

# Penistone



## Neighbourhood Development Plan 2017 – 2033

Pre-submission consultation draft





## **Foreword**

I am pleased to deliver to you our Penistone Town Council draft Neighbourhood Development Plan. This “pre-submission consultation draft” needs your input to validate its contents.

In 2013 our Community Led Parish plan was published. It detailed the needs and aspirations of the Community and covered all areas of development; social, economic, environmental and structural. It created objectives for the Parish Council and, to some extent, had a limited influence over planning matters.

In 2015 the Penistone Town Parish Council identified the need to commence an update of that Community Led Plan, taking into account the Localism Act, which brought with it the opportunity to develop a Neighbourhood Plan to run alongside the Core Strategy for Barnsley borough. This resulted in the development of this draft Plan.

This document is the culmination of many hours of research, consultation and refinement by a small team of dedicated and concerned residents of Penistone, Springvale, Cubley, Thurlstone, Millhouse Green and Hoylandswaine. The team also successfully applied for grant funding to meet a significant proportion of the costs of producing this Plan.

As a result, the community will have established firm guidelines for the development of the town and villages over the next 15 years. This will be the second Neighbourhood Plan in Barnsley borough as the first has been created by Oxspring.

Considerable thought has been applied to enable new development, whilst minimising harm to the character and structure of our community. The Plan demonstrates that we welcome new development and new people to our community. However, the size, nature and location of new development needs to be carefully managed and controlled not only to protect those who already live in this great community, but also those who also wish to share in the experience of living in a sustainable and thriving community.

This Plan has been produced by the Town Council’s Neighbourhood Development Plan Working Group. As the whole Neighbourhood Plan process is new, we have had to learn and adapt throughout and have sought advice from our neighbours as well as working closely with planning officers at Barnsley Metropolitan Borough Council. We have also consulted within the community through open days, and with surveys and we believe that this Plan reflects the views of our community. A strong message emanating from the consultations was that we are proud of our community independence of character and have a strong desire to retain this character

Councillor Andrew Millner, Penistone Town Council

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# 1 Introduction to the Neighbourhood Development Plan

## 1.1 Previous community led planning in Penistone

The Penistone Market Town Initiative (PMTI) was set up in 2000, and ran for 5 years. The PMTI was funded through Yorkshire Forward and the Countryside Agency and was one of a number of market towns in Yorkshire in this programme. The steering group had representatives from BMBC councillors and officers, and representation from the private and community sectors.

The PMTI formally finished in March 2005 and an implementation delivery group was set up with representatives from Barnsley MBC, Penistone Town Council, Penistone Community Partnership, PMTI, local business, and Penistone and District Leader + (a European Union community initiative).

The Penistone Town Council (PTC) has also previously engaged with Penistone District Community Partnership, to significantly improve signage, shop fronts and paving in the town centre to improve the local economy outlook, and in 2013, PTC published a Community Led Parish Plan (CLP) to seek to influence how our community should be developed.

## 1.2 Community Rights and the Localism Act

The Localism Act of 2011 set out a series of new Community Rights, including Neighbourhood Development Plans, as an opportunity for local communities to take more control over planning issues in their neighbourhood. A Neighbourhood Development Plan can set out a vision for our parish and planning policies for the use and development of land. It has to support the strategic development needs of the wider area outlined in the Barnsley Local Plan. However, it can shape and influence where that development will go and what it will look like. If accepted by the community in a referendum, the Penistone Plan will go on to become part of the statutory planning framework for the area, and the policies and proposals contained within it will be used in the determination of planning applications.

The Town Council decided following publication of the CLP in 2013 that the statutory opportunities presented by the Localism Act meant that the CLP should be ‘converted’ into a new Neighbourhood Development Plan at the earliest opportunity, and following agreement at full Parish Council meeting it was agreed to adopt the production of a Neighbourhood Development Plan which would be subject to a referendum of the community of the parish.

At a meeting on the 3rd November 2015 the Town Council voted to appoint a consultant team to assist the Town Council in drawing up the Plan, including project planning, grant application,

public consultation, expert assessments (if necessary), draft plan publication & consultation, submission to an independent examiner and final plan publication. The website for the Penistone NDP can be found at [www.penistone-ndp.co.uk](http://www.penistone-ndp.co.uk).

### 1.3 The Neighbourhood Development Planning process in Penistone



### 1.4 Conforming with national and local policy

According to legislation, although the NDP reflects local issues, concerns and priorities, it must also be in general conformity with national and local planning policy. The National Planning Policy Framework (NPPF) refers to Neighbourhood Plans and states that plans must be in 'general conformity' with the strategic policies of the Local Plan. Hence, the NPPF and existing and emerging Local Plans have been taken into account when writing the policies for this Plan. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively.

to support them. The Penistone NDP, therefore, should not promote less development than set out in the Local Plan or undermine its strategic policies.

#### 1.4.1 National Planning Policy Framework (NPPF)

The NPPF sets out the Government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system". Published in March 2012 by the Department for Communities and Local Government (DLCG), the NPPF sets out the Government's planning policies for England and how these are to be applied. It replaces previous guidance, notes and circulars, although some still remain in place until further detailed policy is published. Critically, the NPPF must be taken into account in the preparation of all new local plans, including this Plan.

The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimension within which policies can be aligned. Of particular note for this Plan are the following statements:

- The presumption in favour of sustainable development
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment.
- The twelve core land-use planning principles, i.e.:
  - ✓ *be genuinely plan led;*
  - ✓ *not simply about scrutiny;*
  - ✓ *proactively drive and support sustainable economic development;*
  - ✓ *secure high quality design and a good standard of amenity;*
  - ✓ *take account of the different roles and characters of different areas;*
  - ✓ *support the transition to a low-carbon future;*
  - ✓ *conserve and enhance the natural environment and reduce pollution;*
  - ✓ *re-use previously developed (brownfield) land;*
  - ✓ *promote mixed use developments and encourage multi-functionality for land use;*
  - ✓ *conserve heritage assets;*
  - ✓ *make the fullest possible use of public transport, walking and cycling;*
  - ✓ *support local strategies for health, social and cultural wellbeing for all.*

#### [1.4.2 Barnsley's Local Plan](#)

Barnsley borough currently has a Statutory Development Plan and will use this to make planning decisions until the Local Plan is adopted in the summer of 2017. The Statutory Development Plan is made up of a number of key documents.

One of these key documents, the Core Strategy, sets out long term strategic policies for Barnsley's development upto 2026 and shows what sort of a place Barnsley wants to become. It was adopted in 2011 and it is also used to help BMBC make decisions on planning applications.

The Core Strategy will be replaced in time by the Local Plan. Once adopted, this document, together with the Joint Waste Plan prepared with Doncaster and Rotherham and adopted in March 2012, will be Barnsley's Statutory Development Plan. It considers the future use of all land within the borough and establishes policies and proposals up to the year 2033. The Local Plan is used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley.

The Local Plan includes policies to deliver:

- housing
- retail, leisure and commercial development
- education, health, police and community facilities
- support for transport, minerals, waste, energy, telecoms, water supply and sewage treatment
- energy, including renewable sources
- the protection and improvement of historic and countryside areas
- the protection of homes and properties from flooding

The Unitary Development Plan contains both borough wide development strategies and specific policies for development in different areas as well as detailed maps. The saved policies of the UDP remain in force and will be used for decisions on planning applications until the new Local Plan is adopted.

There are also a number of other plans, policies and strategies which make up the current Statutory Development Plan, including previous planning development framework documents.

It is expected the Local Plan will be adopted in Summer 2017 following an Examination in Public.

