

Silkstone

Neighbourhood Development Plan

2022 - 2033



Submission Plan

Silkstone Parish Council, May 2022

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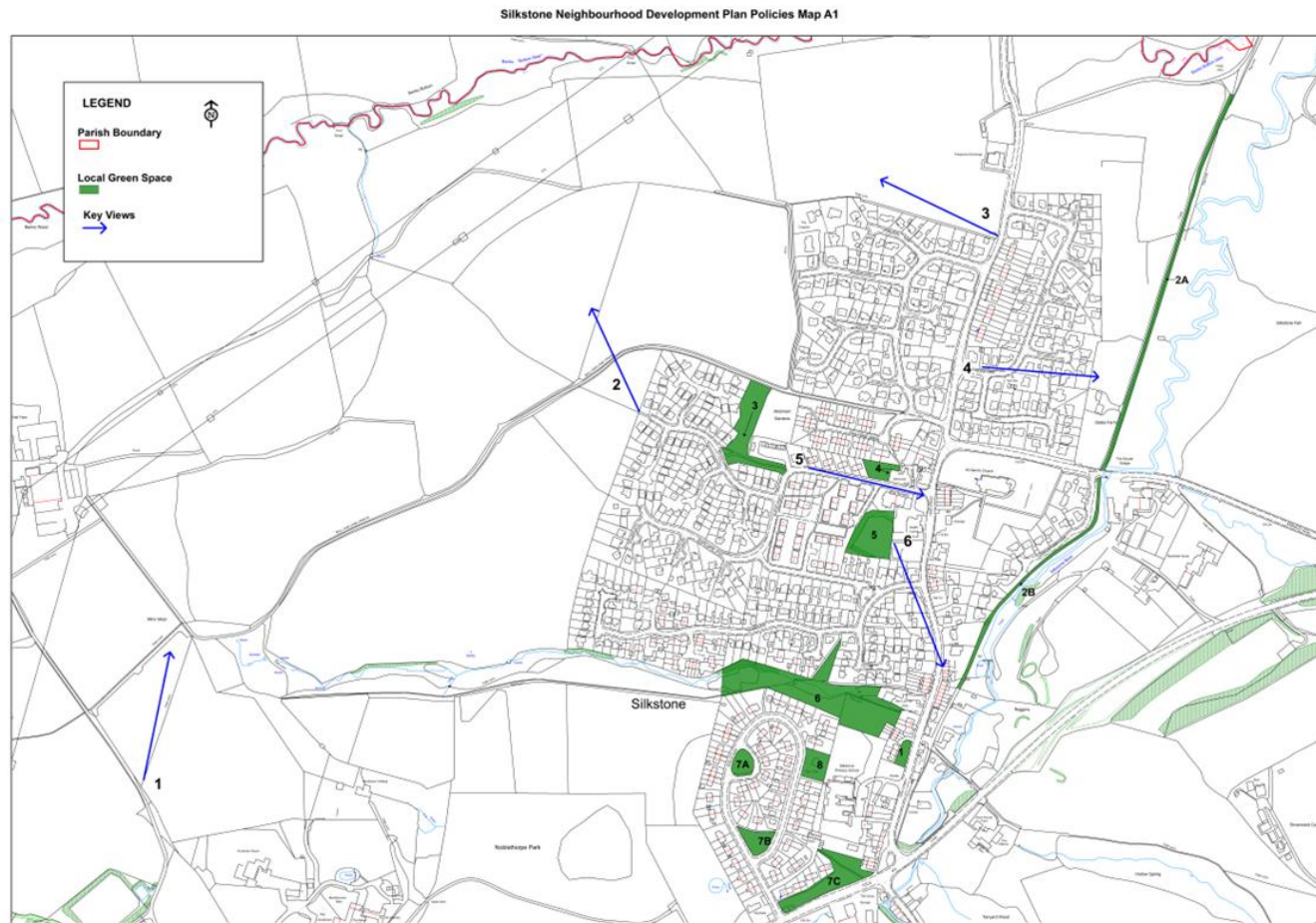
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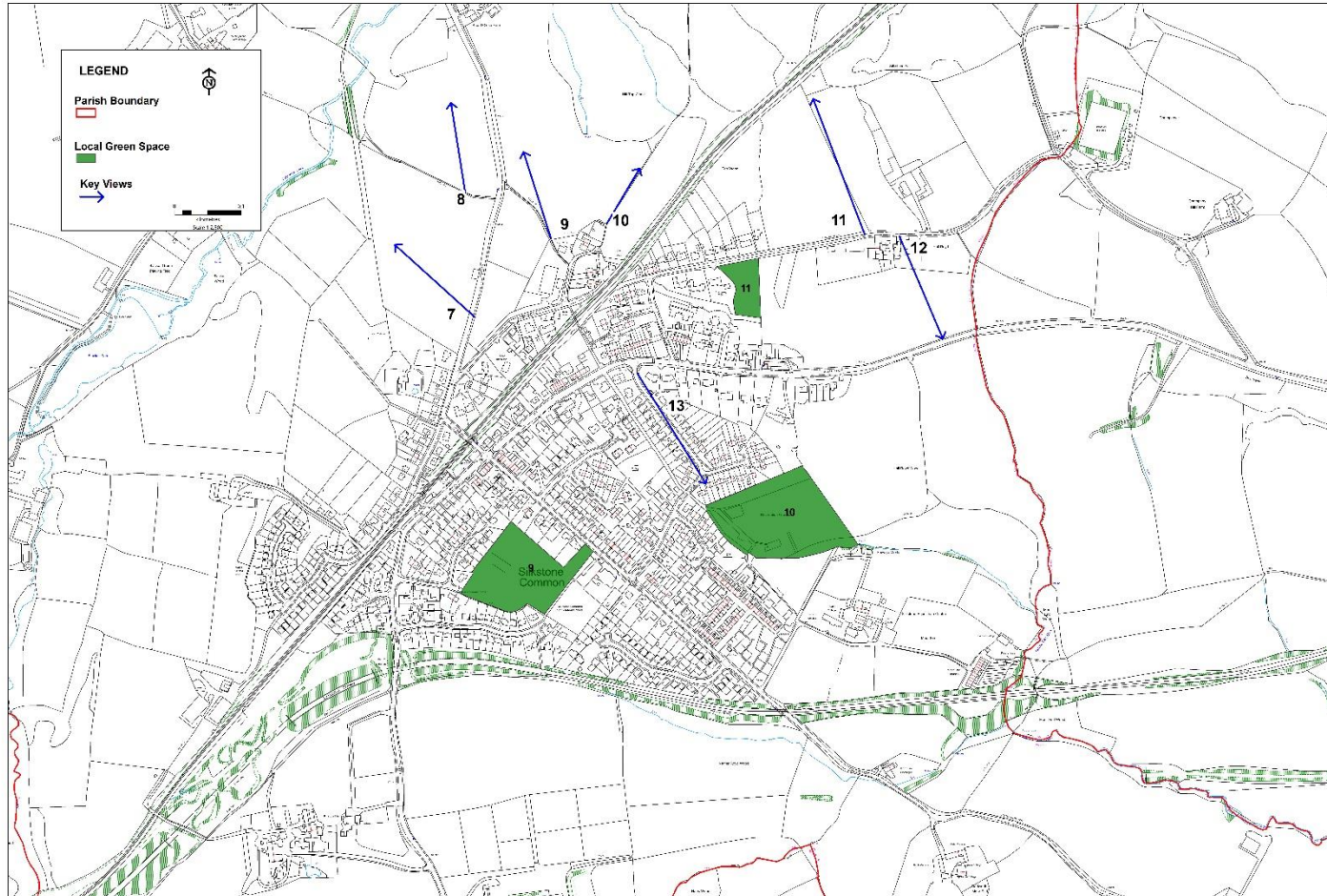
Map 1A Silkstone Village Policies Map



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Map 1B Silkstone Common Policies Map

Silkstone Common Neighbourhood Development Plan Policies Map A1



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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. The Issues and Options consultation explored whether the various local planning issues identified by the Neighbourhood Plan Committee were supported by local residents and stakeholders. The consultation responses to the various policy options were used to inform the Draft Plan.
- 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 updated on 20th July 2021, 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. The Plan has reached Submission stage and it will be published for 6 weeks consultation by Barnsley Council.

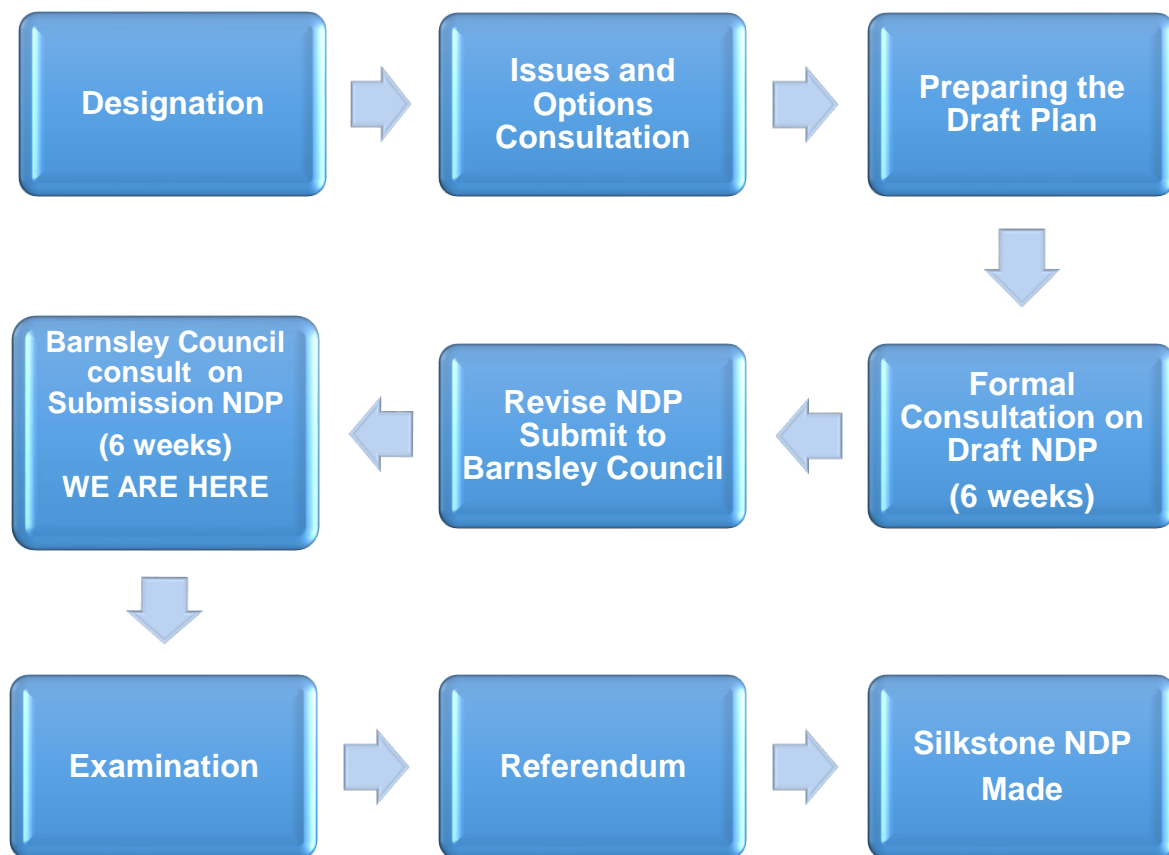
¹ <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-new-local-plan/barnsleys-local-plan/>

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

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 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

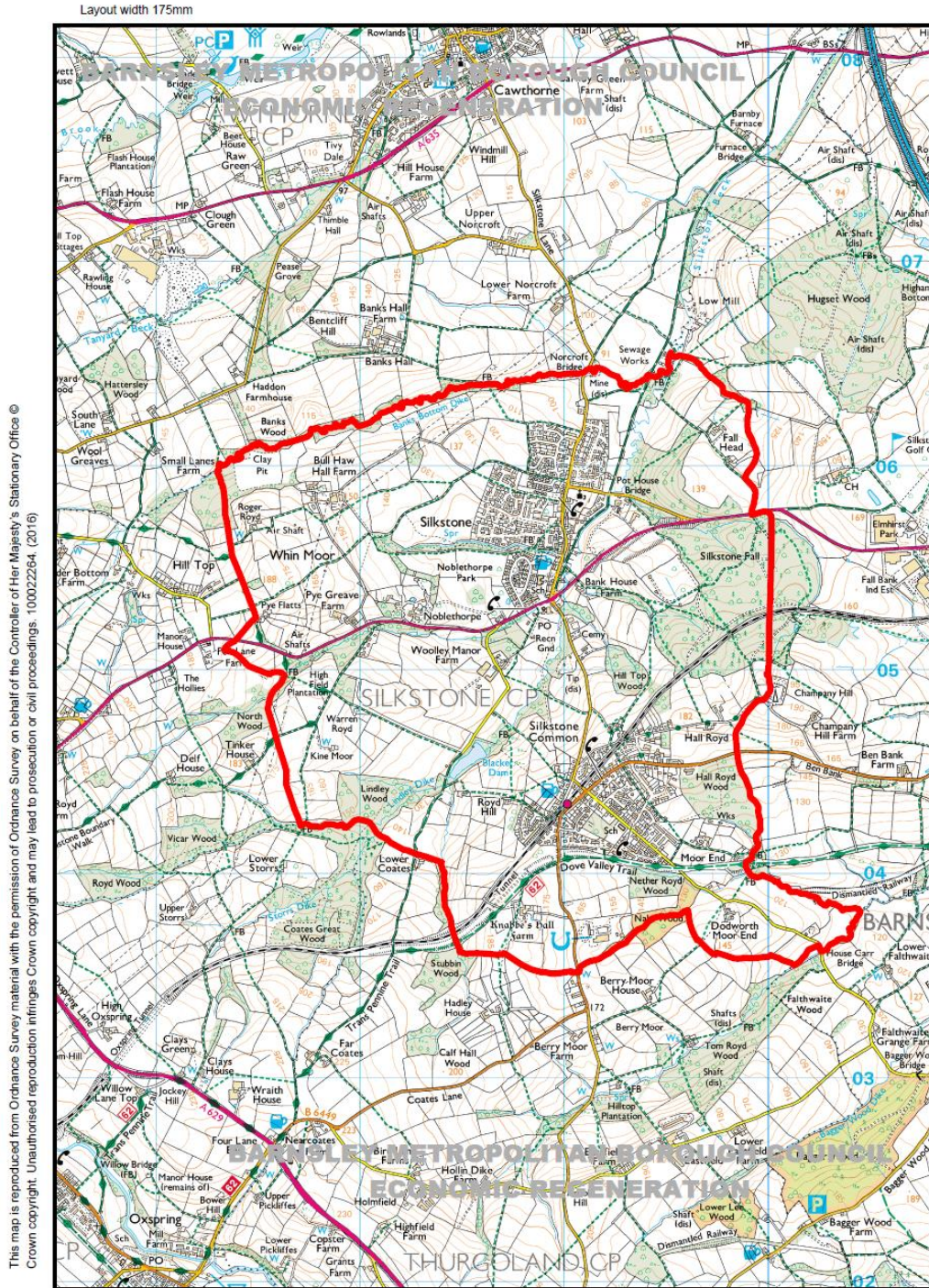


1.10 There are therefore several stages of public consultation and engagement throughout the process and the Neighbourhood Plan can only be made if, at the very end, local people support it.

