the Chestnuts should be vigorously resisted. We believe that full consultation with the locals is essential. In the Chestnuts we have a sense of place and it feels good. This should become a protected area.'*
- 5.2.20 The list of green spaces are the main ones within the villages, but there are a substantial number of smaller green spaces. These are of equal importance to the open rural feel of the villages. These are shown in green on the map on pages 10 and 11 of the Design Statement.
- 5.2.21 The NPPF allows local communities to protect from development important small scale open spaces which have a particular significance. These are called **'Local Green Spaces'**. In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 100 explains the criteria which have to be met:
- '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.'*
- 5.2.22 The Neighbourhood Planning Committee would like to know if there are any additional small, incidental areas of open space in either of the two villages which should be considered for protection as a Local Green Space. Such spaces would be in addition to those identified on the Local Plan Policies Maps and would have to meet the criteria set out in the NPPF in order to be supported at examination. Such spaces could include, for example, areas of green space surrounding the older persons' bungalows on Martin Croft and Manor Park and at the junction of High Street with Martin Croft in Silkstone, which are not currently listed. Similarly, there are relatively wide grassed highway verges adjacent to the footway at Martin Croft / Sunny Bank Road, Silkstone, and Ben Bank Road, Hall Royd Walk and Knabbs Lane (between Black Horse Drive and Woodland View), Silkstone Common, which significantly enhance the appearance and appeal of these areas.

Policy Option 4: Please tell us about any areas which you think would meet the criteria for Local Green Spaces and explain why they are so important.

5.3 Landscape Character and Wildlife



Jays Wood, Silkstone Common - Information Board

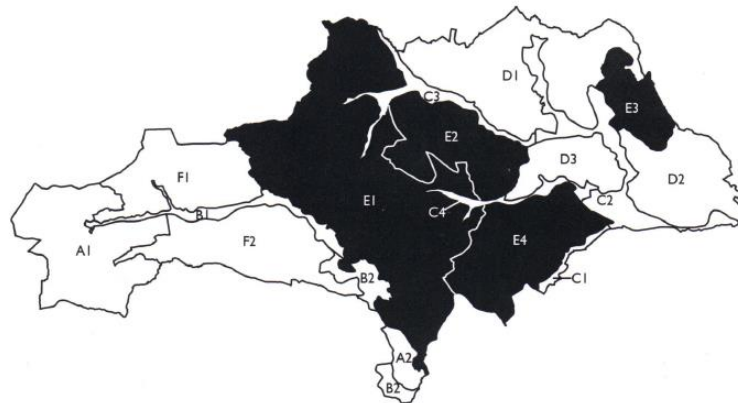
Local Landscape Character

- 5.3.1 The Parish has its own distinctive landscape character. The area lies within Natural England's National Character Area 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield⁸. NCA 38 has geological deposits of coal and iron, and these, along with the water supply, brought mass industrialisation to the area to exploit the resources. This is a generally low-lying area, with hills and escarpments above wide valleys, and the landscape embraces major industrial towns and cities as well as villages and countryside. The NCA is an important area nationally for history, especially in relation to industrialisation 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.
- 5.3.2 Barnsley Borough Landscape Character Assessment Final Report, May 2002, reviewed 2016⁹ provides further detail by defining the character of the landscape of Barnsley Borough in order to provide a framework for planning and policy development. The landscape of Barnsley Borough was classified into 6 landscape types, ranging from the higher undeveloped moorland in the west, to the lower developed and industrialised farmland and river valleys in the east. Silkstone is in area E1 - West Barnsley Settled Wooded Farmland. The stream in Silkstone (which passes the Potting Shed) is a tributary to the C3 Lowland Dearne Valley Floor and just includes a small part of C3.

⁸ <http://publications.naturalengland.org.uk/publication/4743624?category=587130>

⁹ <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>

E: SETTLED WOODED FARMLAND



5.3.3 The Key Characteristics of **E1: WEST BARNSELY SETTLED WOODED FARMLAND** are:

- Gently rolling landform with hills and broad valleys.
- Small, medium sized and large woodlands, mainly deciduous and some coniferous.
- Substantial areas of intact agricultural land, both in arable and pastoral use.
- Irregularly shaped small, medium sized and large fields bounded by hedgerows, stone walls and fences.
- Stone farmsteads, often with large modern outbuildings.
- Villages and hamlets set in open countryside.
- Large stone country houses set within designed parkland landscapes.
- Urban encroachment visible to the east, outside the character area.

5.3.4 The overall strategy objective for this landscape character area should be to conserve the important features characterising both the rural landscape and settlements. Landscape strategy objectives should include the following:

- **Conserve open countryside by protecting from development** and particularly from encroachment from the east.
- **Conserve condition and character of countryside close to urban edges** on the east side of the character area, where there are pressures from large scale urban areas.
- **Conserve condition and character of countryside close to industrial developments** by minimising adverse effects such as noise, dust, traffic and visual intrusion.
- **Conserve the scale and settings of existing houses, hamlets and villages** by preventing expansion into the rural landscape.
- **Conserve condition and character of stone farmsteads** by careful design and siting of new outbuildings.
- **Break up and screen expansive housing developments** by planting blocks of trees close to the urban edge.
- **Conserve hedgerows and stone walls on field boundaries** and restore where they are in decline.
- **Protect and manage existing wildlife habitats** such as woodland, streams and scrub in order to retain their quality.

- 5.3.5 The Assessment goes on to note that the *'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 low. The objective should be to conserve the open, undeveloped, rural character of the landscape. Villages should remain small and compact to maintain their integrity and character. Spread of large scale urban areas into the character area from the east should be prevented, to avoid urbanisation of this intact rural landscape.'*

Planning Policy Context

- 5.3.6 **Barnsley Local Plan Policy D1 High Quality Design and Place Making** sets out under Design Principles that *'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.'* **Policy LC1 Landscape Character goes to say** *'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).'*
- 5.3.7 The Silkstone NDP could include a policy which protects local landscape character by identifying those features which contribute to the local distinctiveness of the Parish and requiring development to protect and enhance them.

Policy Option 5: Should the NDP include a Policy to protect and enhance Silkstone Parish's distinctive local landscape character? Yes / No

If Yes, please tell us about any local landscape features which you think are important and which should be protected.

Wildlife



Robin

- 5.3.8 The Parish Design Statement identifies and describes areas of biodiversity importance in Silkstone Parish. The following areas are identified as of particular local wildlife significance and should be considered in the NDP:

SILKSTONE COMMON

- Nabs Wood
- Nether Royd Wood
- Moorend Houses Area
- Orchard Wood and Meadow
- Jays Wood(Hall Royd Lane)
- Hall Royd Wood
- Hill Top Wood
- Royd, Vicar, Lindley and Coates Great Wood
- Silkstone Tunnels

SILKSTONE

- Silkstone Fall Wood
- Conroyd Wood
- Lindley Wood
- Blacker Wood
- North Wood
- Silkstone Church and Church Yard and Chestnut trees
- Pye Flatts SSSI

WILDLIFE CORRIDORS

- Trans Pennine Trail
- Silkstone Waggon Way and Sewage Works

OTHER ASPECTS TO BE CONSIDERED

- Veteran Trees/Ancient Trees
- Ancient Hedgerows
- Protected Species - Badgers and Bats

Pye Flatts Meadows

- 5.3.9 Pye Flatts Meadows is a Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act, 1981. The meadows are located between Silkstone and Hoylandswaine and consists of three fields of neutral hay meadow grassland, the best of a known scattered examples in the Barnsley Area. They comprise diverse grasses and flowering plants species which suggests that the meadows are a product of a long period of consistent traditional agricultural management. The meadows are privately owned with no access without the owner's permission. All records for this site are held at the Barnsley Biological Records Centre.