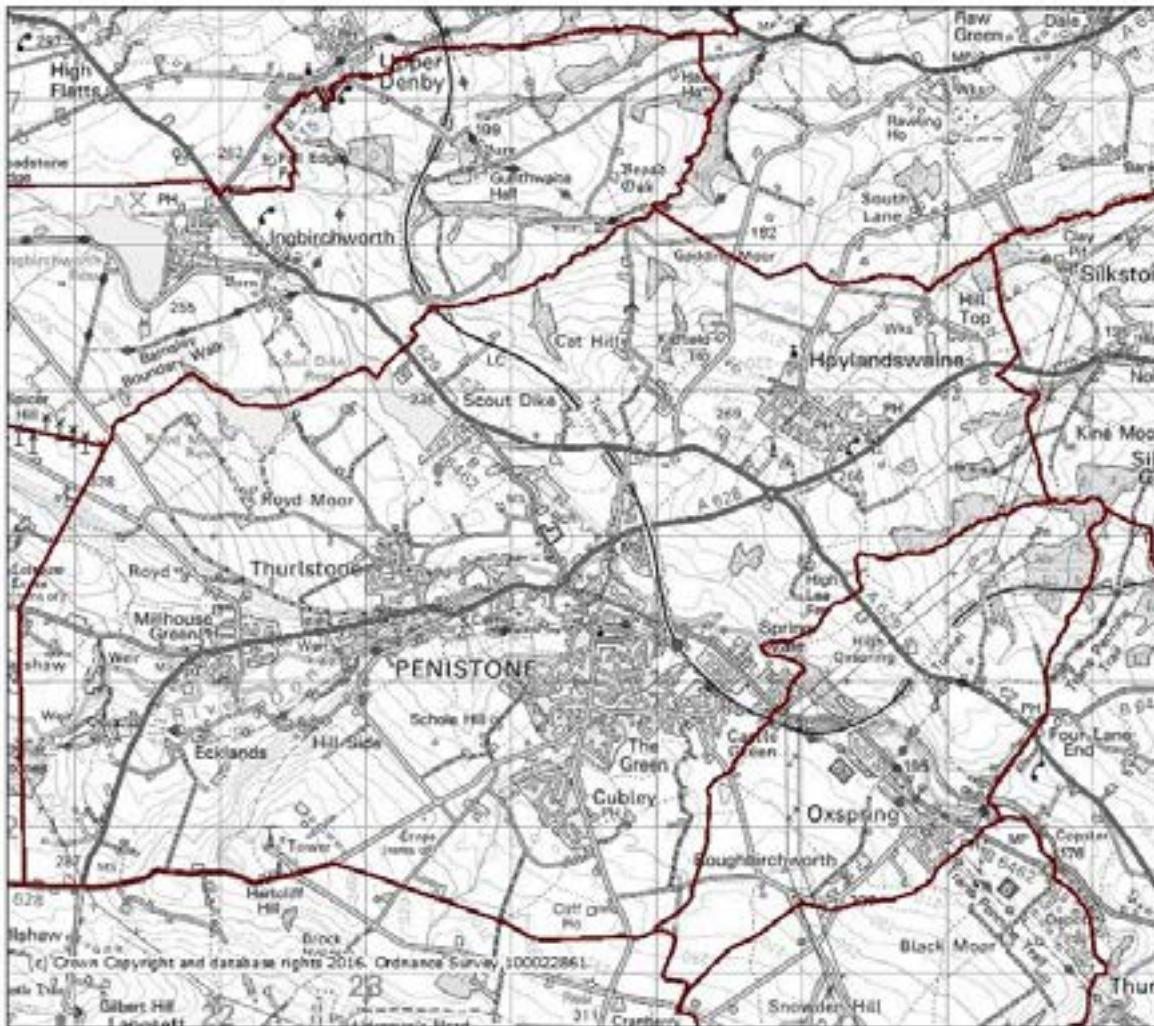
## 1.5 The Neighbourhood Area

The starting point for any Neighbourhood Plan is the definition of the area that will be covered by the Plan and its policies, projects and aspirations. This defined area is known as the ‘Neighbourhood Area’. For parished areas, it is normal for the whole of the parish to be defined as the Neighbourhood Area (although this is not always the case).

In June 2015, the parish of Penistone was successfully designated as a ‘Neighbourhood Area’ following a request by Penistone Town Council to Barnsley Metropolitan Borough Council. Following that designation, the Town Council then voted unanimously to proceed with a Neighbourhood Development Plan and appoint a consultant team to assist the Council with the tasks ahead.

The Neighbourhood Area/parish boundary is illustrated on Map 1.

## Map 1: Penistone Neighbourhood Area



### Legend

□ Parishes (GB)

Projection = OSGB36  
xmin = 416100  
ymin = 400000  
xmax = 432900  
ymax = 408300

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## 2 About Penistone

### 2.1 How the parish has developed

Penistone is a small market town and civil parish in the Metropolitan Borough of Barnsley, in South Yorkshire. Penistone is 8 miles west of the town of Barnsley and 17 miles north of Sheffield, in the East Peak of the Pennines.

The origin of the name Penistone is generally accepted to be the “settlement on the hill” – an etymology fully justified by its situation. Prior to 1066 Penistone was owned by Ailric, a Saxon lord, and one remnant of the town destroyed in the Harrying of the North in 1070 is preserved in the form of a fragment of a Saxon cross set in a pillar inside the present-day church. Ailric was one of the few Saxon lords to retain his possessions after 1066 and he was succeeded by his son Swein who probably gave his name to Hoylandswaine to distinguish it from the other townships named Hoyland in the area. In the 1086 Doomsday Survey one of the names that Penistone is referred to is Pengeston, which is now used for the name of a road on a new housing development and for the local Masonic Lodge.

Several pre-19th Century buildings still survive, the oldest being the Grade I listed mediaeval parish church, Saint John the Baptist Church, and the White Heart (formerly White Hart) pub in the town dates from 1377.

Penistone town centre stands at an elevation of 750 feet (230 m) above sea level; the highest market town in Yorkshire. The highest point in the surrounding area is Hartcliffe Tower at 364 metres above sea level, with stunning views over the moors towards Woodhead and as far as the East Riding of Yorkshire towards the east on a clear day.

Prior to the coming of the railway in 1845 the Town’s major economic activities were agriculture related, in particular sheep farming, and the production of woollen cloth. The water powered mills alongside the River Don were part of both these activities. In 1863 the Penistone steelworks opened which eventually expanded into a large area on both sides of the railway south of the town. After the steelworks closed in 1930 only part of the site was occupied for industrial use and this has contracted in recent years. Despite the efforts of various bodies over many years the large industrial site failed to attract new occupants and most of the site has now been redeveloped for housing.

Agriculture still plays an important part in the life of the area and manufacturing continues but on a much smaller scale. The demise of the railway to Manchester has resulted in the creation

of the Trans Pennine Trail which has led to the development of tourism due to Penistone's proximity to the Peak District National Park.

## 2.2 Penistone today

Today, the communities of the parish have a combined population of 11,270 (Census, 2011): 5528 males, 5688 females, living in 4829 households. The town's rural nature is evident with farming well established in the local community. Dry stone walls and small villages surrounded by fields and livestock are synonymous with the area. Famous for its rugged Penistone sheep and a strong sense of farming and community spirit, Penistone continues to thrive as an upland market town.

Cubley, Springvale, Thurlstone, Millhouse Green and Hoylandswaine are proud independent village communities with a strong independent community spirit, although in past years the gradual decline of small village shops has centralised retail shopping within Penistone itself.

The housing in the heart of the small towns and villages in the Penistone area has developed over several centuries and reflects the area's agricultural and industrial past. Predominantly the housing is in the form of small stone cottages, built to accommodate weavers, farmers, steelworkers and railway employees, of which there are many examples in the Conservation Areas. Twentieth century developments of private and social housing continued this trend of small houses using materials typical of each era. For example, there are 1930's brick and tile housing, 1960's standard architecture and the 1980's to 1990's mixed style developments. More recently the very large housing developments have concentrated on large family and executive homes which have attracted people from outside the area who work in the nearby towns and cities.

The communities are vibrant and active, as the following highlights demonstrate:

Penistone had a *market* for a long time before its royal charter was granted in 1699, although its historic livestock market was closed recently to make way for town centre re-development. A new landmark building has been built in Penistone for the Market Place. This is an oak 'Cruck Barn' and was built by Carpenter Oak of Totnes, Devon.

*Penistone Grammar School* was founded in 1392. A new school was built and opened in 2011. Although known as Penistone Grammar School, the new school is Penistone Grammar School Advanced Learning Centre (ALC). Other local schools include St John's Primary School, Springvale Primary School, Thurlstone Primary School, Millhouse Green Primary School and Hoylandswaine Primary School.

The *Penistone Mayors Parade and Gala* in June features events on a Saturday with two music events on The Recreation Ground (an area of open Green Space in the centre of town also known by some as “The Showground” which has been fiercely protected by local residents): a concert of light music in the afternoon and an evening Rock concert. On the Sunday, a major Parade and Gala takes place. The Parade goes through the middle of Penistone and the Gala also takes place on The Recreation Ground. This event is organised by Penistone Round Table , Penistone Ladies Circle , Penistone Scout Group & Penistone Town Council.

*Penistone Agricultural Show* encourages visitors from across the north of England. It is the biggest one-day show in Yorkshire and is held on the second Saturday in September. As well as ordinary agricultural categories for sheep, cows, goats, and chickens, entries are received in horticulture, handicraft, show jumping, pigeons, dogs, photography and many more categories.

The first *Penistone Folk Festival* occurred in June 2011 in the new Market Barn. It was one of the first public ventures to happen in the new building. Other events of this type are being actively encouraged with a recent development of the Christmas Market and Lights Switch-on with Santa ably assisted by Penistone Round Table.

*Penistone Farmers' Market*, also held in the Market Barn, is a monthly farmers' market on the second Saturday of every month. Local farmers and producers of foods and crafts bring local produce direct to the public. The market is open to all traders selling their own produce, based within a short radius of Penistone.

*Penistone FM* operated a trial broadcast in September 2006 and successfully applied for a full-time Ofcom licence. Penistone FM started test transmissions on 95.7 MHz FM on Saturday 9 May 2009 and officially launched on Saturday 6 June 2009, with its licence running for five years. This licence was renewed for five years and now runs until 2019

The *Penistone Paramount* cinema is operated by Penistone Town Council in a building built in 1914 to house the Carnegie Free Library, Council Chamber and Assembly Hall. The Assembly Hall was converted to a cinema, and has been used as a cinema for over 100 years. The cinema is leased from Barnsley MBC by the Town Council. The Paramount has a large stage, so in addition to films the Paramount has frequent live events, including amateur dramatic productions from Penistone Players. The Paramount houses the Penistone Compton Cinema Organ. Organ concerts attract people from far and wide. The Paramount is an important for the visitor economy in Penistone, attracting people not just from the Penistone area but from across the Borough and further afield.