1.11 We hope to achieve all this and have a plan in place later in 2022. We need your help and ideas to achieve this.

2.0 An NDP for Silkstone

Map 2 Designated Neighbourhood Area and Parish Boundary



BARNSELY 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 2 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 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.

Issues and Options Consultation, Spring 2021

- 2.7 An Issues and Options document was prepared by the NP Committee and was published for informal public consultation from 5th April until 17th May 2021.
- 2.8 A special Parish Newsletter was delivered to all 1,380 households in the Parish between 27th February and 20th March 2021. The newsletter set out the proposed Vision and Objectives in the Issues and Options paper, summarised the issues associated with each policy area and outlined the consultation arrangements. The newsletter incorporated a questionnaire,

which residents were asked to complete with the views on the Vision, Objectives, Issues and Options and return by 17th May.



Outdoor Drop In events, May 2021

- 2.9 In total 54 individual completed responses were returned. These responses were all collated onto the Google Form for analysis and the full report of the consultation 'Silkstone Parish Neighbourhood Plan – Information / Consultation Activity on the Issues and Options Paper' is provided on the NDP website – see <http://www.silkstoneplan.co.uk/Background Documents 34926.aspx>.
- 2.10 Overall there were many positive responses with a majority supporting the draft vision and objectives and agreement that the identified policy options should be progressed in an NDP. However, there were also concerns about housing and that local needs for more affordable and smaller houses are not being addressed effectively in the Parish by Barnsley Council. Further information about how the Parish Council intends to respond to these concerns is provided in Section 5.1 Housing of the Draft Plan.
- 2.11 There were also numerous, very detailed comments and suggestions and these were considered very carefully and used to inform the Draft Policies in the Silkstone NDP.

Design Codes for Silkstone

- 2.12 In late 2020 the Parish Council commissioned AECOM through the Locality Technical Support Programme to prepare a Design Code document to form part of the evidence base for the Neighbourhood Plan.
- 2.13 Silkstone Neighbourhood Plan Design Code is published in the Background Documents folder of the NDP website³. The purpose of the document is 'to provide an appreciation of Silkstone Parish's existing character in order to create a set of design codes which will apply to any future housing

3

<http://www.silkstoneplan.co.uk/ UserFiles/Files/Background%20Documents/Silkstone NP DesignCode Optimised.pdf>

development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the villages' existing character.' The document is referenced throughout the NDP and has been used to inform detailed policies on design.

Regulation 14 Public Consultation - 28th February 2022 to 11th April 2022

- 2.14 The Draft Plan was published for 6 weeks formal consultation (Regulation 14) from 28th February until 11th April 2022.
- 2.15 Copies of the Draft Plan, supporting documents and response forms were available to download from the Neighbourhood Plan website www.silkstoneplan.co.uk . Hard copies of all documents were also available on request from steering group members.
- 2.16 Public drop in events were held from 10am to 2pm on Saturday 19th March at the Huskar Rooms, Silkstone, and from 10am to 2pm on Saturday 26th March 2022 at Silkstone Common Methodists Church.
- 2.17 The consultation was publicised in a special newsletter delivered to all households, by notices on Parish Council notice boards, by email and letter to local groups and those who had asked to be kept informed about future consultations, and by inserts to parents with children at local schools. Consultation bodies and other groups and organisations were contacted directly by email / letter.
- 2.18 The responses were largely supportive of the Draft Plan, but residents' objections led to the deletion of former Policy H3 which set out criteria for possible exception (affordable) housing in the Green Belt. Two of the proposed Non designated Heritage Assets were removed following objections from landowners and further information provided. There were several other minor changes to policy wording and some additional actions for the Parish Council have been included in Appendix 5.
- 2.19 The detailed responses, together with the Parish Council's consideration and any resulting changes to the NDP are provided in the accompanying Consultation Statement.

3.0 Silkstone Parish



Silkstone village from Beacon Hill

- 3.1 The Parish of Silkstone is located approximately 4 miles west of Barnsley and 4 miles northeast of Penistone in the local authority area of Barnsley 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 line and regular bus services to Barnsley. 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 2011⁴. 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.

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

- 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 is being explored further as part of work on the NDP.
- 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 which is one of the 3% of wildflower meadows remaining in Britain, and various areas of woodland including ancient woodland.
- 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 forming a section of the Trans Pennine Trail.

Sports and Recreation

- 3.8 The Parish has a wide range of high quality and easily accessible sports and recreation facilities providing activities for all ages and genders.
- 3.9 Silkstone Parish Sports Ground and Pavilion (owned by the Parish) provides: high quality, professionally maintained facilities for football and cricket; a pavilion; a multi-use games area (MUGA); and an accessible family fitness trail and picnic area.
- 3.10 The Parish Council owns the Huskar Community Rooms, a modern facility with a comprehensive timetable of activities including crafts, yoga, pilates, judo and dance. The Community Rooms are run by a management committee and provide facilities to local groups, individuals and are the base for Scouts and Brownies.
- 3.11 Silkstone Common Methodist Church provides a community room currently used for activities that include pilates, martial arts and craft groups.
- 3.12 The Parish has privately-owned sports provision at Shoot5, an indoor football facility and Silkstone Golf Club, a highly-regarded 18 hole club, and Throstlenest Equestrian Centre in Silkstone Common.

Education

- 3.13 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 Common Junior and Infant School, Moorend Lane, 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".

- 3.14 Both schools have active PTAs and are involved in the community, with for example fetes/fayres and joining parish clean-up sessions.
- 3.15 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 and fully qualified staff head count and in addition to play activities offers additional classes for example ballet, Spanish, drama and cookery; and
 - Silkstone Pre-school Playgroup is a charity located adjacent to the Primary School offering year-round childcare.
 - There are two registered childminders based in Silkstone.

Places of Worship

- 3.16 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 Heritage Silkstone, a volunteer group focused on Silkstone history; and
 - Silkstone Common Methodist Church, Ben Bank Road, Silkstone Common. In addition to worship the Church has a community room for local groups.

Local Businesses

- 3.17 The NDP area has several businesses offering local employment. These include shops, public houses and restaurants, a pharmacy, bakery, hair salon, the Pot House Hamlet complex with garden centre and café, and a Co-operative store with a petrol station and a Post Office.
- 3.18 The NDP area also includes a number of small businesses operated from domestic premises.

4.0 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 Comments were invited on the Draft Vision and Objectives in the Issues and Options consultation.
- 4.3 Overall, 95.7% of respondents agreed with the Draft Vision and Objectives. There were also a number of detailed comments and some of these informed amendments to the Vision and Objectives, whilst others were incorporated into supporting text, draft policies and proposed actions for the Parish Council as set out in Appendix 5.

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.

- 4.4 The Vision will be delivered through the following Objectives:

Objectives

Housing

Objective 1.

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

(This will be achieved through NDP Policies H1, H2 and D2.)

Green Space, Heritage and Sustainability: Natural Environment

Objective 2.

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

(This will be achieved through NDP Policies NE1, NE2 and LGS1.)

Green Space, Heritage and Sustainability: Built Environment

Objective 3.

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

(This will be achieved through NDP Policies BH1 and D2.)

Objective 4.

To support climate change and carbon net zero objectives and to promote resource efficiency in all new development.

(This will be achieved through NDP Policy D1.)

Activities: Leisure, Recreation and Tourism

Objective 5.

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

(This will be achieved through NDP Policy R1.)

Objective 6.

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

(This will be achieved through NDP Policy RD1.)

Access: Travel and Infrastructure

Objective 7.

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

(This will be achieved through NDP Policy T1.)

Objective 8.

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

(This will be achieved through NDP Policy T1 and Parish Council Actions - see Appendix 5).

Objective 9.

To support better access to local public transport networks.

(This will be achieved through NDP Policy T1 and Parish Council Actions - see Appendix 5)

5.0 Planning Policies

The following sections set out the planning policies for Silkstone Parish and these will be used to help determine planning applications for development. The evidence and rationale behind each Policy is set out in the supporting text.

By law, applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. An NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan for the Neighbourhood Area.

The policies are necessarily wide ranging in their scope and taken together, should help to deliver the future development within the Parish which is both sustainable and appropriate.

5.1 Housing



Local houses - View from Silkstone Common Railway Station

Existing Housing Provision in the Parish

- 5.1.1 Census data from 2011 shows that there were 1,374 dwellings⁵ in Silkstone Parish. Appendix 1 provides more information about types of housing and tenure in the Parish.
- 5.1.2 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 Council area, indicating that there is a higher proportion of larger homes in the Parish than in the local authority area.
- 5.1.3 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 in Silkstone Parish compared to 20.9% in Barnsley Council area and 8.0% were in privately rented accommodation compared to 12.8% in Barnsley Council area.
- 5.1.4 Recent developments for new housing in the Parish have tended to provide larger scale, family housing for private sale.

⁵ <https://www.nomisweb.co.uk/reports/localarea>

- 5.1.5 House prices in the Parish are higher than average for the Barnsley Council area, reflecting the Parish's status as a popular and highly desirable area, with delightful surrounding countryside, highly-regarded schooling and good commuting links.

Future Housing Need

- 5.1.6 The Parish does not have an up to date Parish Housing Needs Survey. Barnsley Strategic Housing Market Assessment (SHMA) 2021⁶ provides the up to date evidence to inform the five-year review of the Local Plan (2014-2033) and the Council's Housing Strategy (2014-33). The report sets out that the additional dwelling requirement for Barnsley is at least 21,546 additional over the plan period 2014-2033 or 1,134 each year. There is a 'net' shortfall of affordable housing of 190 households each year. Table ES1 Affordable dwelling type and number of bedrooms required as a proportion (%) of GROSS affordable need shows that in Penistone and Dodworth sub area the greatest need is for 1 and 2-bedroom houses (72.9%) followed by 2 and 3-bedroom flats (13.6%) and then 1-2 bed bungalows (6.0%).
- 5.1.7 The population projections reveal a marked increase in the number and proportion of older residents living in Barnsley. The number of households headed by someone aged 60 and over in Barnsley is expected to increase by 29.8% by 2033. Information from the household survey reveals a need to build smaller dwellings, particularly flats and bungalows or level access accommodation for older people in the general market and specialist older persons housing provision. The report's conclusions for 'Dwelling type, tenure and mix' (para 8.4) sets out 'Analysis concludes there is an ongoing need for all types and sizes of dwelling with strongest need for 3-bedroom houses and a continued need for smaller 2-bedroom houses. There is also a need for bungalows/level access accommodation. When household aspirations and what people would expect are considered, there is a stronger emphasis on bungalows with 2-bedrooms (or level access accommodation).'
- 5.1.8 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. The villages are inset in the Green Belt where opportunities for development are limited.
- 5.1.9 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 Council area 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

⁶ Barnsley Strategic Housing Market Assessment (SHMA) 2021, BMBC, Final Report June 2021 <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/local-plan-research-and-evidence-documents/>

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 H5 Residential Development on Large Non-allocated Sites supports proposals for residential development on sites above 0.4 hectares where they are 'located on previously or part previously developed land; are located within Urban Barnsley, Principal Towns and Villages; are accessible by public transport; and have good access to a range of shops and services.' Policy H6 Housing Mix and Efficient Use of Land 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.

- 5.1.10 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.' 30% affordable housing will be expected in Penistone and Dodworth and Rural West. 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 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.'

Issues and Options

- 5.1.11 The Issues and Options Consultation included the Question, 'Do you agree that policies in the Barnsley Local Plan are sufficient to guide decisions about house types, tenures and sizes?' The responses showed that a slight majority (52.4% of responses) did not agree and there was a high level of support for local planning policies in the NDP to guide new housing development.
- 5.1.12 The comments included suggestions that there was a need to address local needs for more smaller and affordable housing and to resist further development of large, executive style homes in the Parish. There was also support for more homes to meet the needs of older people and so to increase the supply of family homes by providing opportunities for residents to downsize whilst remaining in the local community with access to existing support networks. There were concerns about matters such as inappropriate, high-density development, impacts of backland development, the need to respond to local character and to protect important features,

onsite parking provision and looking forward, the need to address sustainable design.

Draft Plan

- 5.1.13 Responses to the Draft Plan consultation showed that although many residents were supportive of the housing policies, there were concerns that the Plan was promoting widespread housebuilding and that it supported development in the Green Belt.
- 5.1.14 Matters related to design are addressed in more detail in the Design Codes and relevant NDP design policies.
- 5.1.15 Policy H1 sets out the local criteria for new housing development in the Parish.

Policy H1 Criteria for New Housing Development in Silkstone Parish

Proposals for new housing development in Silkstone Parish will be supported where proposals:

1. Are on sites within the settlement boundaries of the two villages of Silkstone and Silkstone Common
2. Or they comprise sensitive conversions or other development not considered inappropriate in the Green Belt, including rural exception housing in accordance with Barnsley Local Plan Policies.

Schemes should include smaller housing (up to 3 bedrooms) suitable for first time buyers and young families or housing suitable for older people including those seeking to downsize.

Designs should be of a high quality and respond positively to the NDP design policies in terms of height, density, scale, detailing and materials.

Backland and Garden Development

- 5.1.16 Recent planning applications have included small infill schemes and backland development in residential gardens.
- 5.1.17 Backland or garden development can have an adverse impact on the character of an area, leading to higher densities of development and loss of former garden areas and mature landscaping. Such development also can have an adverse impact on local residential amenity from additional noise, disturbance, traffic etc.
- 5.1.18 The NPPF paragraph 71 sets out that 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local

area.' Barnsley Local Plan Policy H9 Protection of Existing Larger Dwellings advises that 'Development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.'