Woodlands

- 5.3.10 **Nabs Wood** includes some ancient woodland and is in the ownership of the Woodland Trust. The management plan for the site runs from 2017 – 2022 when it will be reviewed. The wood is a predominantly broadleaved woodland composed of mainly native species including oak, sycamore, ash and beech with minor components of other tree species which include birch, rowan, English elm, field maple and Scots pine. Holly and Hazel can be found. Nabs Wood has good examples of woodland wildflowers which include, bluebell, wood anemone, wood sorrel, ransoms and dog's mercury. Extensive plant surveys have been conducted by a local Natural History Society. It is well recorded for its invertebrates. At present a Moth Survey by Barnsley Natural History Society is being carried out. All natural history records for this site are currently held in Barnsley Biological Records Centre. The wood is an excellent area for woodland birds including woodpeckers, tawny owls and nuthatch as examples. This wood has strong historical links with the local mining industry and was the scene of the 1838, Huskar Pit Disaster. Nabs Wood is accessible to the public from Moor End Lane, Silkstone Common
- 5.3.11 **Nether Royd Wood** is owned by a local land owner and is locally known as Johnson's Wood. It is located adjacent to Nabs Wood. Nether Royd Wood habitat is similar to that of Nabs Wood in both tree and plant species. Local knowledge has established that there has been little woodland management.
- 5.3.12 **Moor End Wood and houses** are owned by a private land owner with little evidence of any woodland management. The wood is a mixed woodland and the tree species comprise beech, ash, sycamore and oak and holly. Flowering plants include bluebell. It is an excellent area for woodland bird species with Greater Spotted Woodpecker and owls being recorded. The area in 2018 was threatened with housing development and during the course of the campaign to save the area from this proposal, a thriving bat population was recorded along with trees and a hedge rows that needed protection. In 2018-2019 an extensive Moth survey was carried out by members of Barnsley Natural History Society. These records have been sent to Barnsley Biological Records Centre. This area has strong historical links to the mining industry and is the site of Moor End Colliery. Access to this area is via Moorend Lane, passed the riding stables with a public foot path which skirts round Moor End Houses or via a footpath off House Carr Lane. The woodland runs parallel to the Trans Pennine Trail which is a wildlife corridor. The whole of this area is worthy of a detailed Wildlife Survey.
- 5.3.13 **Orchard Wood and Meadow** are owned and managed by Silkstone Parish Council. Although there is no formal woodland management plan, audits are carried out on a yearly basis and actions are taken as necessary. The wood includes a small meadow area, which is home to

the PALS memorial stone. Work has been carried out for many years in the wood to improve footpaths and create wildlife habitats.

- 5.3.14 **Jays Wood / Hall Royd Lane Wood** - prior to the Parish Council taking responsibility for the wood, this was the only remaining evidence of the local pit, pit heap and depot in the village. The wood was originally planted on the poor land to provide a screen from the pit for the benefit of the villagers. Part of land was sold with a small area retained by Barnsley Council as an amenity feature. It is this area that Silkstone Parish Council took responsibility for, improving and maintaining this small area of woodland with the support of Silkstone Care Group leading on the improvement works and the Parish Council responsible for the management of the wood. The wood changed its name from Hall Royd Lane Wood to Jays Wood and was formerly opened to the public on 19 April 2016. Initially the wood was dominated by mature silver birch trees with some young oak trees and that over time this would become a small oak woodland. A seat has been installed along with interpretation boards.
- 5.3.15 **Hall Royd Wood** is a privately owned wood with little evidence of woodland management. Access to the wood is via a locked gate on Ben Bank Road, Silkstone Common or by a footpath from Silkstone Common Recreation Ground. Prior to 2014 this wood was very popular with the local people, well known for its variety of typical woodland plants such as bluebell, violets and an excellent range of woodland birds. In 2014 the owners of the woodland applied for a tree felling license and included in that application to Barnsley MBC a detailed replanting programme. Unfortunately this replanting programme has not been actioned and is now inaccessible owing to the increase in bramble and lack of a woodland management programme. There is still an excellent range of woodland bird species including Greater Spotted Woodpecker.
- 5.3.16 **Hill Top Wood** lies between Silkstone and Silkstone Common, on either side of the railway line. There are very few records for the wood and would appear to be another under-recorded site. The records available include beech, birch oak and bluebell. It is privately owned and a management plan is not available.
- 5.3.17 **Royd, Vicar, Lindley And Coates Great Wood** is a complex of woodland sites based around the course of Storrs Dike and its tributaries which come together to form Lindley Dike in the north-eastern part of the complex. These woodlands have been granted Local Wildlife Site status and the LWS Assessment and Phase I Survey completed in January 2011 for Barnsley MBC divides the woods into areas with species of trees and plants recorded into the relevant area. Royd Wood has been replanted over an ancient woodland site. Vicars Wood is on the register of ancient and semi-natural woodlands. Lindley Wood can be described as a broadleaved plantation. Coates Great Wood can be described as Semi-natural broadleaved woodland. Important plant species include bluebell, wood melick, dog's mercury, wood millet, greater stitchwort, yellow archangel, wood speedwell, wood sorrel, remote sedge, and sessile oak are all present on this site. These species are all indicators of ancient woodland in South Yorkshire. Information from the Biological Records Centre indicates that an insect survey by local naturalists has been carried out.
- 5.3.18 **Silkstone Fall Wood** lies to the west of Dodworth and the M1, occupying an area that is on the register of replanted ancient woodland sites. The site slopes from the SE to the NW, from about 150m above sea level to around 90m above sea level in the valley of Silkstone Beck, on its NW edge. The wood crosses in the north by the A 628, Barnsley Road between

Penistone and by the railway between Penistone and Barnsley in the south. Silkstone Fall Wood is a Local Wildlife Site registered with Barnsley MBC and was last surveyed March 2019. The 2019 report divides the wood into areas for recording of species. Details of which are very complex. Large areas of the woodland have been planted with coniferous plantation, mixed plantation with some semi-natural broadleaved woodland. It can only be described as diverse. The flora that has been recorded are all ancient woodland indicator species for South Yorkshire. Breeding bird species which include dunnock, bullfinch, song thrush, Greater and Lesser Spotted woodpecker have been recorded. Records also indicate that UKBAP species brown hare are present. The Local Natural History Society have completed a fungi survey and these records can be found in the Biological Records Centre.

- 5.3.19 Quite recently the management of Silkstone Fall Wood has been changed. In 2020 management was taken back by Cannon Hall Estate, owned by the Fraser family (trading as Fraser Properties Yorkshire). Discussions between the Fraser Family and Barnsley MBC are ongoing and early indications show that the woodland management will improve. One issue for the woodland is the damage caused by mountain bikers making mountain bike jumps and other features. It is also home to a scout camp on the eastern side of the woods just south of the A628.
- 5.3.20 **Conroyd Wood** is owned and managed by the Parish Council with support from Silkstone Care Group. Access is either from Cone Lane or from the Silkstone Recreation Ground. It is split down the middle by Silkstone Beck and the footpath on the recreation ground side of the wood is part of Silkstone Waggon Way. The Care Group have been involved with Phase 1 of the footpath improvement programme project was to improve the circular footpath around the wood and help improve access to the Wood and Beck. This project was grant funded with work carried out by the Care Group with support from Groundwork South Yorkshire. Phase 2 of the project extends the work of the first phase and tree planting.
- 5.3.21 **North Wood** - only part of this wood is within the Parish. North Wood has developed along the narrow valley of a stream that flows in a north-easterly direction south of the A628 Barnsley Wood. The long narrow wooded area is set in an agricultural landscape with mixed arable and pasture land with hedgerows and hedgerow trees. North Wood is included in Natural England's register for semi-natural and ancient woodlands. It is a Local Wildlife Site registered with Barnsley MBC and this survey report was completed in December 2011. There are ancient woodland indicator species for South Yorkshire within North Wood which have been recorded. The wood is divided into areas according to its habitat, with the different tree and plant species specified for each area. This wood is privately owned with very little indication of wood management. What is concerning is the presence of Himalayan Balsam (Schedule 9 invasive species) which has been recorded along the streams. This problem does need addressing.
- 5.3.22 **Blackergreen Wood** and surrounding area - the wood is privately owned. The reference given to the Biological Record Centre for the records just specifies the site as Blacker Green Dam. These records have specified tree species and the plant species which are indicators of ancient woodland. The bird records within the Blacker Green Dam area reflect typical woodland bird species and wildfowl.