### **3 Vision and objectives**

#### **3.1 Penistone's vision for the future**

Barnsley MBC, the principal authority for the Penistone area, has the following Vision for the future, as developed in its draft Local Plan Core Strategy (publication draft, 2016):

*"In 2026 Barnsley will be a successful uniquely distinctive 21st Century market town at the centre of a prosperous borough which will: Offer prosperity and a high quality of life for all: Boast communities which are attractive, clean and sustainable places to live: Be one of the safest towns in Yorkshire: Offer a wide range of exciting cultural activities: Be nationally recognised for its community spirit and diversity: Have healthier people who live for longer: Offer healthy fulfilling lives for its adults: Be home to children and young people who aim high, enjoy life and seize opportunities: Provide a 21st century environment for 21st century learning, enterprise skills and services: Be based on a prosperous and sustainable local economy within a digital region: Benefit from a high performing integrated transport system: Be acknowledged at home and abroad as a great place to live, work and visit."*

Penistone's own vision is developed from the consultation undertaken for the 2013 Community Led Plan (PCLP) which identified many positive aspects to life in Penistone alongside some aspirations for improving the town and parish. This has led to the following vision statement proposed by the NDP group:

*"In 2033 Penistone will be a rural market town surrounded by high quality upland countryside, small villages and isolated farmsteads. The town will act as a hub for these communities, and others further afield, and as a gateway for Barnsley residents to access the high Pennines and Peak National Park.*

*Penistone offers a range of housing that provides for all sectors of the community, as well as attracting new residents to the area's unique blend of town and country.*

*Our well conserved town is a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population. Our countryside is easily accessed by off-road routes and a magnet to visitors, particularly those using the Trans-Pennine Trail. Our villages are safe and peaceful places that have their own well maintained identity and traditions."*

### 3.2 Key objectives

In order to see this Vision realised, a series of ten key objectives have been developed, again building upon the work undertaken for the PCLP 2013 and further informed by more recent consultations. These are set out below (not in priority order):

- **Objective 1:** To ensure that the countryside surrounding the town and villages remains accessible and where deficits exist to work towards addressing these.
- **Objective 2:** To work with local community organisations to safeguard facilities and services for future generations and to fill gaps in provision where these exist.
- **Objective 3:** To conserve the town's heritage, architecture, designated and non-designated historic features and to help design new development so that it 'fits' with the existing vernacular and built form. Any new development located and designed in such a way as to cause the least disruption to the place as it currently exists.
- **Objective 4:** To maintain the distinctive views that exist across the parish, whether from town looking out, or countryside looking in.
- **Objective 5:** To help ensure that new homes are built which deliver opportunities for all to live in the parish.
- **Objective 6:** To protect valued green spaces in the town and villages from loss through development.
- **Objective 7:** To ensure that growth in and around the town is undertaken in such a way as to deter crime and anti-social behaviour and to ensure that development takes steps to mitigate crime in respect of lighting and CCTV with the objective for Penistone to be a safe and peaceful place to live work and play in.
- **Objective 8:** To help the town centre flourish and be a successful and attractive market place.
- **Objective 9:** To attract more tourists and develop the visitor economy in the parish through provision of more attractive and year-round opportunities to enjoy the town and surrounding areas.
- **Objective 10:** To see Penistone grow as a green and sustainable community.

## 4.0 Key themes and policies for our Plan

The following chapter sets out the policies which will be used to see the vision and objectives delivered over the period to 2033. It sets out proposed policies organised across the following key themes:

- **The built environment (BE)**
- **Community services and facilities (CF)**
- **The local economy (LE)**
- **Countryside and green infrastructure (CGI)**
- **Housing (H)**

### 4.1 The built environment (BE)

The Plan sets out policies under this theme designed to improve and protect the buildings and public realm of the town and villages across the parish, with a particular focus on planning for future growth and how that growth is able to be undertaken sensitively and positively for existing and future communities.

Policies in summary	
BE1: Design of the built environment	
BE2: Protection and enhancement of local heritage assets	
BE3: Public Rights of Way network	
BE4: Local Green Spaces	
Objectives addressed	
<b>Objective 3:</b> To conserve the town's heritage, architecture, designated and non-designated historic features and to help design new development so that it 'fits' with the existing vernacular and built form. Any new development located and designed in such a way as to cause the least disruption to the place as it currently exists.	

**Objective 4:** To maintain the distinctive views that exist across the parish, whether from town looking out, or countryside looking in.

**Objective 6:** To protect valued green spaces in the town and villages from loss through development.

**Objective 7:** To ensure that growth in and around the town is undertaken in such a way as to deter crime and anti-social behaviour and to ensure that development takes steps to mitigate crime in respect of lighting and CCTV with the objective for Penistone to be a safe and peaceful place to live work and play in.

**Objective 8:** To help the town centre flourish and be a successful and attractive market place.

**Objective 9:** To attract more tourists and develop the visitor economy in the parish through provision of more attractive and year-round opportunities to enjoy the town and surrounding areas.

**Objective 10:** To see Penistone grow as a green and sustainable community.

#### 4.1.1 BE1: Design of the built environment

The character of Penistone today is the result of various small scale developments carried out over many years. The parish is notable for having 3 Conservation Areas, covering the centres of its primary communities, Hoylandswaine, Penistone and Thurlstone.

#### Evidence supporting the policy

Analysis of the PCLP concluded that the majority of respondents would prefer new buildings to be built in keeping with the surrounding buildings. The next priority is that the height of new homes should be restricted to three stories, then stricter controls in designated conservation areas was considered important as were construction to the highest environmental standard and preference for homes with a traditional appearance. There was little support for housing of modern appearance. The fact that only 2% of respondents stated that they had no preference apparently indicates the strength of feeling on this issue.

In August 2016, Aecom developed a heritage and character assessment for Penistone. This report identifies the following key attributes of the parish which make it so special:

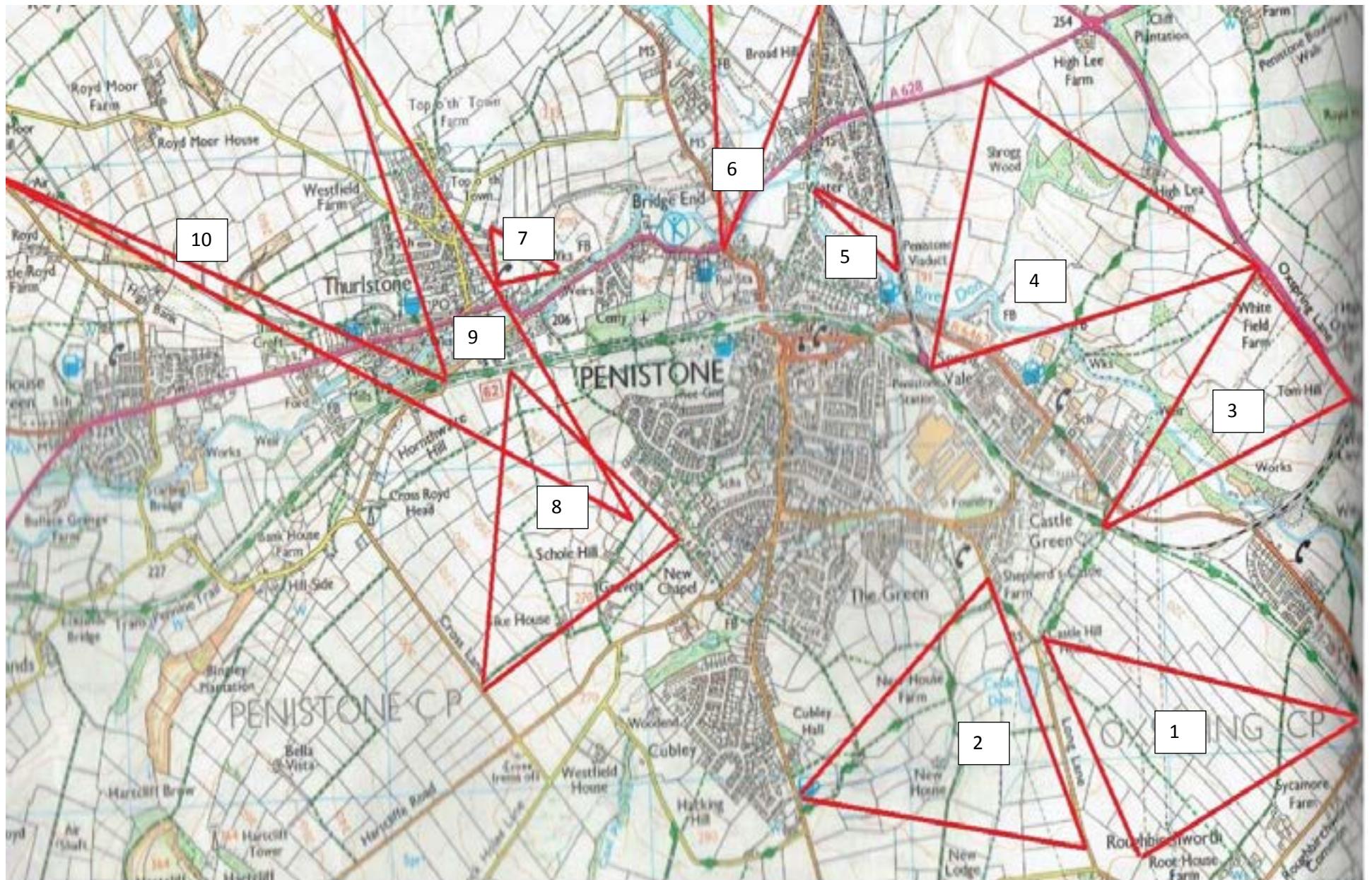
- There are 85 listed buildings and structures, three conservation areas and two scheduled monuments within the parish.

- There are nine historic milestones.
- The open rural setting and historic character.
- The open rural setting and historic character of Penistone town, as well as the smaller settlements of Hoylands Swaine, Thurlstone and Millhouse Green.
- Contrast between relatively enclosed views in the River Don valley and panoramic viewpoints on the tops of the surrounding hills.
- Strong recreational opportunities, including the Trans Pennine Trail, the network of footpaths and National Cycle Routes 62 and 627.
- Use of local stone, including as a building material and for dry stone walls.
- The green wedge between the settlements of Millhouse Green and Thurlstone.

An executive summary of the Aecom report can be found at Appendix 3 and the full report on the website Evidence Base.