- 5.1.19 Appendix 4 - Character Area Appraisals identifies and describes areas of Silkstone and Silkstone Common which are characterised by low density development, including bungalows, set in large plots of mature gardens. The extensive gardens make a positive contribution to the character of the villages, providing trees, mature shrubs and green spaces between built form. Gardens can also provide habitats for birds, insects, amphibians and small mammals such as hedgehogs as well as other wildlife and the NDP has a strong emphasis on protecting and enhancing local wildlife in the Parish (see Section 5.2).
- 5.1.20 Design Code 2D - Development Spacing notes that: 'A key characteristic of the Parish is the influence of the surrounding landscape on the streets. Views to the surrounding woodland and hills can be seen from many of the streets in both villages. The protection of this will be key in any future development. Therefore, any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.'
- 5.1.21 Policy H2 requires proposals for development in residential gardens to respond to local character and not impact adversely on openness and density.

Policy H2 Residential Development in Rear Gardens

Residential development in rear gardens and other infilling should demonstrate that there would not be an unacceptable impact on the character of the local area in terms of loss of openness, mature trees, hedges and shrubbery.

Development should not lead to a significant increase in the density of built form, taking into account the character of the surrounding area.

Future Provision of Affordable Housing

- 5.1.22 The public consultation on the Issues and Options included a number of responses, particularly from the group of young people, setting out concerns about affordability and availability of housing in the Parish.
- 5.1.23 At this stage, the priority for the Parish Council is to complete the Neighbourhood Plan. However, over the medium to longer term there may be an opportunity to progress a local housing development project with local landowners, housing providers, BMBC and interested parishioners, to

provide an affordable housing scheme limited to those with a local connection to the Parish (through a local occupancy condition).

- 5.1.24 The NPPF (paragraph 149) sets out a limited number of exceptions where new buildings may not be inappropriate in the Green Belt. These include f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)⁷. Local Plan Policy H7 Affordable Housing sets out that 'limited affordable housing to meet community needs may be allowed in or on the edge of villages.' As available and suitable sites may be limited within the villages, proposals may have to be considered on the edge in the Green Belt and are likely to be controversial.
- 5.1.25 Such a scheme would require a 'call for sites' to be submitted by local landowners and agents, a technical site assessment of the submitted sites, public consultation on technically suitable 'preferred sites' and then possibly progression of the scheme through a Community Development Order or Neighbourhood Development Order⁷ which in effect grants planning consent.
- 5.1.26 The project would have to be delivered in partnership with Barnsley Council and / or a housing provider such as Berneslai Homes and would have to be financially viable and supported by the landowner. Grants and support are available to help progress such schemes through the Locality Neighbourhood Planning Programme - see Affordable Housing for Sale Grant Funding⁸. Such a project would not necessarily have to be progressed by the Parish Council, but could be led by, say, a housing trust with the involvement of interested local young people and residents.
- 5.1.27 Following objections from a local campaign group and several residents, former Policy H3 Rural Exception Housing was deleted from the NDP. If proposals come forward in the future, they will be determined in accordance with policies in the Barnsley Local Plan (including Policy H7) and the NPPF and, where relevant, other Silkstone NDP policies, unless material considerations indicate otherwise. Developers will be required to demonstrate local need in order to justify rural exception housing in the Green Belt. Proposals will have to provide evidence that the housing is demonstrably affordable (in the context of local house prices and local wages) and that measures would be put in place to ensure that it remains affordable in perpetuity.

⁷ See <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-development-orders-community-right-build-orders/>

⁸ <https://neighbourhoodplanning.org/about/grant-funding/#affordablehousing>

5.2 Green Space, Heritage and Sustainability: Natural Environment



Jays Wood, Silkstone Common - Information Board

Local Landscape Character

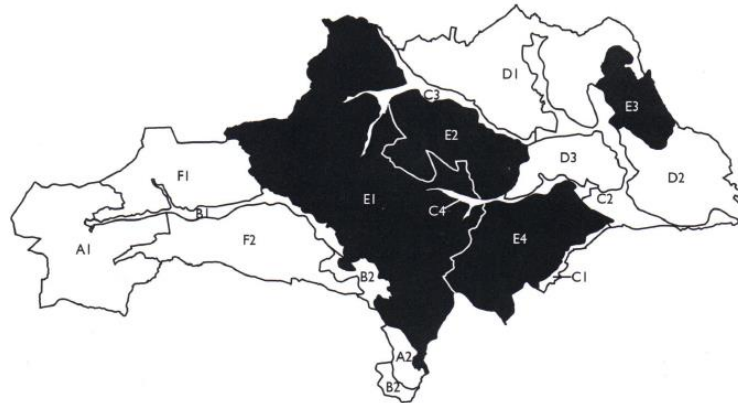
- 5.2.1 The Parish has its own distinctive landscape character. The area lies within Natural England's National Character Area 38: Nottinghamshire, Derbyshire and Yorkshire Coalfield⁹. NCA 38 has geological deposits of coal and iron, and these, along with the water supply, brought mass industrialisation 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.
- 5.2.2 Barnsley Borough Landscape Character Assessment Final Report, May 2002, reviewed 2016¹⁰ provides further detail by defining the character of the landscape of Barnsley Council area in order to provide a framework for planning and policy development. The landscape of Barnsley 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

⁹ <http://publications.naturalengland.org.uk/publication/4743624?category=587130>

¹⁰ <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>

tributary to the C3 Lowland Dearne Valley Floor and just includes a small part of C3.

E: SETTLED WOODED FARMLAND



5.2.3 The Key Characteristics of E1: WEST BARNESLEY 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.

5.2.4 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.

5.2.5 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.'

5.2.6 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).'

Issues and Options

5.2.7 The consultation on Issues and Options showed that local residents and stakeholders place a high value on the Parish's attractive countryside and landscape. There was strong local support (from 95.7% of respondents) for a policy in the NDP to protect and enhance Silkstone Parish's distinctive landscape character.

5.2.8 There were a number of comments relating to those features which residents particularly value; these included the Waggonway and footpaths, hedges and woodland, and stone walls. There were also suggestions for enhancing the landscape through hedgerow planting, planting a community orchard, protecting meadows and using natural drainage to alleviate flooding problems. There were also comments that watercourses such as Silkstone Beck, and footpaths should be protected along with important local views such as towards Fall Wood in Silkstone, and Stainborough Hill from Silkstone Common.

5.2.9 The close proximity of all these natural environment assets to residential areas contributes to the physical and mental wellbeing of residents. Access to local countryside, woodlands and wildlife areas has been particularly important to parishioners during recent lockdowns and restrictions linked to the Covid-19 pandemic.

5.2.10 The work of volunteer group CARE was also noted: 'CARE value and feel privileged to enjoy such a diverse landscape and would go to all lengths to protect this. Members of the team are very keen to enhance the hedgerows by reinstating traditional planting. We have a number of residents within the Parish who have special interest and knowledge about how our local landscape can be maintained and enhanced.'

Design Codes and Key Views

5.2.11 Design Code 2 - Landscape, Views and the Settlement Edge includes 2A - Village Separation. This advises that the separation between the two villages should be retained, and development should respond to the green corridor. There is also guidance about development on the edges of settlements. These principles have been brought forward into Draft Policy NE1.

5.2.12 The Design Codes document identifies a number of key views. In the section on Sense of Place and Wayfinding, the document notes, 'The elevated position of Silkstone Common has resulted in many view points where the surrounding landscape can be appreciated (see views 7 to 13). The central routes through both villages have a strong historic feel with most of the historic buildings in the area lining these routes. There are a number of historic listed buildings which contribute to the character of the Parish. The Grade I Listed Church of All Saints is a prominent landmark which can be seen from many locations across the area (see views 5 and 8). The 17th century glassworks and 18th century pottery in Silkstone are an architecturally unique scheduled monument. The influence of the surrounding landscape contributes to the rural character of the villages. The elevated woodland setting in Silkstone brings the surrounding landscape in to the street scene (see view 4 and 5).'

5.2.13 The key views are shown on the Policies Maps 1A and 1B and Map 3 and are:

- View 1 north of Barnsley Road
- View 2 from Broad Gates
- View 3 from Silkstone Lane
- View 4 from Guest Lane
- View 5 from Martin Croft
- View 6 from Martin Croft
- View 7 from Beacon Hill
- View 8 from Cone Lane
- View 9 from Beacon Hill
- View 10 from Beacon Hill

- View 11 from Hall Royd Lane
- View 12 from Hall Royd Lane
- View 13 from Hall Royd Walk

5.2.14 Policy NE1 has been prepared to help ensure that the distinctive landscape character features of the Parish are protected, and opportunities are taken to enhance the local countryside so that it can continue to be enjoyed by all.

Policy NE1 Protecting and Enhancing Local Landscape Character

1. Landscaping Schemes

Development proposals should protect and enhance local landscape character by using locally appropriate materials and suitable landscaping schemes and boundary treatments. Proposals should demonstrate how siting and design have taken into consideration local landscape character.

Developments should incorporate the following landscape design principles:

- A. Key local landscape features including hedgerows, meadows, woodland and mature trees and stone walls should be conserved, and opportunities should be taken to restore and repair such features where they have been neglected; and
- B. Watercourses should be protected and re-naturalised. Wherever possible opportunities should be taken to incorporate natural drainage solutions as part of measures to reduce flood risk. This could include for instance providing wetland areas and planting trees.

2. The 'Green Corridor' and Development on Settlement Edges

- A. The 'green corridor' separating Silkstone and Silkstone Common should be maintained. Residential development within or adjacent to this area should respond sensitively and positively to the green corridor and provide hedgerow boundary treatments and tree planting to screen the visual impact of development on the wider landscape.
- B. Development at the settlement edge should be of a lesser density than the rest of the settlement area to achieve a soft and graduated transition into the rural landscape.

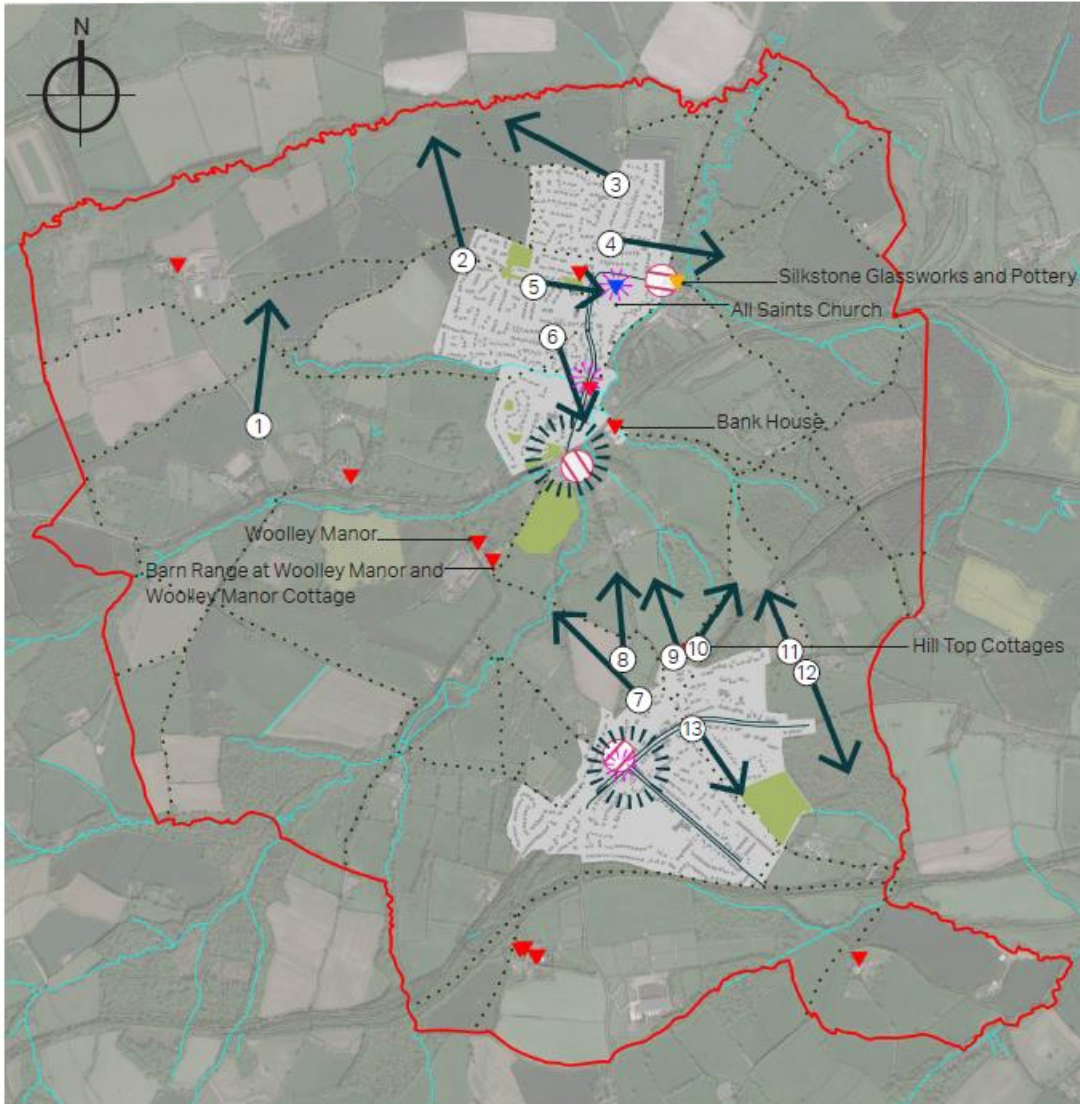
3. Views

- A. New buildings should not obscure views to local landmarks. The Key Views shown on the Policies Maps 1A and 1B and Map 3 make an important contribution towards local visual amenity and the neighbourhood area's landscape character. Any development on sites which sit within or would be visible in these views should be

designed to have a minimal visual impact. Size, scale, use of materials, on-site landscaping and use of natural screening should ensure that the development nestles within the settlement and is not unduly prominent.

- B. Development proposals which impact on the Key Views should be accompanied by a landscape and visual impact assessment.