Hedgerows and Trees

- 5.3.23 There are also a number of traditional hedgerows close to the villages which are of significant conservation interest. The Hedgerow Regulations of 1997 were made under Section 97 of the Environmental Act of 1995 and came into force on the 1 June 1997. They were introduced new planning arrangements for local planning authorities in England and Wales to protect hedgerows in the countryside by controlling their removal through a system of notification. Important hedgerows include hedgerows that mark all or part of a parish boundary that existed before 1850 or is part of a field system that existed before 1845. These have to be checked on a case by case basis in maps held by the archives and record centres. In 2006 Barnsley MBC produced the Barnsley Hedgerow Survey which included Silkstone and Silkstone area. Information has been obtained from Biological Records Centre based in Sheffield which states the areas that were surveyed by Grid Reference only. A check of these Grid References to establish where the sites has commenced, but early indications show that not all the sites are within the Parish.
- 5.3.24 The Chestnuts is not a wood as such but a green open space surrounded by Chestnut Trees and was the site of a former disused quarry. It is situated near a senior citizens housing complex and provides an area of tranquillity which needs to be protected. It is owned and managed by Silkstone Parish Council.
- 5.3.25 Noblethorpe Hall is a Grade II Listed building of Georgian design dating back to the 18th century and sits in a delightful parkland estate in Silkstone. The trees within the Parkland should be described as 'significant' and are identified for protection under TPO legislation and registered with Barnsley MBC. The woodland strip running alongside the A628 appears to be ancient woodland. The Biological Records Centre have records of ancient woodland plant species but without a field visit, the actual locations are difficult to pinpoint. Great Crested Newts (which are a protected species) have been recorded. An invertebrate survey was carried out by Sorby Natural History Society and these records can be found at the Biological Records Centre.

Veteran and ancient trees

- 5.3.26 Veteran trees are survivors that have developed some of the features found on ancient trees. However veteran trees are usually in their second or mature stage of life. Ancient trees are irreplaceable, steeped in history, have been standing tall for hundreds of years, witnessing important historical events, while providing important homes for wildlife. The older the tree, the more vital to wildlife it becomes. All Veteran and Ancient trees should be registered on the TPO register at Barnsley MBC and are covered by TPO legislation.

Wildlife Corridors

- 5.3.27 The term Wildlife Corridor is used to refer to any linear feature in the landscape that can be used for migration or dispersal of wildlife. Wildlife or biological corridors offer the possibility of linking habitats and redirecting the isolation of populations. These linear features vary considerably in size. Wildlife corridors in the parish include the following:

Silkstone Waggon Way

People who use this Bridleway, which runs through the village of Silkstone and down the valley, find it a pleasant walk away from busy roads, but for the local residents of the Parish this Bridleway is called the 'Waggonway'. It was the route of a horse drawn railway, built in

1809 by the Barnsley Canal Navigation Company. This early railway transported coal from the mines in the Silkstone Valley 2.5 miles from Silkstone Cross to Barnaby Basin Cawthorne. The Waggonway pass-by uncovered and reconstructed by the Roggins Local History Group as part of the Waggonway project with monies from grants.

Silkstone Sewage Works is a very popular site amongst local bird watchers and well recorded. Species recorded included yellow hammer, willow tit, bullfinch and dipper, along with typical woodland bird species.

Records also highlight that this area has had a small invertebrate survey carried out along with butterflies being recorded.

Further along the Waggonway is Low Mill Farm and it is in this area that Ancient Hedgerows have recorded.

Trans Pennine Trail (TPT)

The TPT is a long – distance path running from coast to coast across Northern England entirely on surfaced paths and using only gentle gradients. It forms part of the European walking route E8 and is part of the National Cycle network as Route 62.

Access to the TPT is via the gradient path near the railway bridge off Moorend Lane, Silkstone Common. It runs parallel with Moorend Wood and Houses and Nether Royd Wood. That is from Dodworth side of Silkstone Common (Grid Ref SE 309041) to the Oxspring side of Silkstone Common (Grid Ref SE 279036).

For recording purposes the TPT IN THE Silkstone Common area has been divided into four kilometre squares which are SE 2803, SE 2804, SE 2904 and SE 3004.

Three of these recording squares have highlighted an under recording of species to be found on the TPT and have been designated for areas to be surveyed for 2021.

Grid square SE 3004 (Dove Valley Trail) has been well surveyed and the records are held in the Barnsley Biological Records Centre.

Watercourses

The parish is lucky in that it mainly hosts the headwaters of small streams in a rural setting, so they have not been affected much by industry or urban population. However the legacy of coal mining still persists - most notably by the Silkstone Minewater Treatment Plant and is where the EA have intercepted an uncontrolled minewater 'rebound' breakout upstream of Horsfield's into Silkstone Beck.

Protected Species - Badgers and Bats

- 5.3.28 Badgers are a protected species and the legislation is the Badger Protection Act Of 1992. This states that 'It is illegal to kill, injure, dig out or disturb a badger or possess a dead badger or parts.' The sett is also protected in law and it is illegal to damage, dig or block or plough over a sett. Exceptions are allowed only by obtaining a licence from Natural England whereby a sett can be closed using specified procedures if done so for a good reason such as a building project or when it is causing significant damage. Silkstone Parish has a good

selection of badger setts and is fortunate that local setts are rarely interfered with. For obvious reasons the whereabouts of the setts are not in the public domain. South Yorkshire Badger Group are happy to speak to members of the public or groups and gave advice when requested.

- 5.3.29 Bats are protected species under The Wildlife and Countryside Act (1981) as amended and The Conservation of Habitat and Species Regulations of 2017. Legislation states that any structures or place which bats use for shelter are protected from damage or destruction whether occupied or not. This legislation has been incorporated into planning policies. Silkstone Parish has some excellent sites for various species of bats. Surveys in certain areas of the Parish have been carried out especially prior to any construction work. All records of the different Bat Species have been registered with the Barnsley Biological Records Dept. For purposes of this report research has been carried out to identify species and habitat locations.
- 5.3.30 The Church of All Saints' and St James the Great, in Silkstone dates from the 15th century and a church has always been on this site from approximately 1150 AD. The memorial to the children killed in the Huskar Pit Disaster of 1838 can be found in the graveyard. Churches and churchyards can be great places for wildlife and the Living Churchyard Project could be implemented to help manage the churchyard in a wild friendly way taking , whilst being sensitive to the needs of all the users. Two species of bats have been recorded between 1987/2010, so a bat survey should be encouraged to establish the present status of the bat population. The PCC Secretary has confirmed that bats are still present as at 5 November 2020.

Planning Policy Context

- 5.3.31 Barnsley Local Plan **Policy BIO1 Biodiversity and Geodiversity** sets out that '*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.*
 - *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.'

5.3.32 Paragraph 170 of the NPPF advises that ' *Planning policies and decisions should contribute to and enhance the natural and local environment by: ... d) minimising impacts on and providing net gains for biodiversity.*'

5.3.33 Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system's mitigation hierarchy (avoidance, mitigation, compensation, net gain). Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.

**Policy Option 6: Should the NDP include a Policy to protect and enhance Silkstone Parish's wildlife by identifying areas where developers could contribute to biodiversity net gain?
Yes / No**

If Yes, please tell us about any areas where you would like to see improvements to support local wildlife.