#### **BE1: Design of the built environment**

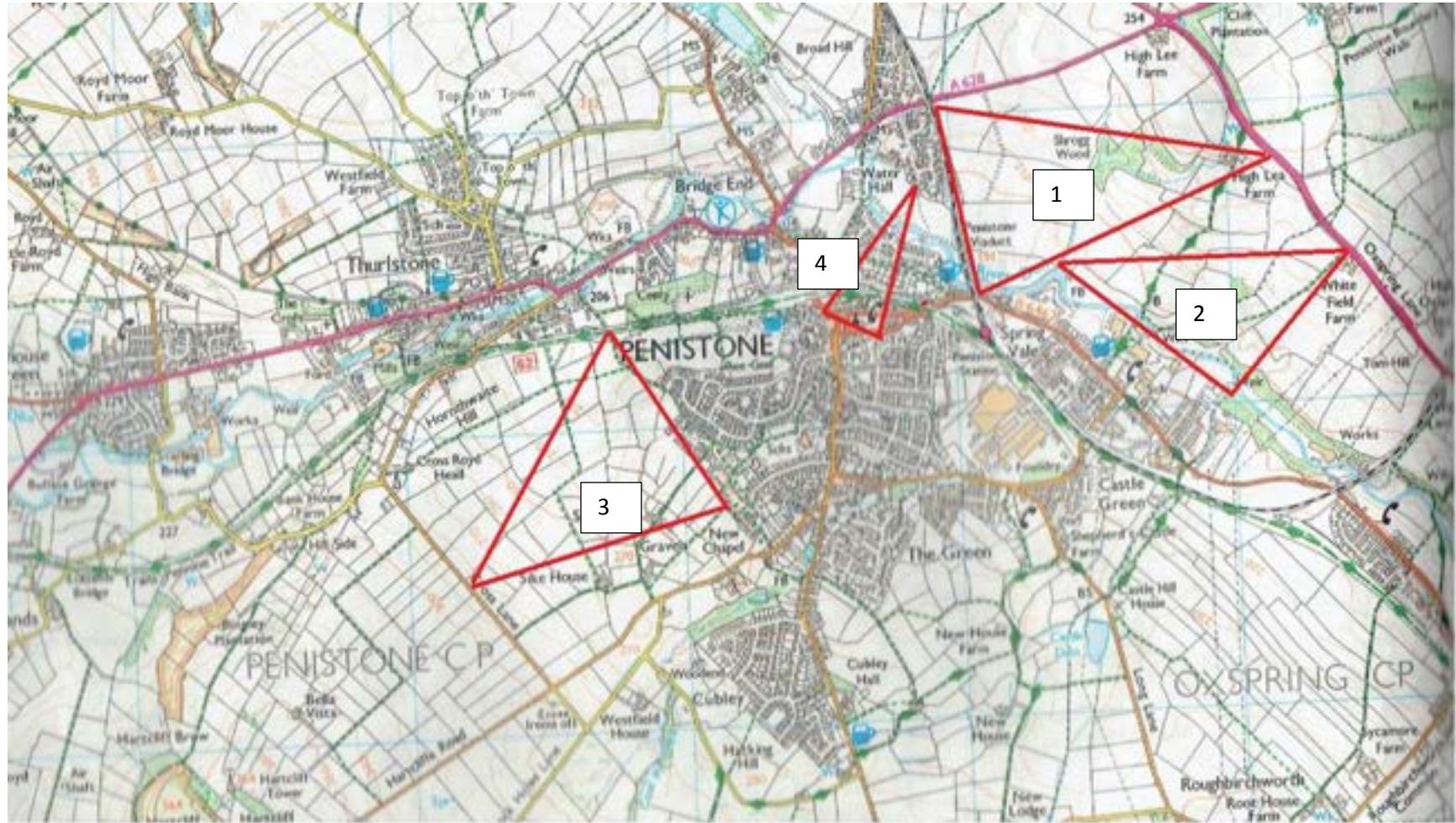
- a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:
  - To have no houses above two storeys on the perimeter where they have a greater visual impact upon the surrounding areas, we want to preserve and enhance the character of the area, specifically sites H81, H82, AC34, H25
  - To only use blue/welsh slate roofs, where they have a greater visual impact, such as the edges of developments which are seen from the road side. We want to preserve and enhance the character of the area specifically sites H81, H82, AC34, H25
  - To ensure that development within the Conservation Areas is in line with National Policy for conservation areas.
- b) To ensure that housing developments have green space incorporated into them to ensure that they fit in with the surrounding area:
  - Any development is sensitive to existing wildlife habitats and corridors.
  - Any development is landscaped and planted to the edges to soften any impact and retain Penistone's rural character and green spaces and trees to be included in developments.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.



Map 2: Key views towards the countryside

**KEY**

1	View from Castle Hill House, Castle Lane across fields to Root House Farm
2	View from the rear of Cubley Hall across fields to Shepherd's Castle Farm and beyond to the horizon
3	View from Trans Pennine trail at Kirkwood Dike across fields to the A629
4	View from Penistone Train Station across fields to the A628/A629 at Hoylandswaine roundabout
5	View across Water Hall Park to Penistone Viaduct
6	View from Bridge Street Railway bridge down the street and up to Broad Hill
7	View from Hoyle Mill across fields to The Green Thurlstone
8	View from Trans Pennine Trail at Stottercliffe Road looking across fields and uphill to Sike House Lane
9	View from Schole Hill Lane across fields to Thurlstone and beyond to the horizon at Royd Moor Wind Farm
10	View from Hornthwaite Hill Road across fields to Millhouse Green and beyond to the horizon at Royd Moor Wind Farm

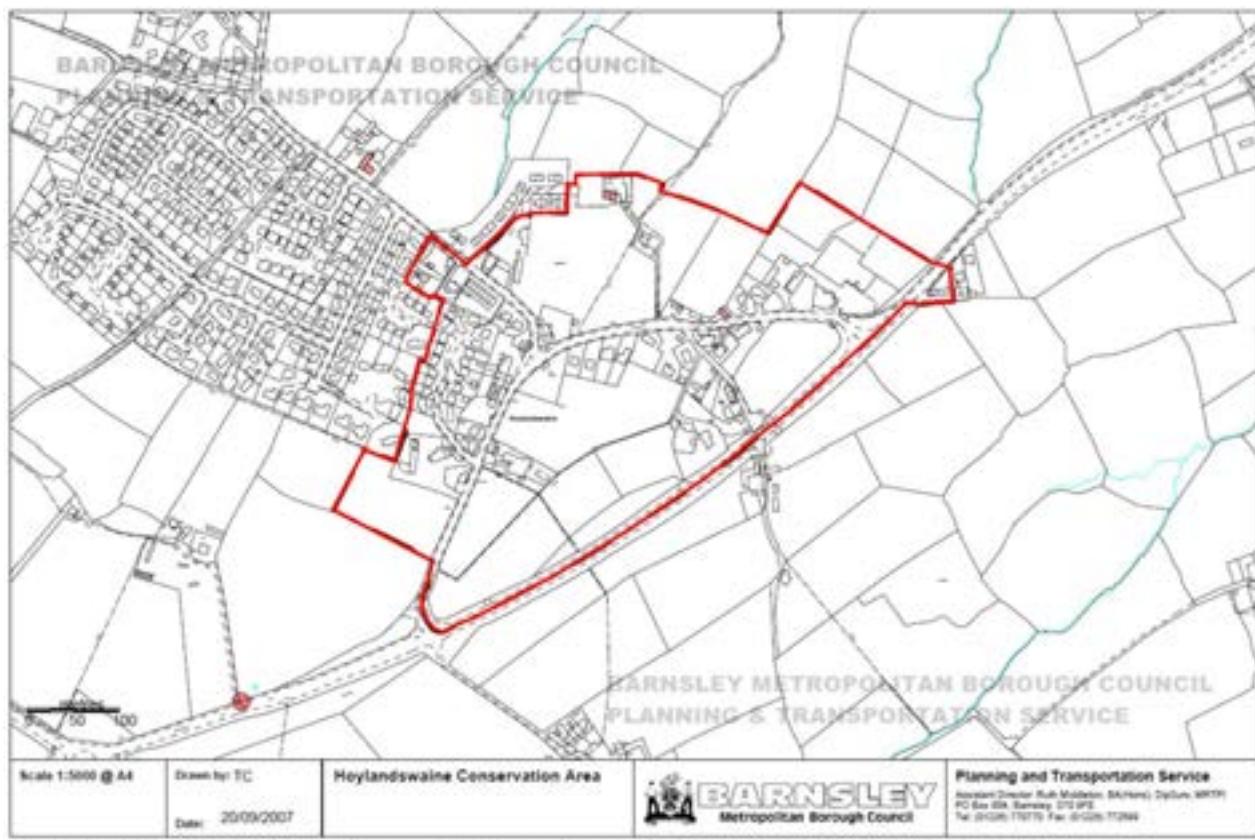


**Map 3: Key views towards Penistone town**

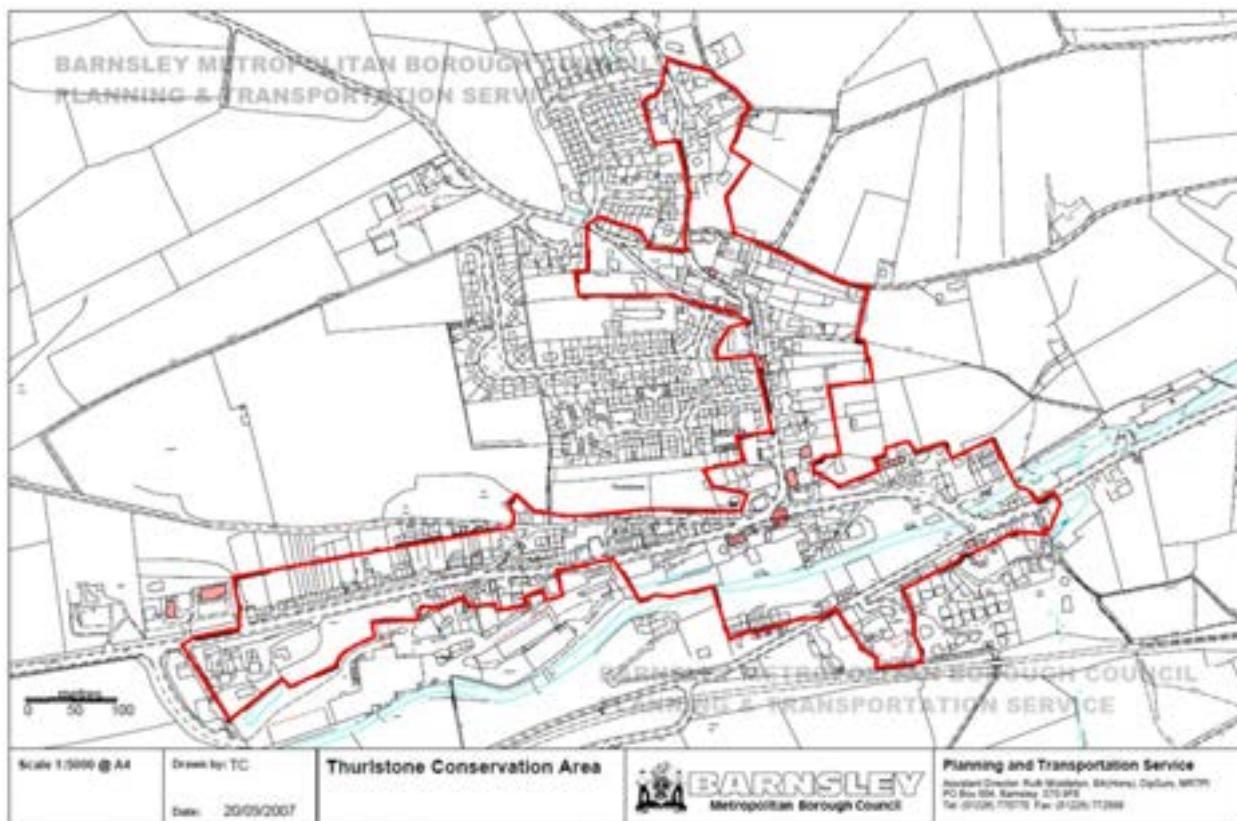
1. Along the A629 to Hoylandswaine Roundabout across fields to Penistone Viaduct
2. From the A629 at White Field Farm, across fields down to the Don Valley
3. From the entire length of Cross Lane across fields to Penistone and St John's Church
4. From the centre of Water Hall Park up the hill to St John's Church Tower.