Map 3 Key Views (from Design Codes, Sense of Place and Wayfinding)



Sense of Place and Wayfinding

AECOM

Key

- Residential
- Open space and recreation
- Main frontage
- Public right of way
- Grade I Listed Buildings ▼
- Grade II Listed buildings ▼
- Scheduled monument ▼
- Key views ←
- Landmarks ✱
- Key area of importance ☼
- Bridge /

Wildlife



Greater stitchwort

5.2.15 The following areas are identified as of particular local wildlife significance and should be considered in the NDP. This list includes all areas identified in the Parish Design Statement.

Silkstone Common

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

Silkstone

- Silkstone Fall Wood
- Conroyd Wood
- Blacker Green Wood
- North Wood
- Silkstone Church and church yard
- Pye Flatts SSSI

Wildlife Corridors

- Trans Pennine Trail
- Silkstone Waggonway and sewage works

Other aspects to be considered

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

5.2.16 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 consist of three fields of neutral hay meadow grassland, the best of 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

5.2.17 **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. 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 and invertebrates are recorded well. A moth survey is being carried out by Barnsley Natural History Society in 2021. 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. 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.

5.2.18 **Nether Royd Wood**, also known as Johnson's Wood, is privately owned. It is located adjacent to Nabs Wood and has a similar habitat in both tree and plant species. Local knowledge has established that there has been little woodland management.

5.2.19 **Moor End Wood** is owned by a private landowner with little evidence of any woodland management. The wood is a mixed woodland, and the tree species comprise beech, ash, sycamore, oak and holly. Flowering plants include bluebell. It is an excellent area for woodland bird species with great spotted woodpecker and owls being recorded. 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, past the riding stables with a public footpath 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.

- 5.2.20 **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.
- 5.2.21 **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 poor land to provide a screen from the pit for the benefit of the villagers. Part of the 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 to Jays Wood and was formally opened to the public on 19 April 2016. Initially the wood was dominated by mature silver birch trees with some young oak trees and over time this will become a small oak woodland. A seat has been installed along with interpretation boards.
- 5.2.22 **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 by a footpath from Silkstone Common Recreation Ground and via the TPT. This wood has a variety of typical woodland plants such as bluebell, violets and an excellent range of woodland birds including great spotted woodpecker.
- 5.2.23 **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 it 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.
- 5.2.24 **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 Council divides the woods into areas with species of trees and plants recorded. 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.

- 5.2.25 **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 is crossed in the north by the A628 road and by the railway between Penistone and Barnsley in the south. Silkstone Fall Wood is a Local Wildlife Site registered with Barnsley Council 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, and 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 including dunnock, bullfinch, song thrush, great 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.
- 5.2.26 Silkstone Fall Wood has recently returned to the management of the Cannon Hall Estate, which has been in discussion with BMBC regarding woodland management improvements. One issue for the woodland is the damage caused by mountain bikers who have recently constructed tracks, jumps and ramps, some of which cross the historic public footpath. Silkstone Fall Wood is also home to Silverwood Scout Camp on the eastern side of the woods just south of the A628.
- 5.2.27 **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 Waggonway. The Care Group have been involved with Phase 1 of the footpath improvement programme project designed to enhance the circular footpath around the wood and improve access to the woodland 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 includes tree planting.
- 5.2.28 **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. 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 Council and a survey report was completed in December 2011. Ancient woodland indicator species for South Yorkshire have been recorded within North Wood. 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. The presence of Himalayan Balsam (Schedule 9 invasive species) has been recorded along the streams which is concerning and needs to be addressed.

- 5.2.29 **Blackergreen 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

- 5.2.30 There are a number of traditional hedgerows close to the villages which are of significant conservation interest. They are protected under The Hedgerow Regulations of 1997 (made under Section 97 of the Environmental Act of 1995). 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 Council 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.
- 5.2.31 The Chestnuts is a green open space in Silkstone, surrounded by chestnut trees and is the site of a disused quarry. It is situated near an older people's housing complex and provides an area of tranquillity which needs to be protected. It is owned and managed by Silkstone Parish Council.
- 5.2.32 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 Council. 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.

- 5.2.33 Woods in Silkstone contain a small group of the rare black poplar (*populus nigra*). Female catkins develop characteristic fluffy cotton-like seeds, which fall in late summer. The protection of these trees is very important, particularly given recent encroachment by Japanese knotweed, one of the most invasive weeds in Britain.

Veteran and ancient trees

- 5.2.34 Veteran trees are survivors that have developed some of the features found on ancient trees and 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 Council and are covered by TPO legislation.

Wildlife Corridors

- 5.2.35 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.
- 5.2.36 **Silkstone Waggonway** runs through the village of Silkstone and down the valley and is a pleasant walk away from busy roads. It was the route of a horse drawn railway, built in 1809 by the Barnsley Canal Navigation Company and still retains its stone block sleepers. This early railway transported coal from the mines in the Silkstone Valley 2.5 miles from Silkstone Cross to Barnaby Basin Cawthorne.
- 5.2.37 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 with butterflies being recorded. Further along the Waggonway is Low Mill Farm and it is in this area that ancient hedgerows have been recorded.

Trans Pennine Trail (TPT)

- 5.2.38 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.
- 5.2.39 There are several access points in Silkstone Common to the TPT which runs parallel to Moorend Wood and Houses and Nether Royd Wood.

5.2.40 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

5.2.41 The parish is lucky to host 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 where the EA have intercepted an uncontrolled minewater 'rebound' breakout upstream of The Potting Shed into Silkstone Beck.

Protected Species - Badgers and Bats

5.2.42 Badgers and their setts are protected species under the Badger Protection Act Of 1992. 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 give advice when requested.

5.2.43 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.

5.2.44 The Church of All Saints' and St James the Great in Silkstone dates from the 15th century and a church has 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. Two species of bats have been recorded between 1987/2010, and the PCC Secretary has confirmed that bats are still present as at 5 November 2020. A further bat survey is recommended to establish the present status of the bat population.

- 5.2.45 Invasive species of Japanese knotweed and Himalayan balsam have been identified in the parish.
- 5.2.46 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.'

- 5.2.47 Paragraph 174 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, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 5.2.48 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. On-site habitat retention/enhancement/creation should be provided, but off-site measures may also be required to achieve a net gain in biodiversity.

Issues and Options

- 5.2.49 The responses to the Issues and Options consultation showed significant support for the NDP to include a policy to protect and enhance local wildlife, with 88.4% of respondents agreeing that opportunities for biodiversity net gain should be identified.
- 5.2.50 There were a range of suggestions for how local biodiversity could be enhanced. These included suggestions from CARE for wildlife areas, ponds, bug hotels, bird boxes, hedgehog corridors, woodland trails, and development of planting strategies for the benefit of local wildlife. Other comments included bird feeders, bird boxes, bat boxes, restoring or creating wildflower-rich unimproved grassland and meadows, planting native species of plants and trees and protecting wetlands.

Draft Plan

- 5.2.51 Local residents who responded were largely supportive of the Plan's detailed descriptions and policies to protect and enhance wildlife and landscape character. BMBC and Barnsley Biodiversity Trust suggested some minor wording changes to Policy NE2 which have been included in the amended Policy.

Design Codes

- 5.2.52 Design Code 1 Sustainability and Climate Change includes the following guidelines to support biodiversity:
- Existing trees should be retained where possible. All proposed planting should be native species in order to promote biodiversity.
 - Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.
 - The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces for bats and birds.
- 5.2.53 Policy NE2 has been prepared to protect local wildlife and habitats and to support enhancements to provide biodiversity net gain.

Policy NE2 Wildlife

Development proposals should conserve and enhance biodiversity in Silkstone Parish, and opportunities to incorporate biodiversity improvements are encouraged. All developments should mitigate any impacts from the loss of countryside, wildlife and the natural environment.

As a principle, there should be a measurable net gain enhancement of biodiversity assets wherever possible, with an aim of achieving a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain

should be provided on site, unless it is not technically possible, in which case off-site contributions would be sought.

A biodiversity net gain could be achieved through development by:

1. Managing any habitats retained within the development site to improve quality. This could be done, through for example, by
 - A. Retaining mature trees and hedgerows and using traditional local species in landscaping schemes and tree planting;
 - B. Improving existing hedgerows and improving the management of hedgerows to improve biodiversity. where they are retained as boundary treatments, and where fences are used on boundaries, incorporating gaps so hedgehogs and other wildlife can pass through;
 - C. Retaining and improving the management of any ponds; and
 - D. Creating new priority habitats.
2. Securing local off-site habitat management to provide an overall benefit. In particular, contributions will be sought for the following:
 - A. Restoring or creating wildflower-rich unimproved grassland and meadows on farmland, areas of public open space and grass verges;
 - B. Woodland management;
 - C. Creation and enhancement of wetland areas.
3. A combination of the above.

Developers should also incorporate wildlife friendly measures into buildings. Such measures could include for example incorporating swift bricks, bat and owl boxes and bug hotels.

Local Green Spaces

5.2.54 The Local Plan Policies Maps (see Appendix 6) 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.

5.2.55 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.
- Broad Gates 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.

5.2.56 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.'

5.2.57 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.

5.2.58 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 102 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.'

Issues and Options

5.2.59 The Issues and Options consultation asked the community to suggest any areas which would meet the criteria for Local Green Spaces and to explain why they are so important. The suggested areas have been assessed alongside those already identified in the Design Statement.

Draft Plan

5.2.60 The consultation on the Draft Plan showed that respondents were largely supportive of the identified Local Green Spaces. There were suggestions for an additional Local Green Space at Moorend (an area previously put forward for housing development in the Local Plan as site EC11 but not included as a site allocation). However this area is already in the Green Belt.

5.2.61 The justification for those areas considered to be candidates for Local Green Space designation is provided in the table in Appendix 2 and the Local Green Spaces are shown on the accompanying maps.

Policy LGS1 Local Green Spaces

The following are designated and protected as Local Green Spaces:

1. 'Hillside', High Street, Silkstone;
2. 'Ribbon' open-space along Silkstone Waggonway from Silkstone Cross to the Parish boundary;
3. Broad Gates play area, Silkstone;
4. Martin Croft playground adjacent to the war memorial, Silkstone;
5. The Chestnuts, Martin Croft, Silkstone;
6. Woodland and grassed area between Towngate and Manor Park, Silkstone;
7. Manor Park, Silkstone – areas A, B and C within the estate and fronting bungalows facing on to Barnsley Road at Silkstone Cross;
8. Manor Park playground, rear of Silkstone Primary School;
9. Orchard Wood and meadow, off Moorend Lane, Silkstone Common;

10. Silkstone Common Recreation Ground, Holroyd Walk, Silkstone Common; and
11. Jay's Wood, Hall Royd Lane, Silkstone Common.

These are identified on the Policies Maps 1A and 1B and at a larger scale on the Maps in Appendix 2.

Inappropriate development of Local Green Space is ruled out other than in very special circumstances.

5.3 Green Space, Heritage and Sustainability: Built Environment



South Yorkshire Buildings, Silkstone Common

- 5.3.1 Silkstone Parish has 24 Listed Buildings including the 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.
- 5.3.2 The 1086 Domesday Survey contains the entry: 'To the same Manor belong Silchestone. 1½ Carucates of land taxable.'
- 5.3.3 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.
- 5.3.4 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. This disaster was partly responsible for the passing of the Mines Act of 1842 forbidding women and children under the age of ten from working in the mines.

- 5.3.5 Throughout the ages the land has been worked for agriculture, and also industrial uses. Charcoal was produced and used in iron smelting. Glass production on the Pot House Hamlet site started in Silkstone in the 1650s, and by 1754 the site was in use as a pottery producing simple country earthenware. The site of the glassworks and pottery is a scheduled monument.
- 5.3.6 From early times a network of footpaths and tracks served the area. The Old Salt Road or Saltersbrook, runs from Northwich in Cheshire and dates from Saxon times. It passes along Pack Horse Green and Bull Haw Lane in Silkstone, and crosses through Silkstone Fall Wood along a deep holloway along the line of the public footpath.
- 5.3.7 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 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 (now The Bells Bar and Kitchen), built in the mid-1800s, was originally called the Six Ringers and stands next to the stocks, which date from 1405. An early Miners' Union meeting was held there.
- 5.3.8 There has been a church on the site of All Saints and St James the Great in Silkstone from at least the 11th century. A charter of 1090 gifted the church to the priory of Pontefract. The existing church dates from the 15th century, and features a Norman arch between the chancel and St James' chapel. This church is worthy to be known as the 'Minster of the Moors' as its interior contains a late 15th century timber roof adorned with numerous finely carved roof bosses above aisled nave arcades with their clerestory windows.
- 5.3.9 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.
- 5.3.10 The Parish Design Guide 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 include:
- Silkstone - All Saints' Church, with Pothouse Hamlet 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.

Local List (Non-Designated Heritage Assets)

- 5.3.11 Listed buildings and scheduled monuments are already given protection through local and national planning policies and other legislation.
- 5.3.12 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.'
- 5.3.13 The Council's website¹¹ provides some advice about locally listed buildings: 'Buildings, structures or sites will be added to the local listed buildings list for historic, architectural or communal reasons. A local listing entry becomes a material consideration whenever planning permission is required for the building, structure or site in question.'

Issues and Options

- 5.3.14 In the consultation on Issues and Options 89.1% of respondents agreed that the NDP should identify a list of locally important non-designated heritage assets. There were many suggestions for buildings and features that have particular local importance.
- 5.3.15 The Neighbourhood Planning Committee has researched important local features and buildings of heritage interest including those suggested during the consultation and those identified in the Parish Design Guide. Heritage Silkstone, a local history group based at Silkstone Church, has helped provide information and insight for this task.
- 5.3.16 The list of proposed non-designated heritage assets for protection is at Appendix 3. Appendix 3a is the list of criteria to identify and describe candidates for local list non-designated heritage assets for protection as part of the work on the NDP. This work takes into account guidance from Historic England¹² and advice from Barnsley Council and should provide a degree of protection to buildings and structures which are of local interest but which are not designated and not on the national list.

Draft Plan

- 5.3.17 Respondents were largely supportive of the proposed list of NdHAs although two have been removed following objections and additional evidence provided by landowners and a third was found to lie outside the parish

¹¹ <https://www.barnsley.gov.uk/services/conservation/local-listed-buildings/>

¹² Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second edition), 27 January 2021
<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

boundary. South Yorkshire Archaeology Service invited the Parish Council to nominate all those on the list for inclusion in the South Yorkshire Local List and this has been added as an Action for the Parish Council in Appendix 5. The NdHAs are identified on a new Map (Map in Appendix 3 following a suggestion from BMBC).