5.4 Built Heritage and Design



South Yorkshire Buildings, Silkstone Common

5.4.1 Silkstone Parish has 24 Listed Buildings including Grade I Church of All Saints and Grade II* Knabbs Hall. The area has an interesting and important heritage linked to its industrial past and particularly coal mining. The history of the Parish is explained in more detail in the Parish Design Statement.

5.4.2 The 1086 Domesday Survey contains the entry: 'To the same Manor belong Silchestone. 1½ Carucates of land taxable.'

5.4.3 Silkstone gives its name to a famous bed of coal. Coal has been mined in the area for hundreds of years from outcrops around the villages. Inhabitants could dig small pits in the commons and the hillsides, where the coal was close to the surface and examples of this include the bell pits in Silkstone Fall Wood. At first most of the coal would have been used by local families and industries, but Acts of Parliament in 1793 and 1809 permitted the building of a horse drawn waggonway, which eventually extended from Silkstone Common

to the canal basin at Cawthorne, and was used to transport coal to other areas. In 1848 a railway line opened in Silkstone Common and the waggonway declined due to competition.

- 5.4.4 Perhaps the most terrible event to befall the Parish was the Huskar Pit Disaster on July 4th 1838. Forty children who were trapped underground during a flash flood in a summer storm tried to escape through the day hole. Twenty-six of those young boys and girls were washed by the floodwater against doors, which were closed by the force of the raging torrent flowing into the drift, and they were drowned. A monument has been erected over their graves in Silkstone churchyard.
- 5.4.5 Throughout the ages the land has been worked, charcoal was produced and used in iron smelting. In the 17th Century glassware was made, later replaced by a pottery, on the Pot House Hamlet site. From early times a network of footpaths and tracks would have served the area. Cross Pennine packhorse routes provided long distance communication.
- 5.4.6 There have been, at one time or another, at least ten public houses or inns in the Parish of Silkstone. The last pub to close was the Bonny Bunch o' Roses which was built in 1813 and closed in December 2002. The Station Inn, which still survives, was originally called the Junction and existed before the railway actually came to the village. In Silkstone there are two pubs. The Red Lion was built in 1733 as a coaching inn and the inquest into the Huskar Pit Disaster was held here in 1838. The Ring o Bells was built in the mid 1800s and was originally called the Six Ringers. The pub stands next to the stocks, which date from 1405 and the first Miners' Union meeting was held there.
- 5.4.7 The church of All Saints and St James the Great, in Silkstone, dates from the 15th century, and there has been a church on the site since about 1150 AD. The Primitive Methodist Chapel at Silkstone Common was opened in September 1886. In August 1931 the present chapel and schoolroom were opened in the centre of the village.
- 5.4.8 The Parish Design Guide identifies a number of sites of local heritage interest. These are:

Silkstone

- *Sunny Bank, High Street.*
- *Blacksmith's House, High Street.*
- *The Old Town School, off the school drive way, High Street.*
- *Old Church of England Infants School, The chemist's and the house behind.*
- *Ring o' Bells*
- *Red Lion*
- *Pot House Hamlet*
- *Noblethorpe Lodge (Red), A628 near Manor Park.*
- *Noblethorpe Lodge (White), A628 near Blacker Green Lane.*
- *Pye Greave Farm, off A628.*

Silkstone Common

- *Hall Royd Farm development, Hall Royd Lane.*
- *Heath House, next to Mission Hall.*
- *South Yorkshire Buildings, Moorend Lane.*
- *Silkstone Common School, Moorend Lane.*
- *Station Inn, junction of Knabbs Lane and Cone Lane.*
- *Bestwood, Hall Royd Lane.*

- *Thornccliffe House, on Ben Bank Road.*

5.4.9 In addition the Design Statement describes areas of special character and interest requiring some degree of protection: 'Parts of the Parish provide good examples of a South Yorkshire style of architecture. Defining areas of special character would provide protection from insensitive development. These areas are proposed: -

- *Silkstone - All Saints' Church, with Pothouse Hamlet (A below left) and both sides of High Street as far as, and including, the Cross.*
- *Silkstone Common - the terrace at the top of Moorend Lane, South Yorkshire Buildings,*
- *Cannon Hall Terrace and the north side of Ben Bank Road from the Station Inn eastwards as far as the village boundary.*

Planning Policy Context

5.4.10 Listed buildings are already given protection through local and national planning policies.

5.4.11 Local Plan Policy **HE1 The Historic Environment** sets out that Barnsley Council '*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:- ... e. 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.*'

5.4.12 The Neighbourhood Planning Committee has been researching important local features and buildings of heritage interest. They are working to identify and describe candidates for local list non-designated heritage assets for protection as part of work on the NDP. This work would need to take into account guidance from Historic England¹⁰ and advice from Barnsley Council but should provide a degree of protection to buildings and structures which are of local interest but which are not on the national list.

Policy Option 7: Should the NDP identify a list of locally important non-designated heritage assets for protection in a planning policy? Yes / No

If Yes, do you have any suggestions for buildings and features of particular local importance. Please explain why they are important.

Local Character

5.4.13 The Parish Design Statement sets out a number of proposed guidelines to help ensure new development responds positively to local character. These could be reviewed and used to help inform updated local design policies in the Silkstone NDP.

5.4.14 The Neighbourhood Planning Committee has been working to identify and describe different character areas.

¹⁰ See <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

- 5.4.15 Appendix 2 - Character Area Appraisals provides more information about the local character of different areas of the village.
- 5.4.16 The Design Codes will provide more up to date evidence to support detailed design policies in the NDP. The Draft Design Codes document is available on the NDP website and we would welcome any comments.

Planning Policy Context

- 5.4.17 **Barnsley Local Plan Policy D1 High Quality Design and Place Making** sets out under Design Principles that *'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.'*

Policy Option 8: Please consider the draft design codes document and let us know if you have any comments or wish to add anything.

5.5 Movement and Accessibility



Silkstone Common Railway Station

Public Transport Provision

- 5.5.1 The Parish is served by regular bus services, on Routes 20, 21 and 21a. Silkstone has two buses per hour weekdays and Saturdays, to both Barnsley and Penistone, and Silkstone Common has an hourly service in both directions, but with fewer services on Sundays. The last journey to Barnsley / Penistone is just after 22:30, with the last bus back just after 23:00. Most bus services run on a commercial basis, with the SYPTTE subsidising some early

mornings, evenings and Sunday trips across the three services. Later journeys and those on Sundays take longer, less direct routes.

- 5.5.2 Bus journey times from Silkstone are between 19 and 20 minutes to Barnsley and between 16 and 22 minutes to Penistone. Journeys from Silkstone Common take slightly longer, between 23 and 48 minutes to Barnsley and 15 and 34 minutes to Penistone (the latter via Silkstone).
- 5.5.3 Bus services are supplemented by trains from Silkstone Common. These provide services every day towards Penistone (and Huddersfield / Manchester) and Barnsley (and Sheffield), running on an hourly basis. However, connections by bus from Silkstone to rail services at Silkstone Common are variable. For example, for services to Barnsley: a very short window for the 6:49 train; a better connection for the 7:48; and no connection at all for the 8:48 service.
- 5.5.4 The last train on weekdays and Saturdays is around 23.30 in both directions. On Sundays, the last direct train in either direction is around 20:00, with the last direct train from Barnsley and Penistone also around 20:00. Trains take roughly 7 minutes to Penistone and 38 minutes to Huddersfield, 11 minutes to Barnsley and 40 minutes to Sheffield.
- 5.5.5 Whilst the frequency of bus services meets local needs, bus reliability, particularly at peak times, suffers due to traffic congestion. There is a lack of real-time journey information at bus stops. Journey times from Silkstone Common are also relatively long. Ticket prices are high for more casual users without the benefit of passes or concessionary passes. Although most buses are relatively new and in good condition, many with WiFi and USB connections, the seating might seem cramped for taller or larger passengers.
- 5.5.6 Issues regarding the reliability of train services on the Huddersfield-Penistone-Barnsley-Sheffield line, operated by Northern Rail, are well documented¹¹. In January 2020, the government announced the intention to re-nationalise the Northern Rail franchise. The line suffers from aging rolling stock and insufficient numbers of carriages at peak times, or in response to likely passenger numbers. The reliability of the service is also affected by single-track operation between Barnsley and Penistone, making services more vulnerable to delays resulting from technical or physical problems with the line than other services.
- 5.5.7 The Parish Council would like to work with partner agencies to address issues of the level of bus fares and journey time, as well as how bus connectivity with rail services can be improved. The Parish Council also wishes to address the need for improvements to the quality and reliability of rail services between Barnsley and Huddersfield.