#### 4.1.2 BE2: Protection and enhancement of local heritage assets

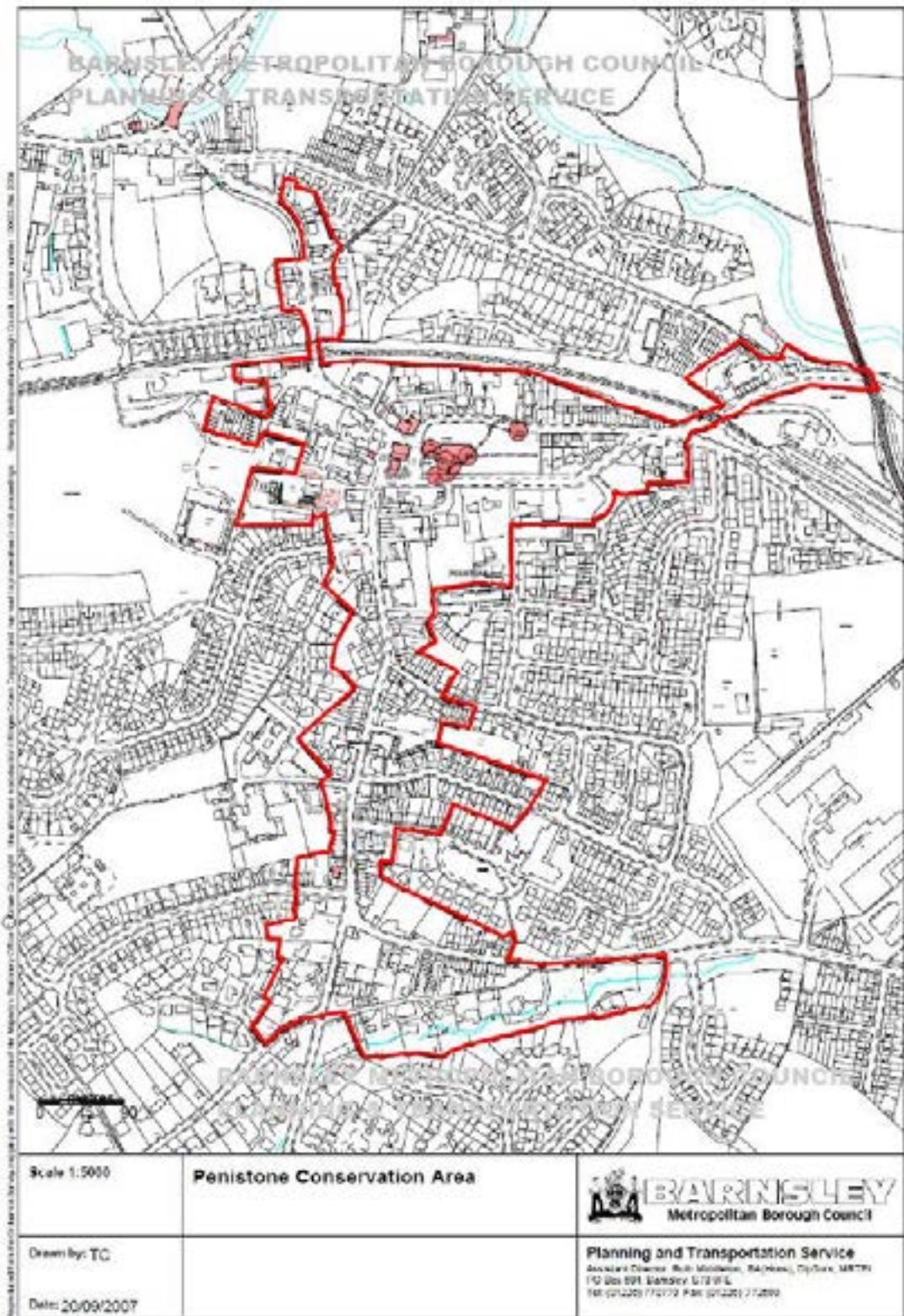
New developments must respect the rural setting of the community by protecting valuable conservation and heritage sites. The parish is notable as having significant heritage assets, partly protected by Conservation Areas, although these currently have no formal management plans. It is a key concern that protection of the built environment has been neglected and consequently character of the towns and villages has been eroded. The three Conservation Areas are illustrated below:



**Map 4: Hoylandswaine Conservation Area**



**Map 5: Thurlstone Conservation Area**



**Map 6: Penistone Conservation Area**

## **Evidence supporting the policy**

Penistone benefits from three Conservation Areas, Penistone town centre, Thurlstone and Hoylandswaine (see maps 4, 5 and 6) and a large number of heritage sites. 85 listed buildings and 2 scheduled monuments are noted by Historic England across the parish. Many of these are located in the 3 Conservation Areas. However, in addition to these, local research has identified a number of non-listed sites which are considered worthy of protection and these are noted below and described in more detail at Appendix 4. The Historic England process to establish these non designated heritage assets was employed and the NDP group also undertook full engagement on social media, as well as through the chronicle and engaged with the primary schools, to ensure that all our non designated assets were established and recorded with full input from the community.

### **BE2: Protection and enhancement of local heritage assets**

The following assets have been identified for conservation. Any development proposal that would impact upon an asset should have regard to how the proposal will contribute towards the sustainability of the affected asset:

- Quaker burial ground
- The Well
- Penistone Town Hall and Carnegie library sign
- Woodend Bridge
- The national school, originally girls national school
- Original railway station Penistone
- Hartcliffe tower
- Hoylandswaine primary school
- Scout dam area
- Royd moor viewing platform
- Lavender international and railway buildings
- Thurlstone Quarry
- St Johns the evangelist church, Hoylandswaine
- Penistone Paramount
- Nicolas Sanderson plaque
- Thurlstone war memorial
- Rose and Crown Hoylandswaine
- Stone horse mounting steps Thurlstone
- Cable car system near Sanderson gardens
- The turntable at Penistone station

#### 4.1.3 BE3: Public Rights of Way network

As a long-established market town, Penistone has a network of footpath routes both in the town and connecting it to nearby villages. An important route is the Trans-Pennine Trail (TPT). The TPT is a combined bridleway, national cycle route 62 and long distance footpath and is significant as it brings tourists to Penistone.

#### Evidence supporting the policy

The findings from the PCLP concluded that the footpaths are well used, with 91% of all respondents reporting that they use the network. Whilst some of these older paths are now used almost exclusively for leisure purposes (74%), some, along with more recently created paths like the Trans-Pennine Trail (TPT), are still important access routes (26%).

The most popular activity on the TPT was given as "Walking", accounting for 88% of responses, whilst 34% listed "Cycling" and 4% "Horse Riding".

#### BE3: Public Rights of Way network

- a) Proposals for improving the public rights of way network will be supported, including improved signage, maintenance, retention and accessibility for users.
- b) Proposals for development should seek to retain and, where possible, enhance existing pedestrian, cyclists and horse-riding routes specifically site AC34, H25.
- c) Proposals for development at H81, H82, AC34, H25 should seek to avoid any harm to the amenity value of public rights of way by making any unreasonable change in their character or visual outlook, and should avoid any proposals for diversions or closures which may reduce the amenity of walkers or other persons using these facilities.
- d) Proposals for development should seek to connect to the existing public rights of way network ensuring that they comply with the Public Rights of Way Policy.