Policy BH1 Conserving and Enhancing Heritage Assets on the Local List

A candidate list of buildings and structures identified as non-designated heritage assets in the Local List is set out at Appendix 3. All development proposals affecting these locally important heritage assets (once formally approved by Barnsley Council), or their settings, will be assessed in terms of Barnsley Local Plan Policy HE1 The Historic Environment.

When designing development proposals for non-designated heritage assets, owners and developers should have regard to conserving the significance of the asset and the components which positively contribute to its character or appreciation as a heritage asset.

- 5.3.18 The responses to the Issues and Options showed that 81.8% of respondents wanted the NDP to include detailed policies on design and there were a number of comments about the draft Design Codes document including references to the need to protect local character, to address parking and access and to support sustainable transport.

Draft Plan

- 5.3.19 The responses to the Draft Plan consultation showed widespread support for the design policies and resulted in some amendments to policy wording to encourage electric charging points for cycles and cars and to support innovative and high-quality modern designs.

Sustainable Design

- 5.3.20 Since work began on the NDP there has been increased awareness of the climate emergency and the need for Plans to promote more sustainable development which minimises resource consumption and carbon emissions and is climate resilient. Climate change is leading to more frequent, extreme weather events such as storms, flooding, periods of very high temperatures and drought.
- 5.3.21 The Parish suffered very severe flooding in 2007 and the two villages were cut off due to surface water flooding and pools forming on all routes into the villages.



Flooding in 2007

- 5.3.22 There is a need to ensure new development is designed to respond to these challenges and planning policies can promote more sustainable designs which reduce resource consumption and which support more comfortable and resilient living environments.
- 5.3.23 The updated NPPF (July 2021) sets out in paragraph 11 that 'plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.' Paragraph 152 goes on to say 'the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'
- 5.3.24 Barnsley Local Plan Policy CC1 Climate Change advises that the Council will seek to reduce the causes of and adapt to the future impacts of climate change by various measures and Policy CC2 Sustainable Design and Construction sets out that 'development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.'
- 5.3.25 The Design Codes have been used to inform Policy D1. Where a proposal falls short of these sustainable measures it must be explained why and what compensatory measures are being offered.

Policy D1 Sustainable Design

New housing development in Silkstone Parish should have regard to the Silkstone Design Code 1: Sustainability and Climate Change.

Developments should mitigate impacts from the loss of countryside, wildlife and the natural environment (see NDP Policies NE1 and NE2) and demonstrate that, wherever possible they are responding to climate change by including high standards of insulation, and energy and resource conservation.

Schemes should, wherever possible and viable, consider and include examples from the following sustainability principles in their design:

1. Energy and Resource Efficiency

- A. Cavity wall and under floor insulation should avoid heat loss through thermal bridging and schemes should include double or triple glazing, window and door draft sealing.
- B. Solar, heat recovery, air source and ground source energy are encouraged but should be designed to have a minimal visual impact. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start.
- C. The orientation of buildings and roof pitches should consider passive solar design principles and allow for efficient solar energy collection.
- D. The use of green roofs is encouraged to assist with insulation and summer cooling requirements and to enhance solar energy efficiency.
- E. Gardens and parking areas should have the majority of their area soft landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and to reduce the rate of run off.
- F. Rainwater and greywater should be stored and reused to reduce demand on mains supplies. Installation of water butts is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.
- G. Developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers.

2. Open Spaces and Green Infrastructure

- A. Residential areas should be located within walking and cycling distance of open spaces and other recreational opportunities (see Policy T1).
- B. Opportunities should be taken to link open spaces through a series of green networks or corridors which allow wildlife to move along

corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.

Local Character

- 5.3.26 The Parish Design Statement sets out a number of proposed guidelines to help ensure new development responds positively to local character. The Design Codes document supersedes the Parish Design Statement and provides more up to date and detailed guidelines for development in the Parish.
- 5.3.27 The Neighbourhood Planning Committee has identified and described different character areas in the Parish - see Appendix 4 - Character Area Appraisals.
- 5.3.28 The NPPF sets out in paragraph 127 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'
- 5.3.29 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.'
- 5.3.30 The Design Codes (particularly Design Code 3 - Building Design, Design Code 4 - Parking, Gardens and Boundary Treatments and Design Code 5 - Privacy, Space and Natural Surveillance) have been used to inform Policy D2.

Policy D2 Promoting High Quality Design and Responding to Local Character

All development should be sympathetic to the distinctive character of the relevant Character Area - see Appendix 4.

New housing development in Silkstone Parish should have regard to the Silkstone Design Codes.

1. New development proposals should address the following principles:

- A. Development should have a maximum height of two storeys and scale should be informed by adjacent dwellings. Additional storeys may be provided within the roof space with sky lights and/or gable end windows.
 - B. Materials and detailing should reflect the local vernacular of slate roofs (except where green roofs are proposed to improve sustainability), sandstone, brick or render walls, sills and lintels, and sash or casement windows. However imaginative modern designs which use other high-quality materials in an innovative way will also be supported
 - C. Parking should be provided in line with Design Code 4 - Parking, Gardens and Boundary Treatments. Overall parking should be provided on-plot wherever possible and on-street parking as the only means of parking should be avoided in future development to minimise visual impacts. Electric vehicle and cycle charging points should be provided.
 - D. Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised.
 - E. Distances between buildings and elevations should refer to Design Code 5 - Privacy, Space and Natural Surveillance. Designs should avoid overlooking of habitable rooms and gardens. Windowed front elevations of dwellings should face the street where this is in keeping with local character.
2. Where proposals involve conversions of historic buildings schemes should address the following principles:
 - A. Conversions of historic buildings into residential use should preserve and enhance existing heritage features, to maintain the integrity of the original building.
 - B. Any new openings (windows and doors) should be positioned carefully to maintain the character and balance of the building and detailing should reflect the existing design through use of complementary materials and finishes.
 - C. The area around the building should be designed to the same standard as the changes to the building. Landscaping should respond to the existing character and defining features of the local landscape and consider any views into the site in line with NDP Policy NE1.

5.4 Activities: Leisure, Recreation and Tourism



Silkstone Common Rec - MUGA and shelter

Community and Recreation Facilities

- 5.4.1 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, a plant and garden nursery, 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.
- 5.4.2 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.
- 5.4.3 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, Broad Gates 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’.
- 5.4.4 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.

- 5.4.5 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.
- 5.4.6 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.
- 5.4.7 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

- 5.4.8 Barnsley's Green Space Strategy Updated 2016¹³ 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

¹³ <https://www.barnsley.gov.uk/media/4088/barnsleys-green-space-strategy-2016-update.pdf>

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

5.4.9 Barnsley Metropolitan Borough Council Playing Pitch Strategy 2016 -2019 November 2016 Final Report¹⁴ notes that football facilities are provided at Silkstone Common Junior and Infant School, Silkstone Primary School and Silkstone Common Recreation Ground. The report notes there is demand for football, cricket and rugby.

5.4.10 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.

5.4.11 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

¹⁴ <https://www.barnsley.gov.uk/media/4740/eb91-playing-pitch-strategy.pdf>

successful; or The change of use would not have a significant effect on the ability of local people to access local services.'

- 5.4.12 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.
- 5.4.13 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 from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.'
- 5.4.14 The Adopted Local Plan Policies Map identifies Green Spaces, Allotments and School Grounds in Silkstone and Silkstone Common. The larger scale Policies Maps for Silkstone and Silkstone Common (Maps 27 and 40) are reproduced in Appendix 6.

Issues and Options

- 5.4.15 The responses to the Issues and Options consultation showed that the wide range of local recreation facilities in the Parish are highly valued by residents. 93.8% of respondents wanted to see a Policy in the NDP which supported investment in local recreational and sports provision and there were a number of suggestions including promoting improved local use and maintenance of existing facilities, provision of more indoor space (or again wider use of existing provision such as the school sports hall), improved provision for walking and cycling including a bike park and off road provision.
- 5.4.16 Various improvements to Silkstone Common Recreation Ground were suggested including a bike track, running track, boule court, a tennis court, a green family area for wildlife and leisure and upgrades to the football pitch and changing facilities.

Draft Plan

- 5.4.17 The responses to the consultation on the Draft Plan were largely supportive of Policy R1 and included suggestions that the equestrian centre at Throstle Nest should be noted as an important and well used local sport and recreation facility.

Silkstone Common Recreation Ground

- 5.4.18 Located in Silkstone Common and “owned/held in trust” by BMBC Silkstone Common Recreation Ground is a substantial open space freely available to residents across the Parish. It has been the site of the bi-annual Parish Show and currently used by individuals and families on a “casual basis”.
- 5.4.19 The lockdown/restrictions during Covid-19 has highlighted the demand and need for outdoor family recreation space and it is clear that the Recreation Ground lends itself to local family use in a sustainable and environmentally manner. This “green space” offers the potential for the community to engage and develop a true recreation facility whilst supporting the increasing demand to improve our environment in a sustainable fashion.
- 5.4.20 The NDP would therefore seek to support the development of a broad range of uses on Silkstone Common Recreation Ground that meet the needs of residents and visitors to Silkstone Common.
- 5.4.21 Policy R1 has been prepared to support suitable improvements to recreation areas and community facilities in the Parish, including at Silkstone Common.

Policy R1 Supporting Suitable Improvements to Local Recreation and Community Facilities

Proposals for improvements in existing recreation, sports and community facilities in Silkstone Parish will be supported where they widen the choice of local sports provision, provide opportunities for informal activities, and promote healthy and active lifestyles for all.

In particular proposals which enhance provision at Silkstone Common Recreation Ground will be encouraged. Such enhancements could include for instance:

- Improvements to the changing facilities, football and cricket pitches;
- New facilities such as a bike track, a skateboard park, running track, boule court or tennis court;
- Provision of a picnic area / family area; and
- A nature trail and meadow.

All proposals should be informed by a thorough process of local community consultation and engagement and should be designed to be fully accessible to older people, children and those with mobility impairments. Designs should ensure that local residential amenity is protected.

Landscaping schemes should be designed to protect and enhance local biodiversity and provide linkages to surrounding woodland areas.

Development in the Green Belt should be consistent with national and local Green Belt policy.

Rural Employment and Tourism



Potting Shed, Pot House Hamlet

5.4.22 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.

5.4.23 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 wellness and physical/beauty therapy centre;
- Children's activity/learning centre
- Pet store and Grooming Parlour
- The Potting Shed, a highly regarded coffee and cake cafe and bistro. This is now a very popular visitor destination with customers from a

wide area. It is the largest employer in the centre providing serving staff and chef employment

5.4.24 **Cottage Bakery**, located in Silkstone Common, is a high quality, sector-recognised bakers. **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.

5.4.25 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 serving staff
- **The Chilli Lodge** in Silkstone Common employs chef and serving staff
- **Potting Shed** (as above)

5.4.26 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

5.4.27 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.

5.4.28 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

5.4.29 Located close to the 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.

5.4.30 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”.

- 5.4.31 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 Waggonway alongside Silkstone Beck, use the picnic area by the stream and use the site as a hub to explore the area.
- 5.4.32 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.
- 5.4.33 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.

Issues and Options

- 5.4.34 The Issues and Options consultation asked residents and stakeholders whether the NDP should include a Policy which supports appropriate rural diversification and the visitor economy and if so, to explain what sort of facilities should be in the Parish. 81.4% of respondents supported such a Policy and there were suggestions for supporting proposals for local crafts and clean / light industries, improving signage and facilities linked the TPT, walking and cycling and parks, enhancing local food and drink provision and holiday accommodation, and promoting local heritage.
- 5.4.35 Some suggestions such as improvements to signage and publicity related to walking and cycling in the area could be actions for the Parish Council and are included in Appendix 5. There were also concerns about traffic, parking, lack of public toilets and litter.

Draft Plan

- 5.4.36 The responses to the consultation on the Draft Plan included both support for the NDP's approach to supporting the local visitor economy and concerns that inappropriate and over development could lead further pressures on local roads, parking provision and problems with littering and dog fouling. There were suggestions that the Policy should recognise opportunities linked to horse riding. BMBC were also concerned that conversions of larger buildings into visitor accommodation could lead to development pressures to develop larger houses to replace market provision (see Local Plan Policy H9). Therefore some amendments were made to the Policy.

5.4.37 Policy RD1 supports suitable development which supports rural diversification and tourism.

Policy RD1 Supporting Rural Diversification and Tourism

Development proposals which promote appropriate rural diversification and provide local employment opportunities will be supported within the built-up areas of the two villages. In particular small scale rural schemes which support the visitor economy will be encouraged. Such proposals could include for example:

- food and drink establishments;
- development promoting the area's industrial heritage and
- development providing accommodation, for example through Airbnb (where this would not comprise the loss of existing larger dwellings), and overnight stabling; and
- facilities linked to local and long-distance walking, cycling and horse riding routes including the Waggonway and Trans Pennine Trail (TPT).

All development proposals should demonstrate sufficient parking provision for visitors and employees and safe access to and from existing rural roads.

Development in the rural area will be expected to not have a harmful impact on the Green Belt.

5.5 Access: Travel and Infrastructure



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. Parking provision at the station is limited.
- 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 documented¹⁵. 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. There are proposals for an A628 / A57 bypass around Mottram, currently subject to examination by the planning inspectorate, which may improve journey times, although some suggest this will do little to alleviate congestion to the East before the roundabout in Mottram. Silkstone Common is connected to M1 at Dodworth by the B6449, which also provides

¹⁵ 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>

links to Sheffield and Huddersfield via connections near Oxspring to the A629.

- 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 Waggonway

- 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. The Trans-Pennine Trail administration has indicated a willingness to consider some enhancements towards this end.
- 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.
- 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.'

Issues and Options

- 5.5.18 The Issues and Options consultation invited responses on whether the NDP should have a policy to improve accessibility for all, encouraging developments to link to the PROW network and to support travel by walking and cycling. 100% of respondents supported this.

Draft Plan

- 5.5.19 The responses to the Draft Plan consultation showed general support for the NDP's approach to sustainable and active travel. There were suggestions for improving existing routes which have been added to the Parish Council actions in Appendix 5 and a suggestion for a wording change from BMBC referring to barn conversions which may not be sustainably located.
- 5.5.20 The Design Codes include several principles which support sustainable travel and accessibility such as Code 1 - Sustainability and Climate Change and Code 2 - Landscape, Views and the Settlement Edge and these are incorporated into Policy T1.