Private Vehicles and Roads

- 5.5.8 The A628 Barnsley-Manchester road runs through Silkstone, providing good road links to the M1, junction 37, at Dodworth to the east of the Parish. Journey times west to Manchester are relatively long (55-60 minutes) for the distance, due to volume of traffic and associated congestion after the Woodhead Pass. Silkstone Common is connected to M1 at Dodworth by the B6449, which also provides links to Sheffield and Huddersfield via connections near Oxspring to the A629.

¹¹ For example, Yorkshire Post, 14th November 2019, <https://www.yorkshirepost.co.uk/news/transport/less-half-northern-trains-now-running-time-under-fire-rail-operator-blames-congested-network-996373>

- 5.5.9 Levels of car ownership in the Parish are relatively high for Barnsley borough. As a result, many residential areas suffer congestion due to on-street parking, where car ownership exceeds the spaces provided within the property. High Street, Silkstone, is a particular cause for concern, with difficulties often arising in its safe navigation. This has been worsened by recent residential developments and changes in business uses increasing levels of on-street parking.
- 5.5.10 Both the A628 and B6449 are affected by relatively high speeds of vehicles passing through. Some traffic calming measures have been provided in Silkstone Common, on the B6449 and at the bend near the station on Cone Lane. The A628 splits most of the residential properties in Silkstone from the services at Silkstone Cross – post office and Co-op supermarket – raising concerns for pedestrian safety, with a number of pedestrian casualties or near-misses in the past 20 years. The status of the A628 as a trunk road, as well as some of its topological features, has limited the capacity of Barnsley Council to introduce traffic calming measures. However, a speed limit of 30 mph through Silkstone and the provision of a pedestrian refuge at Silkstone Cross has made a contribution to increasing pedestrian safety.
- 5.5.11 The NDP cannot propose planning policies to tackle issue such as traffic and parking management. However, the Parish Council hopes that work with partners to improve public transport will reduce reliance on car travel. It would also want to work with partners, local residents and businesses to take action regarding road traffic issues. This could include measures to tackle indiscriminate or unsafe on-street parking, improve off-street parking provision, introduce 20 mph speed limits, where practical, and seek better enforcement of other speed limits with physical measures or improved / enhanced road marking.

Walking and Cycling



Silkstone Wagon Way

- 5.5.12 Silkstone Parish has a network of public rights of way which provide recreational opportunities for walkers, cyclists and horse riders. The routes link the villages to the wider rural area and beyond and are an important asset for the local community, providing benefits linked to healthy lifestyles and wellbeing. However, off-road walking and cycling

routes to Barnsley or Penistone are not particularly direct, and the nature of the main A628 road is relatively hazardous for cyclists.

- 5.5.13 Walkers from much further afield are also attracted to the area because of the network of footpaths and the proximity to the Trans-Pennine Trail. The Parish Design Statement advises that public rights of way should be clearly defined, maintained and kept free from obstruction. As a vital component of its heritage, it is important that the parish vigorously defends its footpath/bridleway network for the benefit of the local community. The footpaths are generally well maintained by Barnsley Council, which responds as far as resources allow to any concerns raised.
- 5.5.14 The network of rights of way from the Parish provides access to the wider network of footpaths across the borough and into Derbyshire, West Yorkshire and beyond, and are generally well sign-posted and maintained. The Parish Council, working with Barnsley Council, has produced a number of leaflets detailing circular walks in the Parish. The Trans-Pennine Trail in particular enjoys a national status, providing part of a national coast-to-coast route, and is well used by walkers, cyclists and horse riders. However, access to the Trans-Pennine Trail, which is close to the southern-most boundary of the Parish, is relatively distant for most residents.
- 5.5.15 Whilst footpaths are generally well-defined and signposted, with stiles and surfaces in good condition, this could be improved with information about the direction to be taken to other settlements, and distances. Improved sign posting to the Trans-Pennine Trail from Silkstone and Silkstone Common, including at the railway station, would enhance its benefits as a tourism asset. For families in particular, this could be enhanced further by placing “milestone” artworks as points of interest along routes, together with historical or other information. Car parking provision near the Trans-Pennine Trail at House Carr Lane would also improve access for those otherwise unable to walk or ride there.
- 5.5.16 The Parish Council will also work with Barnsley Council and other partners to develop actions to preserve and improve existing public rights of way and links to long distance trails. This will include enhanced promotional activity to enhance the local tourism offer and support the local visitor economy.

Planning Policy Context

- 5.5.17 Local Plan Policy **T3 New Development and Sustainable Travel** requires development to be '*located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; and to provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.*' **Policy BTC9 Cycling** advises that the Council '*will take account of cycle and pedestrian routes when considering proposals on nearby sites, which may have an effect on them.*'

Policy Option 9: Should the NDP include a Policy to improve accessibility for all, encouraging developments to link to the PROW network and to support travel by walking and cycling? Yes / No



Trim Trail

5.6 Rural Employment



Pot House Hamlet and car park

5.6.1 Local employment opportunities reflect the rural character of the Parish. There are no medium to largescale employers and many businesses are service based. Nearby major urban areas such as Leeds, Wakefield, Sheffield and Barnsley provide wide ranging opportunities with national and international employers.

5.6.2 Parish based businesses include the following:

Pot House Hamlet. A private/family owned facility leasing facilities to private businesses, this is the largest concentration of businesses and employment and consists of:

- A plant and garden nursery with a gift shop providing employing gardeners and retail assistants;
- A women's clothes shop;

- A women's hairdressers;
- A wellness and physical/beauty therapy centre; and
- The Potting Shed, a highly regarded coffee and cake cafe and bistro. This is very popular and is now a popular visitor destination with customers from a wide area. It is the largest employer in the centre providing waitress and chef employment

5.6.3 **Cottage Bakery** is located in Silkstone Common is a high quality, sector recognised bakery employing bakers and retail assistants. **Silkstone Pharmacy** is located in Silkstone and employs pharmacists and retail assistants. The **Co-op Store/Post Office** employs retail staff and **Throstlenest Saddlery**, located in Silkstone Common is one of the UK's leading on-line retailers of saddlery, equine accessories and clothing and has a retail outlet on site.

5.6.4 In terms of hospitality, the NDP area includes the following:

- **Red Lion pub** in Silkstone employs bar staff
- **The Station Inn** in Silkstone Common employs bar staff
- **The Bells Bar and Kitchen** in Silkstone employs Chefs and waitress/serving staff
- **The Chilli Lodge** in Silkstone Common employs chef and serving staff
- **Potting Shed** (as above)

5.6.5 Additionally a number of individuals provide professional services as sole provider, for example photography, homeopathy/alternative healing, building/home improvements and dog walking/dog day care.

Digital infrastructure

5.6.6 The Parish is well served with Digital infrastructure served by **SYSF Super Fast South Yorkshire** Broadband S Fibre based broadband giving speeds of up to 80Mbps. This high speed facility is available to both Business and residents giving excellent access capabilities for both on-line business and streaming.