#### 4.1.4 BE4: Local Green Spaces

Barnsley Metropolitan Borough Council have produced three studies examining the green spaces of the parish (Barnsley Greenspace Audits, 2006) – one each for Penistone town, Millhouse Green and Thurlstone. The full reports are available on the Neighbourhood Plan website as evidence in support of this Plan and summaries are provided below:

<b>PENISTONE TOWN</b>	
<b>Overall Finding</b>	Penistone does not have the range of green spaces to meet the standards set by the borough wide strategy
<b>Parks and open spaces</b>	Although there is a significant amount of high value LNGS <sup>1</sup> , many of the spaces would benefit from quality improvements. There are no district level parks serving Penistone. We would expect a small town like Penistone to have district level parks.
<b>Child and youth facilities</b>	We would expect Penistone to have both LEAP <sup>2</sup> and NEAP <sup>3</sup> standard play areas, it has more. The provision of youth facilities is good. There are a range of sites which are all highly valued and mostly good quality.
<b>Outdoor sports facilities</b>	Accessibility to local outdoor sports facilities is poor, with only three sites that are open to the public. These sites are all high value but two of the three are in need of improvement. We would not necessarily expect Penistone to have district level sports provision but Penistone Church Football Club is a good quality, high value district level site at Church View Road.
<b>Green ways</b>	The TPT passes through the northern area of Penistone, linking it to the surrounding settlements. and the Penistone Boundary Walk passes around the edge of Penistone and links to the Transpennine Trail.
<b>Natural areas</b>	Although there are several Natural Areas around the edge of Penistone and a couple within the settlement boundary in the north, there are not enough within the built up area.
<b>Allotments</b>	Although most of Penistone has access to allotments within the standards set in the borough wide strategy, there are only two allotments within the settlement.
<b>MILLHOUSE GREEN</b>	
<b>Overall Finding</b>	Millhouse Green does not have the range of green spaces to meet the standards set by the Borough wide Strategy
<b>Parks and open spaces</b>	They are available but not exclusively for this type of green space. Quality could be better.
<b>Child and youth facilities</b>	Small deficiency to the eastern boundary to a play area
<b>Outdoor sports facilities</b>	These are available but not within built up area
<b>Green ways</b>	Not provided within built up area
<b>Natural areas</b>	These are available but not within built up area
<b>Allotments</b>	Deficient
<b>THURLSTONE</b>	
<b>Overall Finding</b>	Thurlstone does not have the range of green spaces to meet the standards set by the Borough wide Strategy
<b>Parks and open spaces</b>	Partly deficient in green spaces at the local level particularly in the eastern half of the village.
<b>Child and youth facilities</b>	Partly deficient in Equipped Play Areas
<b>Outdoor sports facilities</b>	Sufficient provision but sites in nearby Penistone
<b>Green ways</b>	Sufficient provision
<b>Natural areas</b>	Partly deficient
<b>Allotments</b>	Allotments are available but poor and remote from Thurlstone

<sup>1</sup> Local Neighbourhood Green Space

<sup>2</sup> Local Equipped Area for Play

<sup>3</sup> Neighbourhood Equipped Area for Play

## **Evidence supporting the policy**

The Penistone Community show field has been granted protected status, with the erection of a plaque by the Town Mayor and Mayor of Barnsley MBC, to commemorate it as a “Fields in Trust” land. The dedication, which was part of the Queen Elizabeth 2 playing fields challenge in celebration of the Queen’s Diamond Jubilee in 2012 means it, is preserved as a public open space forever. Barnsley Council entered into a deed with the National Playing Fields Association to dedicate the site as a Queen Elizabeth II playing field. The QEII playing field will continue to be administered and maintained by Barnsley Council’s Parks Services - within the current allocated budget. The dedication will not alter the current availability of the playing fields for general recreation, sports or events and may help to increase these in the future.

However, as BMBC assessments illustrate, Penistone parish is deficient in key areas of green spaces. A programme of identification, protection and enhancement of spaces for local people is an important priority for this Plan as part of the wider programme for improving the built environment.

Candidate Local Green Spaces have been identified by the group and assessed against the criteria set out in the National Planning Policy Framework. They are listed in the policy below. Maps of each Local Green Space are set out in the Evidence Base supporting the Plan and may be found on the website.

### **BE4: Local Green Spaces**

The following areas are designated as Local Green Spaces where new development will only be allowed in very special circumstances:

- Barnsley Road East, Barnsley Road, Penistone
- Barnsley Road West, Barnsley Road, Penistone
- Castle Green, Castle Lane, Penistone
- Cubley Brook Finger Park, Cubley
- Springwood View Public Open Space, Springwood View, Springvale
- Lyndhurst Bank Public Open Space, Green Road, Penistone
- Green Acres Public Open Space, Green Acres, Springvale
- Site east of Mortimer Road, Cubley
- Penistone Recreation Ground, Schole Avenue
- Tennyson Close Public Open Space, Tennyson Close, Penistone
- Watermeadows Park, Water Hall Lane, Penistone
- Wentworth Road Recreation Ground, Wentworth Road, Penistone
- Castle Green Common, Long Lane, Penistone

- Berrywell Avenue POS, Berrywell Avenue, Penistone
- Site north of Thurlstone Road, Penistone
- Site west of Wordsworth Court, Water Hall Lane, Penistone
- Site at head of Wentworth Crescent, Penistone
- Unwin Green, Unwin Street, Penistone
- Site at Boggard Lane Penistone
- Keats Grove POS, Keats Grove, Penistone
- Kirkwood Bridge Green Way Sheffield Road Penistone
- Mortimer Road Site B Mortimer Road Cubley
- Lyttleton Crescent POS, Lyttleton Crescent, Cubley
- Church View Road POS, Church View Road
- Sheffield Road POS, Sheffield Road, Springvale
- Penistone Recreation Ground, Penistone
- The Green Allotments, Wilson Avenue, Penistone
- Station Allotments, Sheffield Road, Penistone
- Thurlstone Recreation Ground, High Bank Lane, Thurlstone
- Site east of Birks Lane Millhouse Green – Eckland Bridge green space
- New Royd Open Space New Royd
- Millhouse Juniors Football Field, Royd Avenue, Millhouse Green
- The Sandbeds, Ingbirchworth
- Berrywell Allotments
- David Brown green space
- Penistone Cricket Ground
- Penistone Church Football Club
- The Nook, Hoylandswaine
- Hoylandswaine Recreation Ground
- Sout Dike Open Space – natural area
- Millhouse Green Institute
- Royd Avenue Plan Area
- Millhouse Youth Centre
- Site north of Leapings Lane, Thurlstone
- Westfield Avenue green space
- Thurlstone Road green space
- Stottercliffe Cemetery
- St John the Baptists Church
- Shrewsbury green space
- Cubley Brooke
- Lower Unwin Street green space

## 4.2 Community services and facilities (CF)

The Plan sets out policies under this theme designed to ensure that growth in housing is matched by appropriate increases and improvements to services for the community, existing and future, in relation to education and recreational facilities in particular.

Policies in summary
CF1: Schools provision
CF2: New sporting and recreational facilities
CF3: Improved library services
Objectives addressed
<b>Objective 2:</b> To work with local community organisations to safeguard facilities and services for future generations and to fill gaps in provision where these exist.
<b>Objective 6:</b> To protect valued green spaces in the town and villages from loss through development.
<b>Objective 7:</b> To ensure that growth in and around the town is undertaken in such a way as to deter crime and anti-social behaviour and to ensure that development takes steps to mitigate crime in respect of lighting and CCTV with the objective for Penistone to be a safe and peaceful place to live work and play in.
<b>Objective 8:</b> To help the town centre flourish and be a successful and attractive market place.
<b>Objective 9:</b> To attract more tourists and develop the visitor economy in the parish through provision of more attractive and year-round opportunities to enjoy the town and surrounding areas.
<b>Objective 10:</b> To see Penistone grow as a green and sustainable community.

### 4.2.1 CF1: Schools provision

There is much concern about children from Penistone and surrounding villages being able to get into their local primary school – even without further development. St John's Primary School is already classified as a 'bulge' school and Penistone Grammar School is over-subscribed. However, local children within the parish do get a place there. On the 31/5/2017

Barnsley MBC have approved £2 million pounds to provide a 3 storey extension at Penistone Grammar schools to accommodate 250 pupils.

### **Evidence supporting the policy**

Projected admission numbers over the coming few years for each local primary school are as follows:

For 2016-2017 the new admission numbers are:

- St John's Primary School - 50
- Thurlstone Primary School - 25
- Millhouse Primary School - 30
- Springvale School & Nursery – 30
- Hoylandswhite Primary School - 20
- Penistone Grammar School – 270

All schools are currently rated good or outstanding by Ofsted and are in high demand within the NDP area as well as outside. All schools appear to be currently well-subscribed.

#### **CF1: Schools provision**

- a) The expansion of the local schools, their buildings and grounds, will be supported where these provide for the ongoing sustainability of the facility and contribute to the improvement of the learning environment of the school.
- b) Proposals for large housing development must take account of school rolls and, where appropriate, include provision for new school facilities.

#### **4.2.2 CF2: New sporting and recreational facilities**

Penistone has a number of existing sporting and recreational facilities, including football and cricket teams (Penistone and Hoylandswhite) which are well used and held in high regard by local people. Although these teams have their own facilities, these aren't usually available to the general public for use. However, the football club does have rentable 5-a-side pitches. The grammar school also has 5-a-side pitches which can be rented out.

There are bowling greens (Penistone , Hoylanswhite and Millhouse) as well as the leisure centre, a privately run pool plus other sporting facilities that are available at the Grammar

School. There is also a skate park near the showground and a tennis court in Millhouse Green. There is also the popular Trans Pennine Trail running through Penistone which is much used by walkers, joggers and cyclists.

There are also a number of other areas that are suitable for the public to use for general activities.

### **Evidence supporting the policy**

During the consultation, concerns were raised about planning issues around the cricket field and in particular the parking facilities and bridge near there. A number of residents raised the issue of having a larger public swimming pool. A number said there had been plans for this to be incorporated into the plans for the re-build of the grammar school but this did not happen.

The leisure centre was closed down and re-opened as a community led project. It is run by volunteers and its existence could be precarious. Its equipment and facilities would benefit from investment from outside.

The skate park is widely used by younger people in Penistone but there have been reports of anti-social behaviour and drug use around it.

### **CF2: New sporting and recreational facilities**

- a) Proposals for housing developments in the Springvale area should include provision for improvements of facilities at the cricket club.
- b) Proposals for housing developments should ensure there is sufficient green space available within the development site to enable outdoor recreation of a formal and/or informal nature to take place.
- c) Future developments should include provision for new (or improvement of existing) sporting facilities available to the general public.