Policy T1 Improving Access and Sustainable Travel

With the exception of former agricultural buildings converted for residential use, new housing developments should be accessible to local facilities and amenities and where possible provide fully accessible linkages to sustainable transport routes such as footpaths, multi-use routes and public transport.

Developments close to PROW including public footpaths and multi-use bridleways and cycleways such as the Waggonway and the Trans Pennine Trail (TPT) should include a suitable buffer zone of landscaping and screening.

Proposals to improve car and cycle parking provision at the station will be supported.

6.0 Next Steps

- 6.1 The Submission Plan will be published by Barnsley Council for 6 weeks formal consultation (Regulation 16), before proceeding to examination by an independent examiner.

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

Appendix 2 - Local Green Spaces

Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
<p>1. 'Hillside', High Street, Silkstone (opposite the Bells Bar & Kitchen)</p> 	<p>In the centre of Silkstone village, this small area of land is immediately in front of a row of three bungalows, effectively providing a “front lawn” for those properties.</p>	<p>The land is the last remaining area of green space on the lower end of High Street. It emphasises the rural setting of Silkstone and preserves the tranquillity of the Hillside bungalows, acting as a buffer from traffic. It is the setting for the “Silkstone” village name stone. Together with the Waggonway stone at Silkstone Cross, it is an important gateway marker for those entering the village from the A628 at the south of the village.</p>	<p>0.043 Ha</p> <p>As small area of land providing the “front lawn” to the Hillside cottages, this is particularly local in character.</p>
<p>2. 'Ribbon' open-space along Silkstone Waggonway from Silkstone Cross to the Parish boundary</p> 	<p>The Waggonway runs for approx. 1.5 km from the centre of the parish at Silkstone Cross out toward the parish boundary with Cawthorne. The green space 1 or 2 metres either side of the Waggonway adds to its attractiveness not just for local people but also for walkers / riders, joining other paths towards Silkstone Common, Cawthorne, Barugh Green and beyond.</p>	<p>The Waggonway itself is of significant local historical importance. The green space provides a rural setting for what was once a site of industrial activity, acting as a reminder for how nature can re-establish itself. The presence of plants and shrubs, and the wildlife they support, provides an enhanced experience for people using the Waggonway. It adds to the tranquillity of the area by providing a natural acoustic buffer for noise from the M1 just over a mile to the East.</p>	<p>2A 0.951 Ha 2B 0.130 Ha</p> <p>This long linear area of green space provides the setting for what is a landmark of great significance to industrial heritage of the local area.</p>

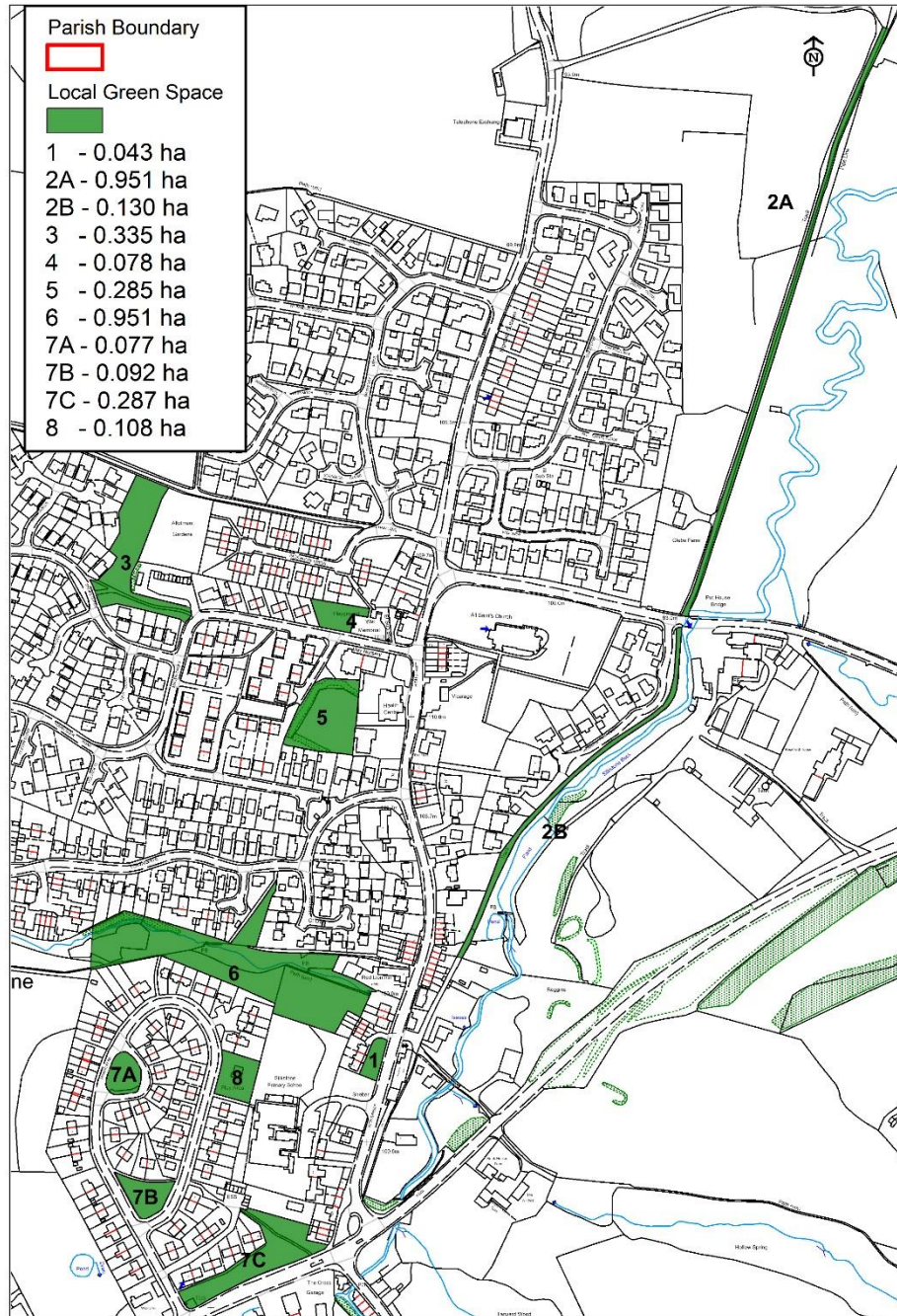
Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
<p>3. Broad Gates play area, Silkstone</p> 	<p>This grassed area within the Broad Gates estate was provided for local young people as part of the residential development in 1993/4. It is immediately adjacent to houses, with the estate to its South and West.</p>	<p>It is particularly important to local people as the only piece of land close to these houses suitable for informal ball games. This was enhanced when small goal posts were provided and it was separated from the dog walking area. The benches located at the top of the site provide a quiet spot where local people and sit and chat.</p>	<p>0.335 Ha</p> <p>The site is mainly used by local people who live in the estate immediately adjacent to it.</p>
<p>4. Martin Croft playground adjacent to the war memorial, Silkstone</p> 	<p>This playground serves the Pack Horse Green estate immediately to its North. It is also relatively close to the Broad Gates estate and the Mayberry Drive / Whinmoor development.</p>	<p>This is the only playground with equipment near to Broad Gates, Martin Croft and Pack Horse Green. It's particularly important to parents picking up their children from the nearby nursery, as well as those living in nearby housing. Parents can sit and socialise on the benches here and next to the war memorial whilst their children play in safety.</p>	<p>0.078 Ha</p> <p>This site is of great important to people in the local area, although a number of parents using the nursery are from other nearby villages.</p>
<p>5. The Chestnuts, Martin Croft, Silkstone</p> 	<p>The Chestnuts site is just off Martin Croft behind the doctor's surgery. It is immediately adjacent to the older persons bungalows on Martin Croft, and most people in the area will pass it daily as they head down hill to the High Street. As the name suggests, there are several mature Chestnut trees around its perimeter.</p>	<p>It was developed from a disused quarry and provides a quiet, secluded area, particularly for the older people living nearby. They consider this to be a very special area, the only green space in this part of the village "designed" just for sitting quietly.</p>	<p>0.285 Ha</p> <p>The existence of this space is probably not widely known to people from outside this part of Silkstone, let alone more widely.</p>

Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
<p>6. Woodland and grassed area between Towngate and Manor Park, Silkstone</p> 	<p>This area is immediately surrounded by residential areas, Towngate to the North and Manor Park to the South. Footpaths run through it, North-South and East-West.</p>	<p>Anyone walking with their children to Silkstone Primary school from the Broad Gates and Towngate estates will pass through it every day. Children can explore the wild area and the shallow stream. The area is also important for walkers as part of a circular route around the North and West of the village. It provides a quiet area away from the busy High Street.</p>	<p>0.951 Ha</p> <p>As the buffer between the Towngate and Manor Park estates, it is essentially of local character and importance.</p>
<p>7. Manor Park, Silkstone – areas within the estate and fronting bungalows facing on to Barnsley Road at Silkstone Cross</p> <p>A</p>  <p>B</p> 	<p>These grassed areas are within and around the Manor Park estate. The area between the bungalows and the A628 Barnsley Road provides a front lawn for those properties.</p>	<p>They enhance the character of the estate by giving a sense of space. The area in front of the bungalows provides a buffer between them and the busy A628, enhancing the quality of life of those residents. It also provides an important gateway marker for those entering the village from the Penistone and Manchester direction.</p>	<p>7A - 0.077 Ha 7B – 0.092 Ha 7C – 0.287 Ha</p> <p>As these areas are within and around a residential area, they are essentially local in character and importance.</p>

Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
<p>C</p> 			
<p>8. Manor Park playground, rear of Silkstone Primary School</p> 	<p>This playground serves the Manor Park estate immediately to its West.</p>	<p>It provides the only playground with equipment in this part of the village. It's particularly important to parents picking up their children from the nearby primary school, as well as those living in nearby housing. It provides an excuse for parents to socialise whilst their children play in safety.</p>	<p>0.108 Ha</p> <p>This site is of great important to people in the local area, although some of parents using the primary school are perhaps from other nearby villages.</p>
<p>9. Orchard Wood and meadow, off Moorend Lane, Silkstone Common</p> 	<p>Orchard Wood and meadow can be accessed from either Moorend Lane or from Woodland View. It is surrounded by residential areas on all sides, apart from Silkstone Common Junior & Infants School to its South-East.</p>	<p>Orchard Wood is one of the few woodland areas in the village that it easily accessible to local residents. The wood includes a small meadow area which is home to a PALS memorial stone. Local volunteers have worked for many years in the wood improving the footpaths and creating wildlife habitats. In the centre of the wood, there is a sense of tranquillity, the only disturbance coming from the occasional dog walker or squirrel.</p>	<p>0.1396 Ha</p> <p>As this area is surrounded by mainly residential areas, it is essentially local in character and importance.</p>
<p>10. Silkstone Common Recreation Ground, Holroyd Walk, Silkstone Common</p>	<p>Silkstone Common Recreation Ground is immediately adjacent to the South-East of the residential area of the village. It is a</p>	<p>As well as a large grass sports field, it incorporates a play area ("Mike's Place") and a multi-games area. At one time, the ground will have hosted</p>	<p>1.936 Ha</p> <p>The recreation ground is used mainly by local people, particularly those living in</p>

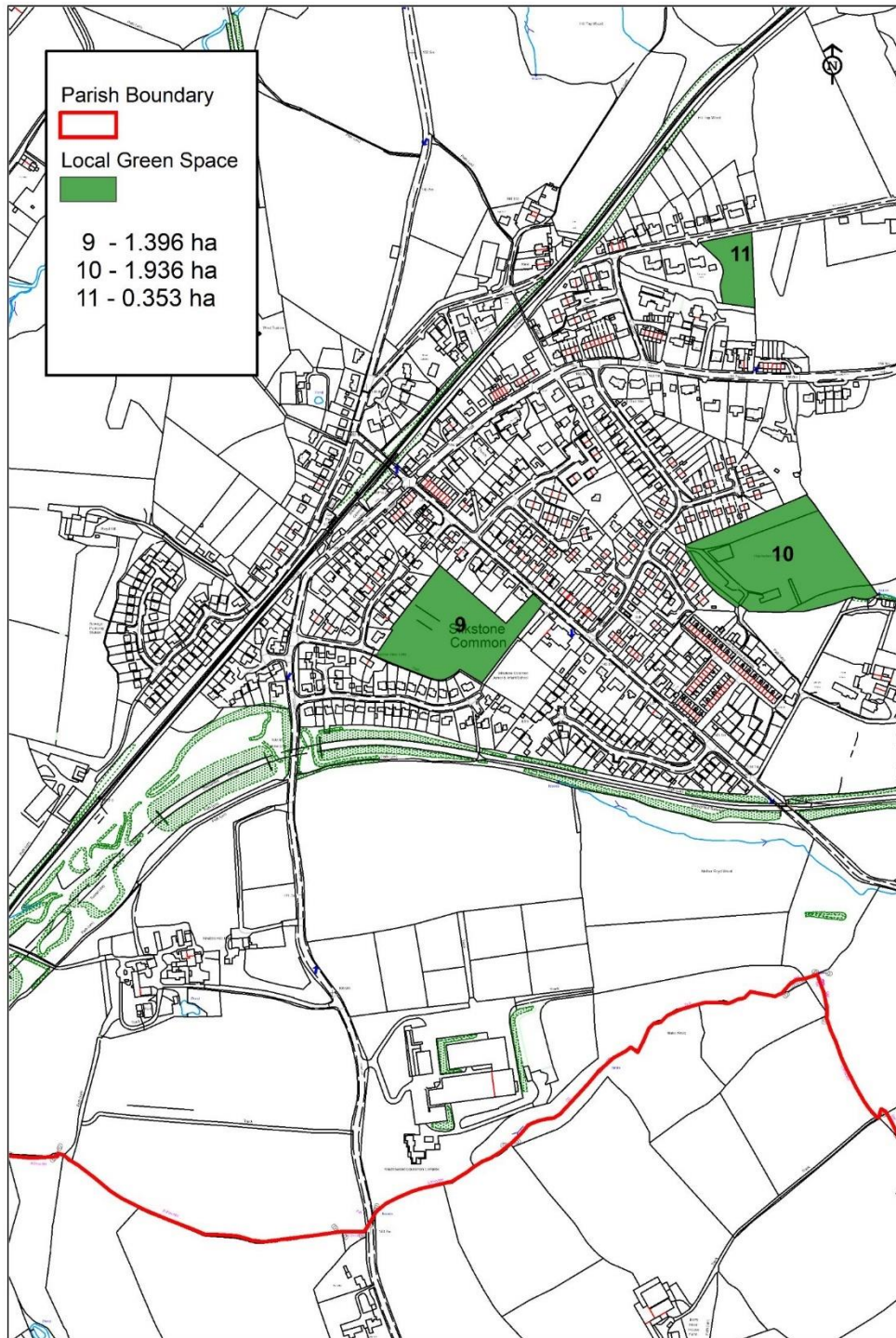
Local Green Space	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
	<p>former miners' welfare scheme, transferred in trust to Barnsley Council in 1996. The object of the Trust is "The provision and maintenance of a recreation ground for the use of the inhabitants of Silkstone and the neighbourhood thereof with the object of improving the conditions of life for the said inhabitants."</p>	<p>team sports, although now it is mainly used for informal recreation and dog walking. Hall Royd Wood can be accessed from its South-East corner. It is important to local residents as the only space of its type in the village.</p>	<p>neighbouring residential areas. Walkers using the circular route of the village will also pass through it</p>
<p>11. Jay's Wood, Hall Royd Lane, Silkstone Common</p> 	<p>Jay's Wood is on a circular walk out from the station towards Falthwaite and back, taking in interesting and historic elements of the village. Leased from Barnsley Council by Silkstone Parish Council, it is more-or-less in the centre of the parish, so is important to local people from both villages.</p>	<p>The wood was planted by miners on the site of the old Hall Royd pit to screen it from the view of villagers. Whilst it is mainly of silver birch, there are numerous oak saplings, due to roosting Jays bringing acorns as food. First opened to the public in 2016, a path leads through stone pillars to a bench where walkers can rest. Far from any main road, the wood is a tranquil natural environment, providing many wildlife habitats, including for adders, the UK's only venomous snake.</p>	<p>0.353 Ha</p> <p>The site is on the edge of Silkstone Common, but its history makes it an area of importance to local people.</p>