5.6.7 Mobile telephone capability is generally good with all major UK providers though there are a number of low/poor reception areas that are common with many rural areas with "geography blockers".

The Visitor Economy and Tourism

5.6.8 Located to nearby Peak District and Pennine areas, the Parish provides excellent, beautiful walking across its numerous footpaths, hills and woodlands. The Trans Pennine Trail and Waggonway paths are particularly popular.

5.6.9 Silkstone Heritage Group is based at All Saints Church and attracts visitors keen on exploring local history. Throughout Spring and Summer the Group hosts regular visitor groups keen to understand and research past events, family histories and the church building itself known as "The Minster of the Moors".

5.6.10 **Pot House Hamlet** with its animal petting areas and Pot House Bistro/Coffee shop also attracts visitors from a wide area and has growing visitor numbers. There is also a petting

farm and visitors can walk or cycle along the wagon way alongside Silkstone Beck, use the picnic area by the stream and use the site as a hub to explore the area.

- 5.6.11 The Parish's interesting industrial history, existing visitor related facilities and links to the Trans Pennine Trail all offer opportunities for further growth and investment, appropriate to the area's location in the Green Belt and rural character.

Planning Policy Context

- 5.6.12 Barnsley Local Plan **Policy LG2 The Location of Growth** gives priority to development in Barnsley and the Principal Towns before villages. **Policy E5 Promoting Tourism and encouraging Cultural Provision** sets out that 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**.
- 5.6.13 **Policy E6** allows 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 Option 10: Should the NDP include a Policy which supports appropriate rural diversification and the visitor economy? Yes / No

If yes, please explain what sort of facilities you would like to see supported in the Parish?

6.0 Next Steps

- 6.1 Following this public consultation on Issues and Options for Silkstone NDP the Committee will start preparing a Draft Plan.
- 6.2 The Draft Plan policies and actions will be identified following consideration of the responses to the Issues and Options consultation and informed by any additional technical studies and supporting research and background work undertaken by members of the Committee.
- 6.3 It is hoped that a First Draft Plan will be ready for informal consultation by mid 2021 and a final Draft Plan will be published by the end of 2021.

Appendix 1 - Housing Information

Table 1 Dwellings, household spaces and accommodation type, Census 2011

date	2011	
geography	Silkstone	
measures	value	percent
Dwelling Type		
All categories: Dwelling type	1,374	100.0
Unshared dwelling	1,374	100.0
Shared dwelling: Two household spaces	0	0.0
Shared dwelling: Three or more household spaces	0	0.0
All categories: Household spaces	1,374	100.0
Household spaces with at least one usual resident	1,332	96.9
Household spaces with no usual residents	42	3.1
Whole house or bungalow: Detached	753	54.8
Whole house or bungalow: Semi-detached	322	23.4
Whole house or bungalow: Terraced (including end-terrace)	272	19.8
Flat, maisonette or apartment: Purpose-built block of flats or tenement	11	0.8
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	11	0.8
Flat, maisonette or apartment: In a commercial building	5	0.4
Caravan or other mobile or temporary structure	0	0.0

Table 2 Tenure, 2011 Census

date	2011	
geography	Silkstone	
measures	value	percent
Tenure		
All households	1,332	100.0
Owned	1,068	80.2
Owned outright	558	41.9
Owned with a mortgage or loan	510	38.3
Shared ownership (part owned and part rented)	2	0.2
Social rented	140	10.5
Rented from council (Local Authority)	123	9.2
Other	17	1.3
Private rented	107	8.0
Private landlord or letting agency	93	7.0
Other	14	1.1
Living rent free	15	1.1

SILKSTONE – KEY

1. Mayberry Drive / Whinmoor Drive
2. Guest Lane / Fall View / High Field Cottages, Silkstone Lane
3. Broad Gates including New Close, Adkin Royd and High Thorns and Sunny Bank Rd
4. Pack Horse Green
5. Martin Croft
6. Vicarage Farm Court
7. Towngate and Huskar Close
8. High Street
9. Manor Park

High Street

The High Street starts opposite All Saints and St James Church and travels southward descending through the historical heart of the village finishing at The Cross on the A628.

The most important building in Silkstone is the Church, built in the 15th Century on a site where a church has stood since 1150 AD. Within the churchyard are many ancient gravestones but the most prominent feature is the Huskar Memorial, marking the tragedy of the Huskar Pit disaster of 1838, when 26 children aged between 7 and 17 were drowned in a flash flood on 4 July. Following the disaster, laws were changed to stop women and boys under 10 working underground in the pits.

Further along High Street you come to the Red Lion public house dating from 1733. There is a plaque on the wall outside explaining that this was where the inquest to the mining disaster was held.

Across the road from the Red Lion, are The Stocks which are adjacent to The Bells Bar and Kitchen, formerly the Ring o' Bells pub built in the mid-1800s. The Stocks have been on this site since 1405 and were recently renovated with new stone walls and a seating area to view them. The remodelling and renovation of the Bells Bar and Kitchen was very sympathetic in its use of building materials and reflects the stocks area.

The Bells Bar and Kitchen's interior is full of local history exhibits reflecting the coal mining heritage of the village and the first Miners' Union meeting was held there.

The housing stock along the length of High Street is very varied, ranging from some of the oldest to some of the newest properties in the village. Along the route old terraced houses have been replaced by modern detached properties and infill has been widespread.

The prominent building material is local sandstone with stone or slate roofs. Some of the newer properties have continued to use these materials. Numbers 26a, 33 and 44 are good examples of this.

Along the length of High Street there are numerous buildings that give character to the village. From the old schools now used to house businesses to the rows of terraced houses with interesting historical features.

There are four green spaces managed by BMBC, Berneslai Homes and the Parish Council. These give an open and natural landscape around the war memorial and also opposite the Stocks area.

Towngate and Huskar Close

A linear housing estate with cul-de-sac offshoots built during the late 1980s through until the mid-1990s. The properties are a mix of detached, semi-detached and bungalows constructed in brick with stone features under tiled roofs. Properties have driveways and front, rear and some side gardens. Front gardens are generally of an open nature. Many properties have been modified with additional features including extensions and conservatories.

Manor Park

A former Council estate built during the 1950s in a large circular fashion adjacent to Noblethorpe Park. The properties are a mix of detached, semi-detached, town houses and bungalows constructed in brick with tile roofs, mainly in private ownership. There are some bungalows providing sheltered accommodation and a few of the houses are still owned by the local authority. Modernisation of the properties has happened over time changing the features of the housing stock. There are four open grassed areas some with mature trees and one of the areas contains a children's play area. The grassed areas are maintained by BMBC and give the estate a pleasant and open feel.

Pack Horse Green

Small cul-de-sac housing estate built in 1950s, comprising terraces each of four houses, constructed in stone beneath a tiled roof. Although most are now owner-occupied, some are still let by Barnsley council. Most properties have driveways created on the small fronts, but some have retained a small front garden, with larger gardens to the rear. Most properties have been modernised internally, and have new uPVC windows and doors, with a small number having external additional features, such as conservatories.

The allotments site, managed by the Parish Council is to the west of Pack Horse Green, with the allotments accessed by a path / gate in the north-west corner of the cul-de-sac

High Field Cottages, Silkstone Lane

Row of terrace houses built in 1950s, comprising terraces each of four houses, constructed in stone beneath a tiled roof. Although most are now owner-occupied, some are still let by Barnsley Council. End of terrace properties, and some mid-terrace, have driveways created on the small front gardens, but most have retained a small front garden, and larger gardens to the rear. Most properties have been modernised internally, and have new uPVC windows and doors.