#### **4.2.3 CF3: Improved library services**

There are concerns over the future of the library in general and of the computing facilities there in particular. Cuts to local government, which appear to be continuing, could be a particular issue regarding support to the library service.

### **Evidence supporting the policy**

Penistone library is a well utilised library within in the borough. Opening hours have been cut recently and these are reviewed on an annual basis. The e-learning centre is predominantly used by those 66 years old or greater (39% - PCLP) so is a key way of this particular demographic getting online.

There is free Wi-Fi available within the library, there is potential for improvement to get the library used more. The library could be used more for community activities to bring together groups of people who would otherwise be isolated. A book group takes place at the library but in normal working hours. It may be beneficial to the community if this could be run during extended opening hours. The library needs improving and the building up grading in order to preserve its future.

#### **CF3: Improved library services**

Proposals that contribute towards the sustainability of Penistone Library will be supported where such proposals conform with all other relevant policies within this Plan.

#### 4.3 Local economy (LE)

The Plan sets out policies under this theme designed to improve the viability of the local economy of Penistone across all sectors, where these provide employment and training opportunities for existing and future residents, and increase the security of existing businesses.

Policies
LE1: Increase the vitality of Penistone town centre
LE2: Encouraging small businesses
LE3: Improve additional business and retail land
LE4: Increase tourism and the local economy
Objectives addressed
<b>Objective 8:</b> To help the town centre flourish and be a successful and attractive market place.
<b>Objective 9:</b> To attract more tourists and develop the visitor economy in the parish through provision of more attractive and year-round opportunities to enjoy the town and surrounding areas.
<b>Objective 10:</b> To see Penistone grow as a green and sustainable community.

##### 4.3.1 LE1: Increase the vitality of Penistone town centre

The PCLP questionnaire asked what local businesses needed to help them develop, and sought to understand what improvements people thought were needed most to help cater for tourism with Penistone – recognising the importance of our closeness to the Peak Park. The consultation concluded that there is a need for a greater variety of shops in the town centre.

##### Evidence supporting the policy

According to the PCLP, the required breakdown of businesses for Penistone is:

- 1% Toys
- 3% Homeware
- 3% Books CDs and DVDs
- 14% Shoes
- 16% DIY

- 20% Clothing

Comments from the survey were collated and there was a focus on:

- There are a wide range of locally based food shops within the Penistone area.
- Numerous farm shops within a three mile radius of the town.

As Penistone is home to some boutique style fashion shops, the assumption could be made that a wider range of clothes are desired, along the lines of the larger department style stores in neighbouring areas. With so many schools in the area for instance, a children's shoe shop could be potentially welcome.

#### Barnsley's Principal Towns Initiative

Barnsley Council have approved the release of up to £5M in funding to support the Principal Towns Programme commissioning process. The proposal is to create a principal towns commissioning framework which can be used to form the basis for community led economic regeneration projects coming forward for funding by focusing on projects that ensure that Penistone as one of the principal town centres remains vibrant and attractive.

Projects are expected to deliver the interventions that best deliver a thriving high street. These are likely to include a mix of the following:

- Quality Public Realm
- Shopfront Schemes
- Business Security
- Business Incentives
- Low maintenance public realm i.e. curbs, bollards
- Transport improvements
- Car parking improvements
- Signage & branding
- Acquisition of key buildings/ land to deliver the plan
- Demolition where appropriate

As part of the Neighbourhood Plan, PTC will seek to encourage projects which are designed to improve the vitality of our town centre.

#### **LE1: Increase the vitality of Penistone town centre**

- a) Proposals for new commercial activity within Penistone town centre are encouraged (use A1 only).
- b) The development of Lairds Way beside the rail station to alleviate parking issues is supported in order to benefit the town centre's businesses and workers.

#### 4.3.2 LE2: Encouraging small businesses

To grow the economy and encourage new jobs in the area, small businesses and light industry should be encouraged to start up and grow in Penistone. This could be developed by encouraging light industry in the area and developing small office space and affordable small retail units within larger buildings.

#### **Evidence supporting the policy**

Designated industrial sites are limited in Penistone. A local hindrance is that access to Penistone is restricted by low bridges, which limits opportunities to light industry. To improve access to existing industrial units, a new route would need to be built into the town.

Due to the take up of small business offices in Penistone, there is clear demand for more space. Small Traders require access to share work/retail space for their craft sales and would benefit from more affordable small retail units with a larger building.

Consultation with several current business owners in the town of Penistone has shown that support is needed to encourage new business and more public footfall who would be prepared to shop in the community, rather than out of the community. Business employees have difficulty with parking due to a lack of nearby parking spaces. A review of current infrastructure is required by Barnsley Borough Council to investigate options on how to improve traffic flow throughout the town centre. Provision of more business development space could be provided by the “Coal Drops” leading up to the “It’s for Hire” location. Sympathetic mixed use business and retail space could be provided here, together with additional parking spaces at this location. The improvement should lead to increased use of the town centre.

However, Hoylandswaine needs suggest a small retail unit would benefit the community, and every effort should be made to support new business approaches in Hoylandswaine. Similarly, support exists for the provision of retail in Millhouse Green too.

Free WI-FI has been installed in the Penistone Cruck Barn to encourage the use of digital transactions. PTC would seek further funding to extend Wi-Fi onto Market Street and some of High Street.

The installation of portable CCTV will encourage the reduction of anti-social behaviour, benefitting the local economy. A camera, installed by the square about on a lamp post, and two others installed outside Yorkshire Building Society will assist with this plan.

**LE2: Encouraging small businesses**

- a) The development of industrial land for light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) are considered inappropriate due to the heavy goods traffic they can generate and the number of low bridges in the area restricting access for large commercial vehicles.
- b) Proposals for the development of small office space, workshops and affordable small retail units within larger buildings in appropriate locations are supported, namely at The Coal Drops in Penistone.
- c) Proposals which support the improvements to the town's telecommunications infrastructure, including public Wi-Fi, access to high speed broadband and improved mobile telephony, are welcome where these are not intrusive in the land or streetscapes.

**4.3.3 LE3: Improve additional business and retail land**

To grow the economy and encourage new jobs in the area, small businesses and light industry should be encouraged to start up and grow in Penistone. This could be developed by encouraging light industry in the area and developing small office space and affordable small retail units in the redundant business locations by encouraging the developer to build appropriate economical business units.

**Evidence supporting the policy**

Designated industrial sites are limited in Penistone. However, some redundant business local economic sites are available. Interest from local business in these locations suggest they should be developed, notably The Coal drops and Lairds Way for an interchange.

**LE3: Improve additional business and retail land**

Proposals for the development of the derelict land adjacent to the mini roundabout between St Mary's Street and Stottercliffe Road from the "coal drops" leading up to "It's for Hire" will be supported where such a proposal provides for the needs of new and existing business and retail opportunities at this location, including car parking.

**4.3.4 LE4: Increase tourism and the local economy**

Penistone has a need to increase tourism into the town and continue to develop the local economy. In order to do so, it is necessary to secure the heritage and identity as the highest market town in England. The remaining rural landscape surrounding the town centre present a

refreshing and picturesque back-drop that will attract visitors to the town and feed the local visitor economy.

### **Evidence supporting the policy**

Penistone successfully played host to the Tour de Yorkshire (TDY) on 30th April 2017. BMBC gave conservative estimates that this boosted the local economy by £538,000. During the build-up to the TDY, Penistone became a Hub for Cycling clubs both locally and from further a field. This has noticeably fed into the hospitality businesses in Penistone and surrounding areas. Particularly the Towns growing 'Cafe' culture. The picturesque Trans-pennine Trail cycling route is also benefiting from visiting cyclists, particularly young family groups.

The Town already has an annual Gala, and a large and hugely popular agricultural show. But Penistone has aspirations for further diverse and imaginative ventures to attract the visitor economy.

#### **LE4: Increase tourism and the local economy**

Proposals will be supported which afford Penistone opportunities to build upon its growing tourist and visitor economy. In order to do so, development proposals which are consistent with all other policies in this Plan will be supported which provide new facilities designed to boost the local visitor economy, with a particular focus on:

- a) Year round facilities.
- b) Overnight accommodation.
- c) Visitor attractions and facilities that offer opportunities to interpret, conserve and enhance the area's local heritage and landscapes.

#### 4.4 Countryside and green infrastructure (CGI)

The Plan sets out policies under this theme designed to conserve and enhance the area's green infrastructure where this ensures the integrity of individual communities and provides for ecosystem services to support the carrying capacity of the area to accommodate new growth.

Policies in summary	
CGI1: Green wedges	CGI2: Green corridors
Objectives addressed	
<b>Objective 1:</b> To ensure that the countryside surrounding the town and villages remains accessible and where deficits exist to work towards addressing these.	
<b>Objective 4:</b> To maintain the distinctive views that exist across the parish, whether from town looking out, or countryside looking in.	
<b>Objective 6:</b> To protect valued green spaces in the town and villages from loss through development.	
<b>Objective 9:</b> To attract more tourists and develop the visitor economy in the parish through provision of more attractive and year-round opportunities to enjoy the town and surrounding areas.	
<b>Objective 10:</b> To see Penistone grow as a green and sustainable community.	

##### 4.4.1 CGI1: Green wedges

Penistone parish benefits from a set of distinct green wedges between its settlements:

- a) Millhouse Green and Thurlstone;
- b) Thurlstone and Penistone town;
- c) Penistone town and Hoylandswaine.

These wedges must be maintained in order to preserve the integrity and distinctiveness of the individual communities. Continued erosion of these green spaces will lead inexorably towards the merging of built up areas and a consequent loss of identity of historic communities.

## Evidence supporting the policy

Despite growth over the years, in particular in relation to Penistone town as the principal settlement, the communities of the parish have largely retained their separate and unique identities, rather than merging as suburbs of the town. Map 7 illustrates the 'green wedges' that have been preserved and which maintain the identity of the 3 principal communities of the area.