Map 4 Silkstone Local Green Spaces



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Map 5 Silkstone Common Local Green Spaces



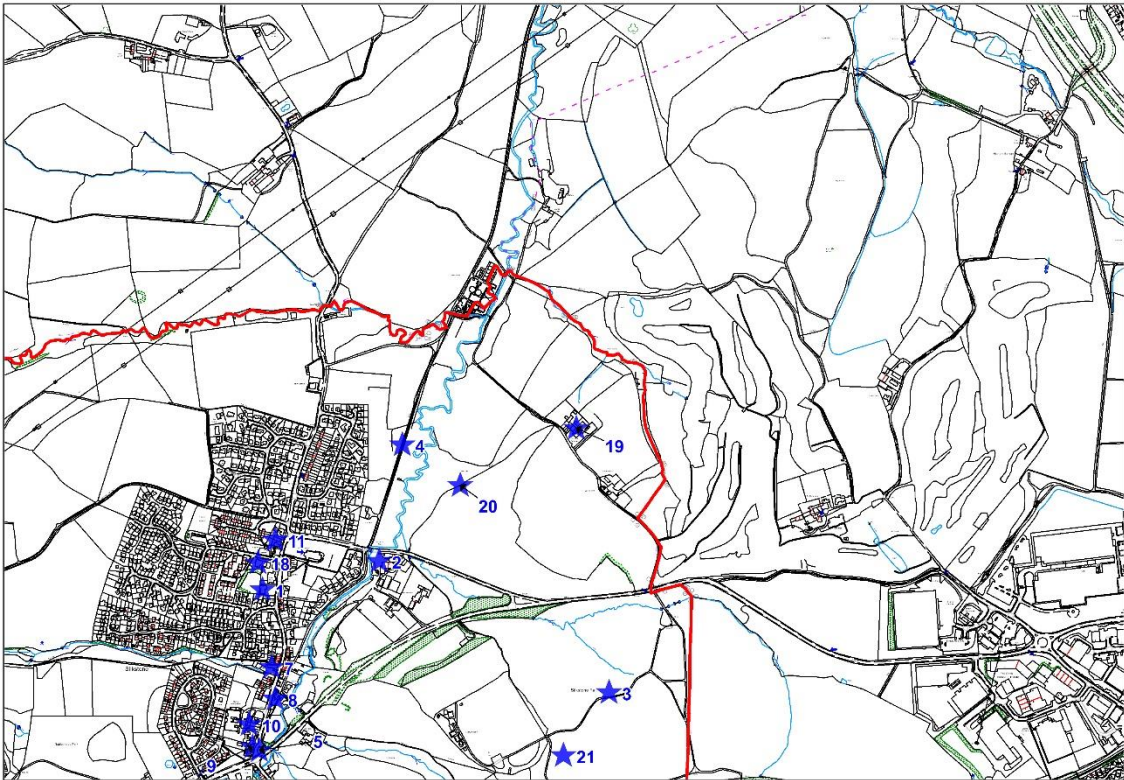
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Appendix 3 - Candidate List of Local Listed Buildings (Non-designated Heritage assets) in Silkstone Parish

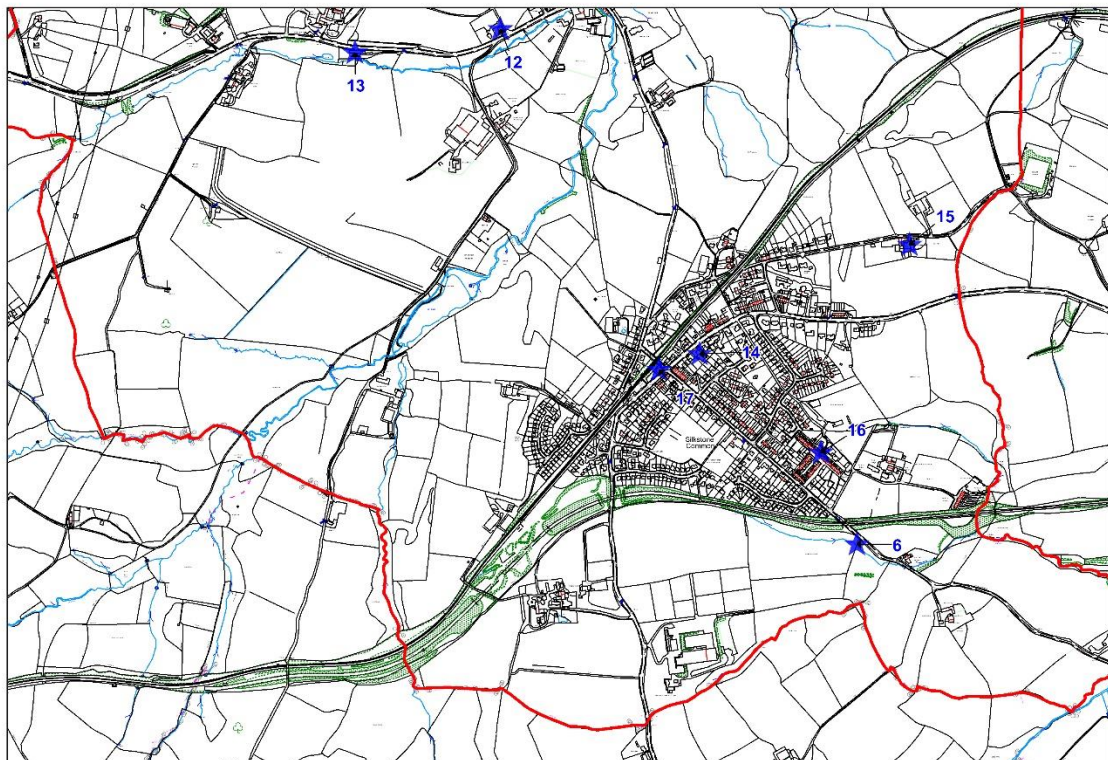
Asset & Location	Heritage value	Criteria Appx 3
1. Primitive Methodist Chapel at Silkstone	Opened in 1824, closed 1954.	A C J
2. Pot House Hamlet, Silkstone	Site of a 17 th century glassworks and an 18 th century pottery (both scheduled monuments). Remains of old corn mill also on site. The sites dates back to the Norman period, established by the Cluniac monks of Pontefract.	B D E I J
3. Bell Pits, Silkstone Fall Wood	Bell pits used by village residents – illustrative of several local sites	E
4. Waggonway Silkstone	Built in the early 19 th century to transport coal from local mines to the Canal Basin in Cawthorne. In some areas the stone sleepers which supported the rails are still visible. Currently used as a bridleway.	E G
5. Replica of Silkstone Waggon, Silkstone Cross	In situ on original track of Waggonway	E G
6. Huskar Pit Monument, Nabs Wood, Silkstone Common	Erected in 1988 near the entrance to the pit, commemorating the 150 th anniversary of the Huskar Pit Disaster	E G I J
7. The Red Lion, Silkstone High Street	Built in 1733 as a coaching inn. The inquest into the Huskar Pit Disaster was held here in 1838.	G
8. The Ring o Bells, Silkstone High Street	Built in mid 19 th century and originally called the Six Ringers. In 1843 an early miners' union meeting was held there. The pub stands next to the stocks, which date from 1405.	G
9. Blacksmith's House and associated former Fox and Hounds public House, High Street, Silkstone	Prominent row of adjoined houses, recently refurbished in sympathetic manner	D
10. The Old Town School, off the school drive way, High Street.	Rebuilt in early 1860 on the site of the original school built in 1725. From 1952 to 1968 served the village as a secondary school. Now used as a pre-school.	G
11. Former National Infant's School, and house behind. Front now used as 2 shops, High St Silkstone	Built in early 1850s and funded by Mrs Sarah Clarke, widow of Robert. Remained open until July 1963.	F I
12. Noblethorpe Lodge (Red), A628 near Manor Park.		G
13. Noblethorpe Lodge (White), A628 near Blacker Green Lane.		G

14. Methodist Chapel at Silkstone Common	Opened August 1931 to replace earlier building, described as a “fine example of a Primitive Methodist Church built in the 1930s”	J
15. Hall Royd Farm development, Hall Royd Lane.	A field, now known as Lady Royd, near the original farm was the site of several executions during the Civil War.	A
16. South Yorkshire Buildings, Moorend Lane, Silkstone Common	Originally built by the South Yorkshire Coal & Iron Company in 1877 to house workers constructing the railway between Worsborough and Penistone. The complex included 2 general stores.	C D G
17. Station Inn, junction of Knabbs Lane and Cone Lane.	Built in 1853 originally called The Junction	A J
18. Ebenezer Chapel, Silkstone (Cliffe Nursery)	Built 1876	C J
19. Lees Hall, Fallhead	Old farmhouse with Tudor barn	A C
20. The Salt Road packhorse route, Silkstone	Of Saxon origin, this road was established to carry salt from Cheshire across the Pennines at Woodhead, and onwards to markets at Barnsley and Doncaster. In Silkstone the road can be followed along Bull Haw Lane and Pack Horse Green, past the Church, entering Fall Wood opposite Pot House Hamlet. From Little Fall Wood the road skirts the golf course towards Dodworth.	A B E
21. Earthworks/trenches in Fall Wood Silkstone	Site of Newhall Training Camp (now Silverwood Scout Camp) built in 1914 and occupied by 1000 men mainly from Barnsley 13th and 14th York and Lancasters, followed by a large number of Royal Engineers from the Newcastle area. Practice trenches remain in the woods.	A B G J

Map 6A Non designated Heritage Assets (North Area)



Map 6B Non designated Heritage Assets (South Area)



Appendix 3A Non-Designated Heritage Asset Criteria Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second edition), 27 January 2021

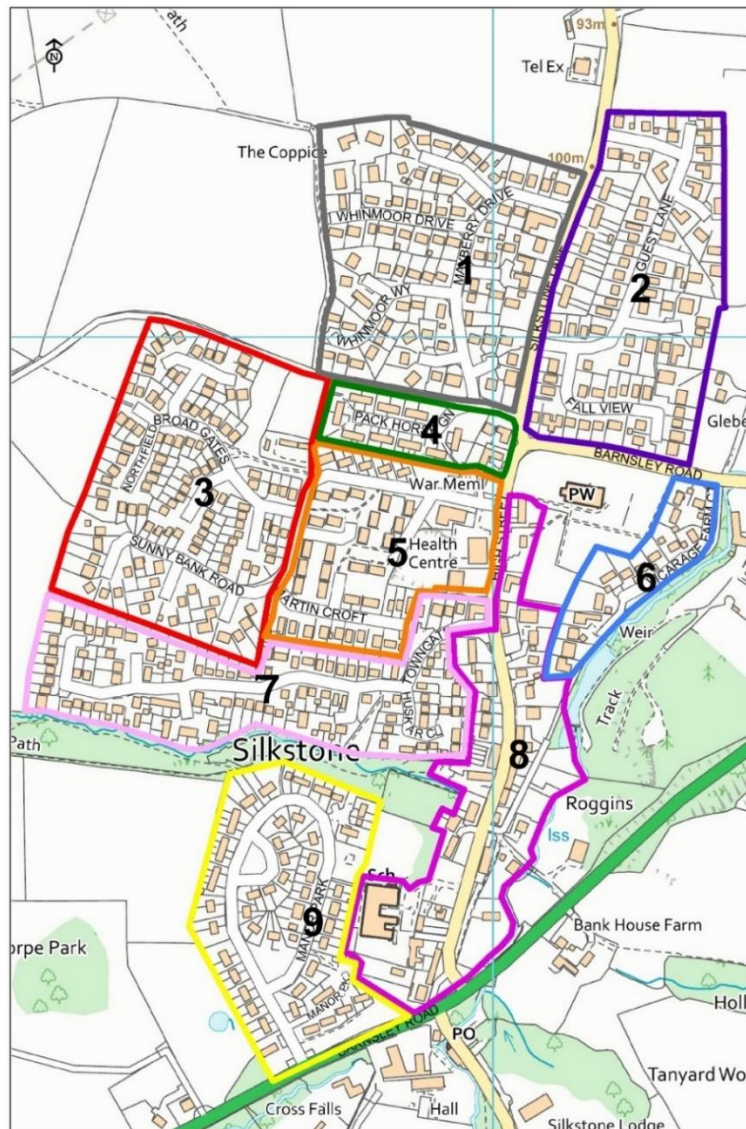
Criterion	Description
Age - A	The age of an asset may be an important criterion, and the age range can be adjusted to take into account local characteristics or building traditions.
Rarity - B	Appropriate for all assets, as judged against local characteristics.
Aesthetic interest - C	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value - D	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest - E	The non-designated heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest - F	The significance of a non-designated heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association - G	The significance of a non-designated heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest - H	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status - I	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Social and Communal Value - J	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.
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Appendix 4 - Character Area Appraisals