Mayberry Drive / Whinmoor Drive etc

Large housing estate to the west of Silkstone Lane, built in 1970s, with some later additions, comprising mainly large detached houses and some large bungalows constructed in stone beneath a tiled roof. Some have integrated, in some cases double, garages, although others have detached garages within the curtilage of the dwelling. Properties have driveways and open plan front gardens, with large rear gardens. Many properties have been modified with additional features including extensions and conservatories.

The south and west of this development is bounded by a track giving access to agricultural land in the area, but also forming part of the local footpath network. The north of this development is bounded by a public footpath joining Silkstone Lane over fields to Banks Hall to the north-west.

Guest Lane / Fall View

Medium-sized housing estate to the east of Silkstone Lane, built in 1970s. The south of the development is comprised mainly of medium sized bungalows, with a number of large detached houses at the northern end of the development. Properties are constructed mainly in brick, with some having stone, white-painted render or white uPVC cladded frontages, beneath a tiled roof. The houses to the north are constructed in stone. Properties have garages immediately adjoining the dwelling. Properties have driveways and open plan front gardens, with large rear gardens. Some properties have been modified with additional features including extensions and conservatories.

Properties to the east of the development have views over the Waggonway and Silkstone Beck, and the part of Silkstone Fall woods to the north of the A628 Manchester road.

Vicarage Farm Court

14 large detached houses with separate garages built in mid-1990s. Properties are built in red brick or stone, with tiled roofs.

Martin Croft

A “horse shoe” shaped cul-de-sac running from High Street and is the link/access road to significant housing developments.

There is a Health Centre at the Martin Croft/High Street junction that provides GP services for Penistone Group Practice as well as a number of regular clinics. It has its own carpark for 12+ vehicles. It is adjacent to what was Ebenezer Chapel (dated 1876) and is now used as a private day nursery for pre-school children. Both buildings are constructed of natural stone.

Chestnuts Park, used by residents, is immediately behind the nursery and is a well-used green space.

Across from the Nursery is the village War Memorial, moved to this location in 1972. It is alongside a hard standing/play area and well-used play park fitted with swings, frames other play apparatus.

Martin Croft has a mix of housing. On the right away from the High Street are 4 pairs of privately owned semi-detached houses built in the 1960s and constructed in brick with tiled roof. Each has front and rear gardens with some having their own driveways, others just gated access to the property. Residents mainly park vehicles at kerb side

Main housing on Martin Croft are semi-detached bungalows built by Berneslai Homes in 1964, laid out in an open and spacious style they are of brick construction under tiled roof featuring front gardens and rear/communal grassed areas. They are now a mix of rented properties and privately owned bought via “right-to-buy” scheme.

A garage site to the right side of Martin Croft previously owned by Berneslai/BMBC has been cleared and sold to a private contractor for private housing development.

Towards the cul-de-sac head are 14 privately built/owned bungalows constructed in natural stone with each having front and rear gardens and unattached garages at the side or towards the rear.

Martin Croft has two roads off it, Broad Gates and Sunny Bank Road, with each leading to private housing developments dating to the 1990s.

Broad Gates

Broad Gates is a cul-de-sac butting on to open farm land and has the 3 cul-de-sacs of New Close, Adkin Royd and High Thorns feeding from it. Within this area is Broad Gates play area, a grassed area maintained by BMBC and used by families and youngsters for football kick-about and other ball and play activity

All properties in this development are detached with the majority constructed in brick with tiled roofs along with a smaller number built in natural stone or stone effect blocks and have integral garages, driveways and front and rear gardens. Large numbers have added conservatories

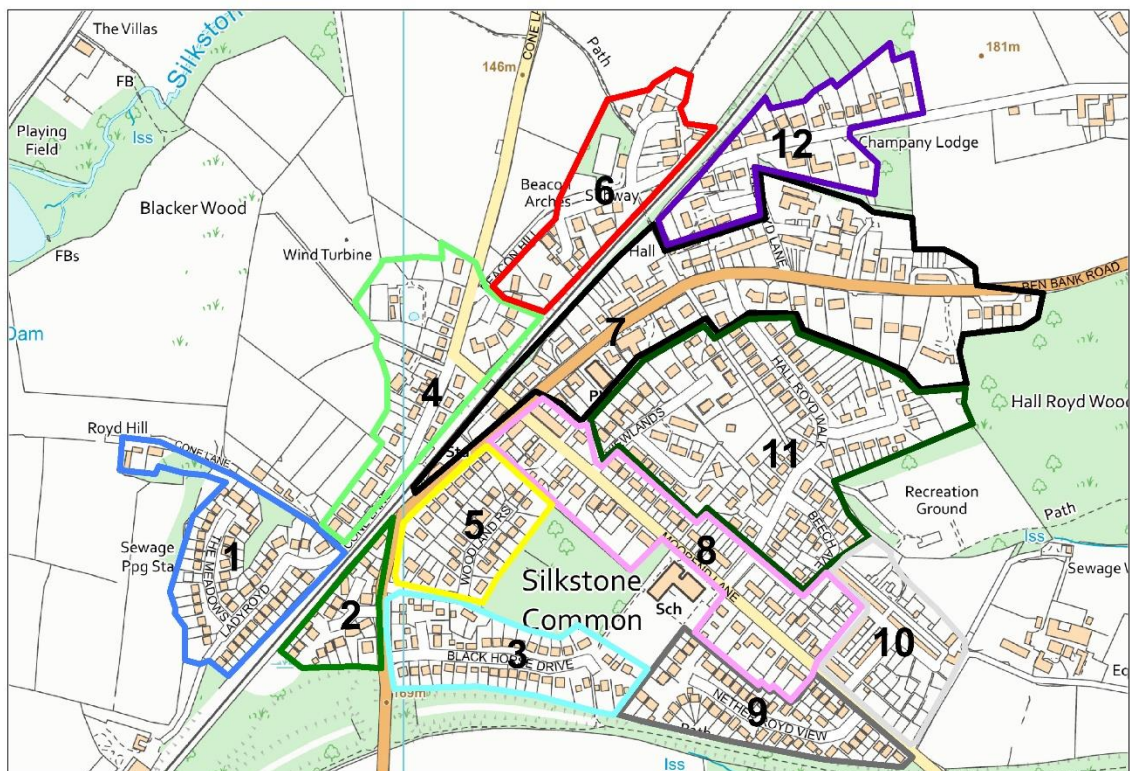
Sunny Bank Road

Sunny Bank Road is a cul-de-sac and similar to Broad Gates has 3 cul-de-sacs of Holwick Close, Alston Close and Stanmore Close running from it

All properties are detached, of natural stone with tiled roofing and have either integral or side attached garages together with driveways and front and rear gardens. Stanmore Close butts on to open farm land.

SILKSTONE COMMON

Map 5 Silkstone Common Character Areas



SILKSTONE COMMON KEY

1. Ladyroyd and The Meadows
2. Stonecroft
3. Blackhorse Drive and Close
4. Cone Lane
5. Knabbs Lane going out of village, Woodland View and Woodland Rise
6. Beacon Hill
7. Far left is Knabbs Lane to the crossroads, and Ben Bank Road thereafter, including part of Hall Royd Lane
8. Moorend Lane including Orchard Close
9. Nether Royd View
10. South Yorkshire Buildings
11. Hall Royd Walk, Beech Avenue, Viewlands and Moorend Place
12. Hall Royd Lane Beacon Close

Ben Bank Road - Left hand side coming into village from Dodworth

There are 4 detached houses (nos. 61, 63, 65 & 67), built in stone with tile roofs, with small front gardens and larger gardens to the rear. Constructed on the site of old petrol station in 2003.

There are also 10 large detached bungalows, built in stone with red tile roofs, with large open plan gardens, mainly to the front but also to the rear in some cases, backing onto Woodland and Hall Royd Walk. 9 were constructed in the late 1960s / early 1970s, with the property closest to Dodworth dating from the late 1980s / early 1990s.

There are a number of individually-built detached houses dating from the 20th century.

Bloomfield House is a large stone-built property, dating from the latter half of the 19th century. The house was extended and converted into a residential care home in 1988/89. It was subsequently converted into flats in the early 21st century.

The Methodist Chapel. Although the primitive chapel was opened in September 1886, the present chapel was opened on this site in 1931.

Hall Royd Walk and Beech Avenue

These houses were built in the mid to late 1960s. Hall Royd Walk comprises 63 houses, and Beech Avenue comprises 17 houses. The properties are a combination of semi-detached houses and detached bungalows, with open plan gardens. The houses are built of red brick, with stone facing under red tile roof.

Ben Bank Road - Right hand side coming into village from Dodworth

There are five rows of terrace houses, stone built with slate roofs, dating from between 1860 and 1894. Those to the east have relatively long front gardens, those to the west relatively long rear gardens.

There are eleven large detached properties, some bungalows but mainly houses. A mixture of stone and red brick-built, predominately with slate roofs. Those to the west (between the terraces) date from between 1860 and 1894, with those to the east probably late 1920s. Most have relatively large gardens, either to the front or the rear.

The Cottage Bakery - built in 1932, on the site of the old post office.

Terrace houses/ detached builds - some of houses belong Cannon Hall Estates.

Hall Royd Lane

The area includes a mix of smaller semi-detached bungalows, built mid-1970s, and an earlier brick-built terrace, with a number of larger older properties, some dating from the first quarter of the 20th century but some from late 1990s. Consequently, there is a variety of materials and styles used, from red brick to stone, with tile and slate roofs. However, the larger properties are generally set in larger gardens, mainly to the rear. As Hall Royd Lane leads out of the village it features farms and a barn conversion development.

Beacon Close

Four pairs of small semi-detached bungalows, originally built as social housing in the 1970s. Stone built with slate roofs with minimal gardens but some communal green space.

Knabbs Lane - Left hand side going out of village

“The Roses” – Two terraces built on the site of Bonny Bunch of Roses public house following the pub’s closure in December 2002 and demolition in 2005. Constructed of stone with slate / tile roofs, with some garden spaces to the rear. The original pub was built in 1813.

Detached bungalows, brick with tiles roofs. Built in the late 1920s, these properties have medium-sized rear gardens, with smaller areas to the front that have mostly been paved to provide vehicular parking.

Woodland View and Woodland Rise

Houses and bungalows built in the late 1960s. The properties are constructed of red brick with stone facings and tile roofs. The properties have small, open plan front gardens and medium sized gardens to the rear.

Black Horse Drive and Black Horse Close

Mixture of 40 detached houses and bungalows and built in the 1990s. Constructed in red brick with tile roofs, and integrated garages, the properties have small open plan front gardens with driveways, and medium sized gardens to the rear.

Knabbs Lane - Right hand side going out of village

The Station Inn was built in 1853 and originally called the Junction. It has a car park.

Silkstone Common Railway Station. The Old Station House – located directly beside the railway line - used to house the station master's house, but is now a private residence.

Detached houses include the former Primitive Methodist Chapel.

Stonecroft Court

15 large detached houses with integral garages built in 2002. Constructed in stone with tile roofs, the properties have small open plan front gardens with driveways, and small to medium sized rear gardens.

Moorend Lane, Silkstone Common

Moorend Lane comprises 69 houses, a mixture of types and ages (some from the 1940s / 50s), incorporating a small row of 7 terraced houses just off the main Ben Bank Road. Constructed in stone with slate roofs, with rear yard space. Built between 1910 and 1920, attached to a property of similar age / construction on Ben Bank Road, converted back to dwellings from the shop / post office in 2006.

Orchard Close

7 semi-detached houses dating from the mid-1970s. Built in red brick with stone facing and tile roofs. Medium sized, open plan front gardens, with small / medium gardens to the rear.

Viewlands and Moorend Place

Viewlands comprises 33 houses - a mixture of semi-detached housing association properties, larger detached houses, and smaller bungalows. Constructed in the early/mid 1980s mainly from red brick with grey tile roofs. The larger houses have medium sized walled front gardens, with medium large gardens to the rear. The housing association properties and bungalows mainly have small open plan front gardens, with medium / small gardens to the rear. Moorend Place comprises 11 bungalows for the elderly. Built as social housing in the mid-1950s, the properties have stone walls and tile roofs. The properties have open plan grassed areas to the front and small yards / gardens to the rear.

South Yorkshire Buildings

These Victorian cottages were built in 1877 as temporary homes to house workers of the South Yorkshire Coal and Iron Company. The workers were constructing the railway linking Wosborough and Penistone, via Silkstone Colliery.

South Yorkshire Buildings are located off Moorend Lane, and comprise 56 houses built in a rectangular design, side to side and back to back. The longest row of houses (split into two) is parallel to Silkstone Common Recreation Ground and the adjacent fields. Two rows of houses are back to back, parallel to Moorend Houses, with a row of houses directly on Moorend Lane.

The houses are built of brick, with a Welsh blue slate roof. The properties all have an operational allotment on a nearby plot. The character of the houses has been externally maintained over the years.

These homes now provide cheaper housing in this semi-rural desirable area. As the largest remaining example of workers homes in South Yorkshire, they should be considered a conservation area due to their historical significance.

Off Moorend Lane

Throstle Nest Saddlery and Farm. Throstle Hall farm dates back to before the 19th Century. The farm was used as an initial mortuary for those killed in the Huskar pit disaster in 1838. It was established as an equestrian centre and saddlery in 1978. The property is built in stone with slate roofs and substantial grounds used in association with the equestrian business.

Moorend Houses comprises 11 brick built terraced houses, some rendered and painted, built in the 1870s, with small but long rear gardens, and are adjacent to the Old Moorend Colliery, parallel to the Trans Pennine Trail and wooded area, to which there is footpath access in this area.

The adjacent stone-built Hartford Cottage dates to before 1850 and backs onto Hall Royd Wood.

Nether Royd View

The development is a mix of detached houses and bungalows and was constructed in two phases, firstly in the 1990s and later in 2000 by Barrett Homes. The construction is of tiled roofs and brick walls with some of the properties being constructed of two colours of bricks. The properties all have front and rear gardens and garages, typical of a Barrett's development. Many have since been extended or modified.

House Carr Lane

Moorend Cottage - a large detached property, built in red brick with a slate roof set in large gardens. The cottage, originally constructed as three separate dwellings, later configured to two properties and recently sold on the property market as one lot, dates back to 1870

Cone Lane

Cone Lane is flanked with a variety of mostly-detached 20th century houses and bungalows, some individually built and some built as developments. Styles vary, but all have driveways and gardens, some large.

Ladyroyd and The Meadows

Estate of 4/5 bedroomed detached houses with integral garages built in 2002. Constructed in stone with tile roofs, the properties have small open plan front gardens with driveways, and small rear gardens.

Beacon Hill, Silkstone Common

Leaving Silkstone Common via Cone Lane, head right onto Beacon Hill, to the left hand side are open fields, overlooking Cone Lane and the surrounding area.

On the right hand side, are a number of large detached modern properties including: Beacon Court - a cul-de-sac containing 6 properties, with a planted open space to the front and; Beacon Hill - a further cul-de-sac with 2 or 3 detached properties.

As the hill veers left to a no through road, there are a number of older properties:

Two 3 bedroom semi-detached properties on the right hand side are named West View, and dated 1876 and 1877. The properties are built of period stone, with newer extensions, generous gardens to the front and courtyards to the rear and side of properties.

High Croft Cottage on the left hand side lies adjacent to a path which leads down to Cone Lane.

Hill Top Cottage, a Grade II listed building, was originally a hall / farm built in the 1590s and completed in 1602. Many of the outbuildings have now been demolished.

Silkstone Parish Council

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