SILKSTONE

Map 7 Silkstone Character Areas



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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

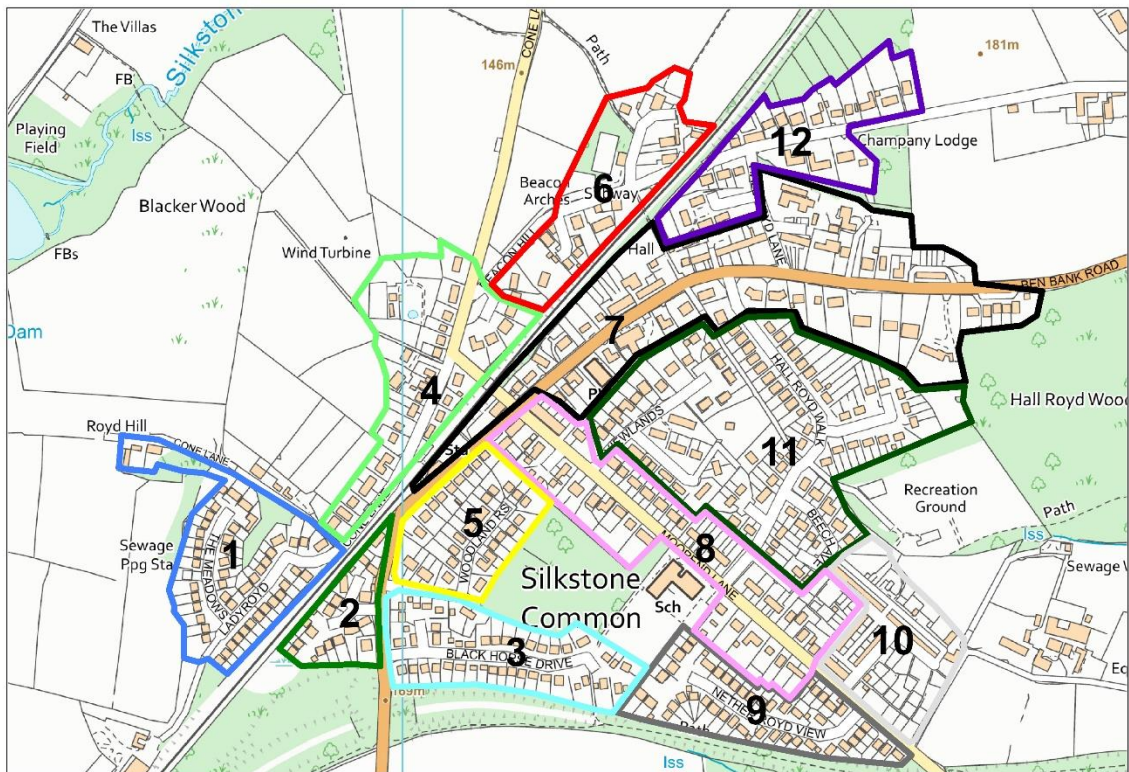
Sunny Bank Road

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 8 Silkstone Common Character Areas



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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 bedrooomed 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.

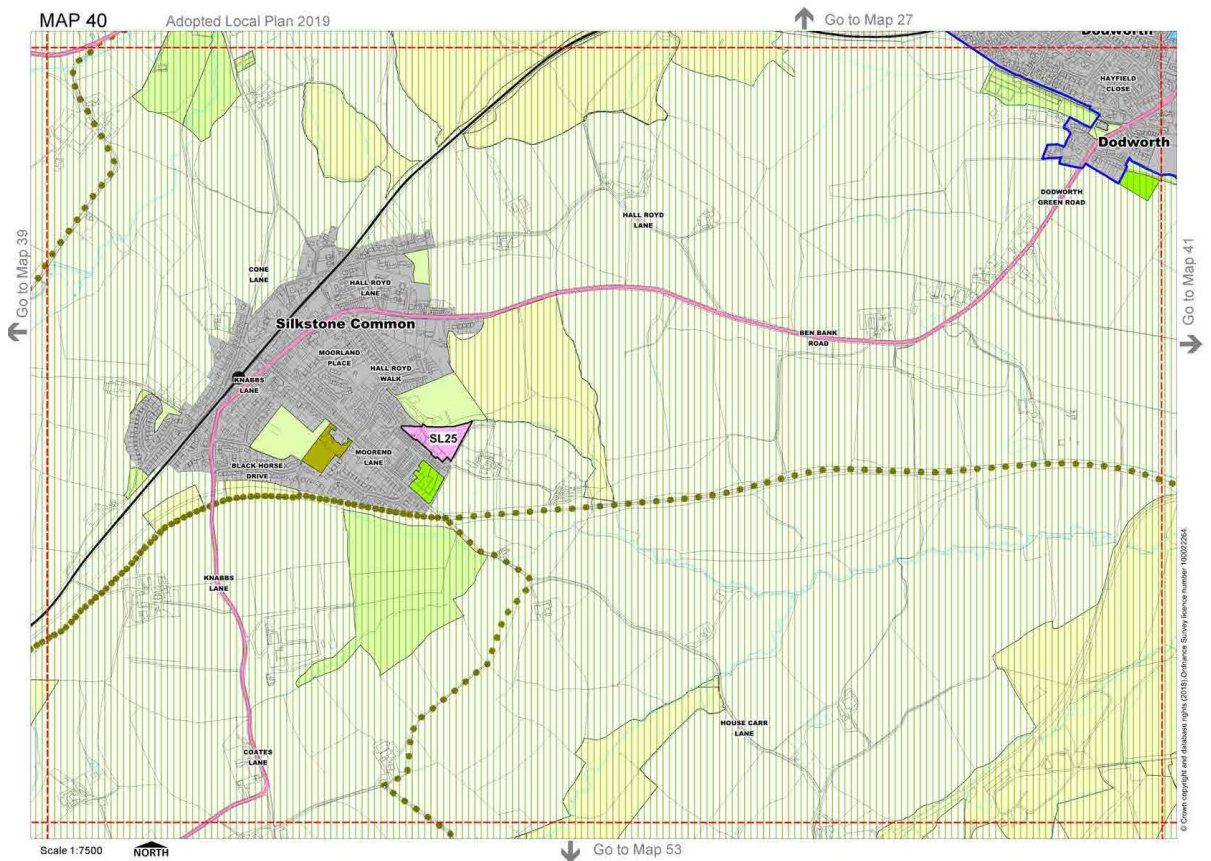
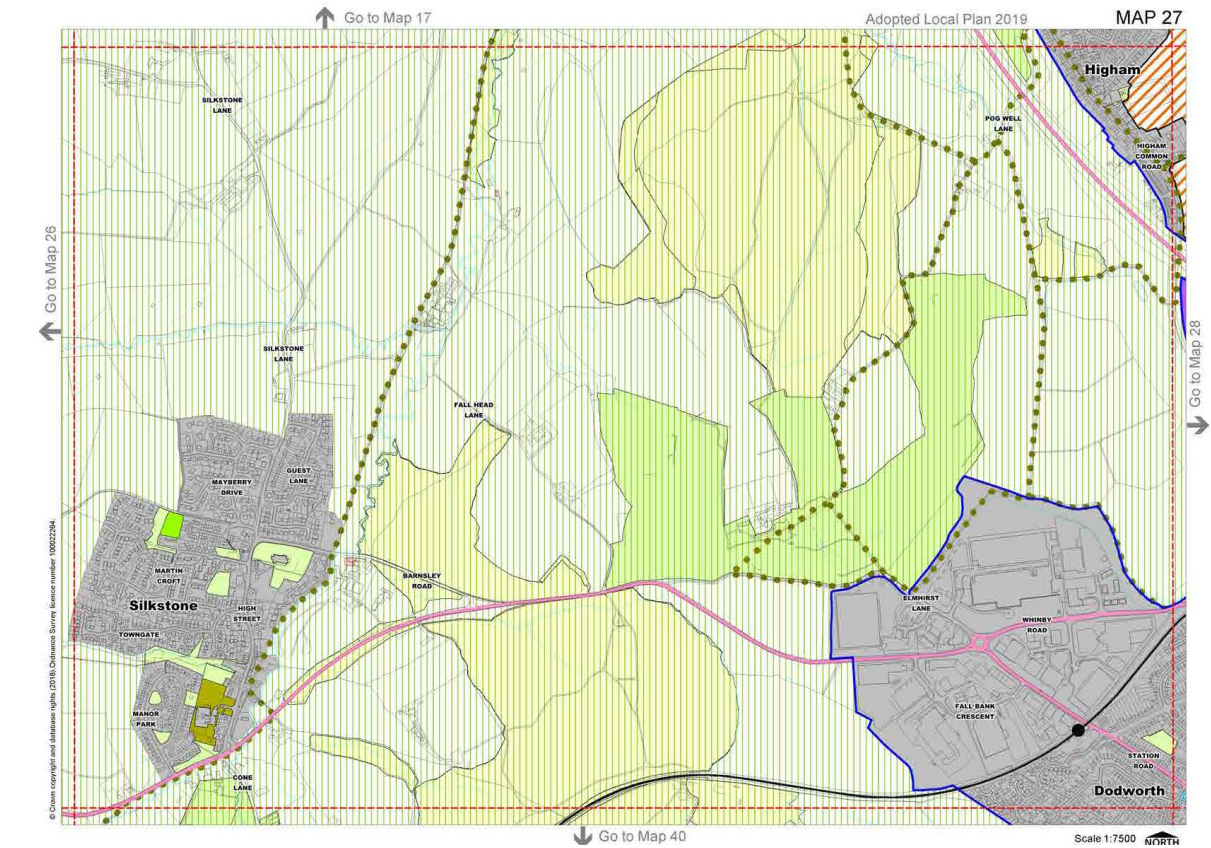
Hill Top Cottage, a Grade II listed building, was originally a hall / farm built in the 1590s and completed in 1602. Many of the outbuildings have now been demolished.




































Appendix 5 - Parish Council Actions to Support NDP Policies and Proposals

The Parish Council is committed to progressing the following actions to support the planning policies and proposals in the NDP:

1. To work with Barnsley Council and local bus companies (including Community Transport providers) to support improved bus services to Cannon Hall, Barnsley and other destinations and to provide additional bus stops where needed by older and less mobile people (such as nearer Towngate). To promote use of 'real time information' at bus stops.
2. To work with Barnsley Council to reduce vehicle speed and HGV access.
2. To work with other groups to encourage greater local use of existing facilities and to support access to funding opportunities for improvements.
3. To improve signage and publicity promoting local industrial heritage and walking and cycling routes in the Parish. This could include promotion of electronic guides and leaflets.
4. To nominate the revised list of proposed Non designated Heritage Assets for inclusion in the South Yorkshire Local Heritage List.
5. To work with partners to repair damage from cycle trails at Fall Wood and to promote more responsible use of the area.
6. To work with Barnsley Council and other partners to deter motorcyclists from using the TPT.
7. To investigate possible community use of the former Parish Rooms site.
8. To improve accessibility for all on local routes such as the path from the Co-Op to Towngate by improving surfacing and providing handrails and additional seating where needed.
9. To work with Barnsley Council to tackle dog fouling and littering problems.
10. To work with local schools to encourage parents to park responsibly.
11. To work with partners to explore the provision of photovoltaic panels on the roof of the Huskar Rooms and other community buildings.
12. To work with partners and local businesses to explore the provision of electric vehicle charging points in the parish.
13. To work with BMBC to promote improvements to the surface of the Waggonway.
14. To add planning application notifications to PC Notice Boards.

Appendix 6 - Barnsley Local Plan Policies Maps for Silkstone and Silkstone Common



Policies Maps Key					
	Housing Allocation Land allocated for new housing		Conservation Area Areas of special historic character, which will be protected and improved		Safeguarded Former Railway Lines Former strategic railway lines safeguarded for potential reinstatement
	Employment Allocation Land allocated for employment uses		Functional Floodplain (Floodzone 3b) Land where water is stored in times of flood, a vital part of flood control		Canal - Safeguarded Route Protected parts of the canal routes which are in water and have a green infrastructure function, or where a towpath exists which is a public right of way
	Land Proposed for Mixed Use Land allocated for mixed uses		District or Local Centre Area of shops and services		Canal - Historic Route
	Urban Fabric Land within the Settlement with no specific allocation		Primary Shopping Area Area where retail proposals will be encouraged and supported		Site with Planning Permission for Mineral Extraction
	Green Belt Land to be kept mainly free from development		Primary Shopping Frontage Frontages that include a high proportion of retail uses		Area of search for new minerals Area to be safeguarded from inappropriate non-mineral development
	Safeguarded Land Safeguarded for development		Secondary Shopping Frontage Frontages with more opportunity for other town centre uses		Site Safeguarded for Mineral Extraction Land safeguarded from sterilisation from non-mineral development
	Green Space Parks and open spaces, play areas, sports pitches, local natural areas and cemeteries		Retail Park Land suitable for retail warehouses		Barnsley Borough Boundary
	Allotment		Local Strategic Highway Network Roads classified by the Local Highway Authority as having more than local importance		Peak District National Park Area of the Peak District National Park falling within the Barnsley Borough
	School grounds		Site for Travellers Sites to provide accommodation for Travellers		Scheduled Ancient Monument Important sites and monuments given legal protection by being placed on a list (or schedule)
	Park and Garden of Historic Interest		Barnsley Town Centre Area covered by Town Centre inset maps		Existing railway lines and stations
	Biodiversity or Geological Interest Site Site recognised as having biodiversity and/or geological value		Settlement Boundary showing the geographical areas of Urban Barnsley and the Principal Towns		Route of HS2 consultation See HS2 website at www.gov.uk for more information
	Green Way Paths and other routes of mostly open character that provide links between housing, countryside and services		Safeguarded Strategic Waste Management Site Site allocated for safeguarding and enhancing existing strategic waste management site in the Barnsley, Doncaster and Rotherham Joint Waste Plan (Adopted March 2012)		Undevelopable Land due to Heritage Land to remain undeveloped due to the impact on the historic environment

NB: For the Nature Improvement Area please see the Green Infrastructure diagram in the Adoption Version of the Local Plan.

Silkstone Parish Council

Supported by



May 2022