**Map 7: Green wedges**

### **CGI1: Green wedges**

The distinct green wedges between the principal settlements of the parish will be maintained and protected from development in order to promote and maintain the integrity and character of the four settlements and avoid merger.

The broad extent of the green wedges is illustrated on map 7.

#### 4.4.2 CGI2: Green corridors

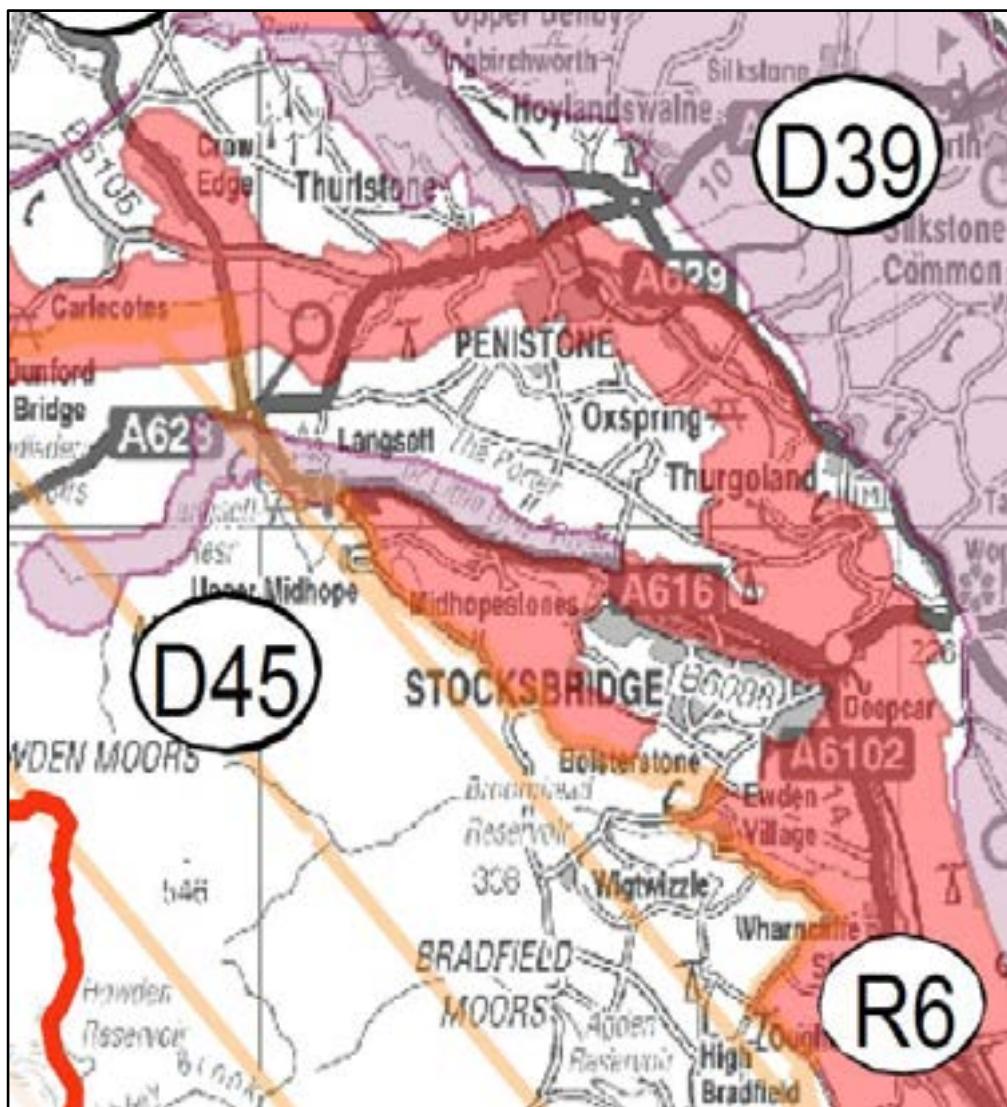
The parish of Penistone lies within high quality countryside and is surrounded by Green Belt. The preservation and maintenance of green corridors that provide a link between town and country are very important to the community as they offer valuable roles for outdoor recreation and tourism opportunities, as well as enabling wildlife movement, biodiversity and habit creation and maintenance.

#### **Evidence supporting the policy**

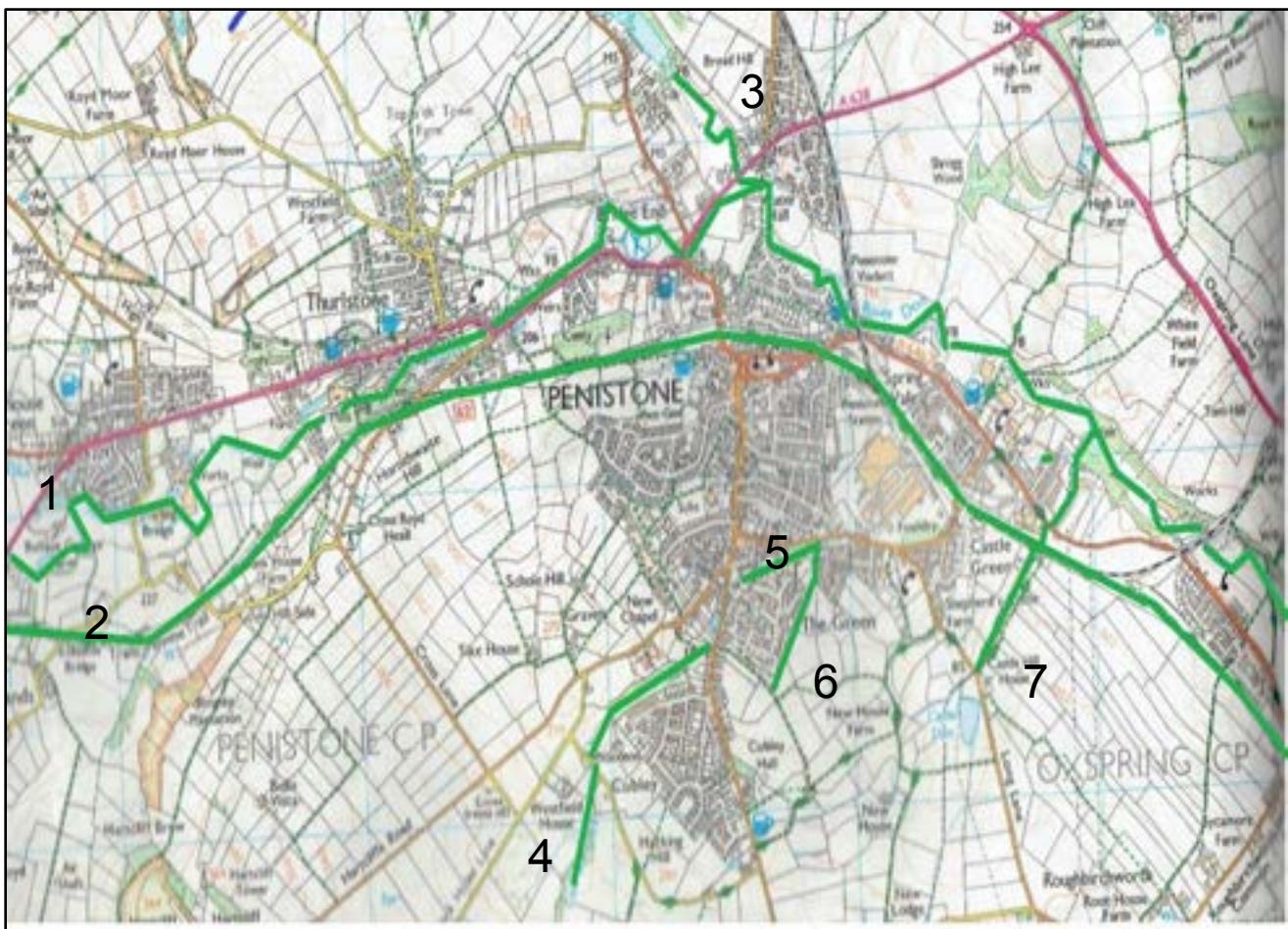
Map 8 illustrates a series of corridors running through the built up areas of the parish.

In 2010 Natural England mapped the green infrastructure corridors for Yorkshire and the Humber. The main regional corridor in the parish is R6 “Don”. This is a regionally important corridor which flows from the Pennine Uplands through Penistone, Sheffield, Rotherham, and Doncaster to Goole. It is a broad and diverse corridor passing rural and urban areas. It incorporates the Trans Pennine Trail and has significant cultural and industrial heritage value as well as ecological interest. For the parish of Penistone, it is also significant as it provides open space in Penistone, accessibility though the National Cycle Routes, the Trans Pennine Trail and Penistone Boundary Walk, recreation with Penistone Recreation Grounds and economic growth by increasing tourism value by conserving the existing character of the valley provided by the historic built environment.

To the east and north east of the parish is local corridor D39 “Historic estates”. This is a corridor of distinct importance running from Bretton Park in the north to Wortley Park in the south. It consists of former parkland estates which form a large area west of the M1 motorway through Barnsley which remains largely undeveloped. For the parish of Penistone, it provides biodiversity with Pye Meadows SSSI which is largely located within the parish. Pye Meadows SSSI consists of three meadows that are established on loamy brown earths overlying the sandstone, coal seams and ironstone bands of the Lower Coal Measures, where they outcrop at this hilly location, 180m above sea level, 8km to the west of Barnsley. The meadows contain a uniform and mature stand of neutral hay meadow grassland, the best of a number of known scattered examples in the locality. D39 provides accessibility though the National Cycle Routes, the Trans Pennine Trail and Penistone Boundary Walk.



## **Natural England strategic green infrastructure mapping.**



**Map 8: Penistone Green Corridors**

**KEY:**

- |                  |                        |                 |
|------------------|------------------------|-----------------|
| 1. River Don     | 2. Trans Pennine Trail | 3. Scout Dyke   |
| 4. Coal Pit Dyke | 5. Cubley Brook        | 6. Mossley Dyke |
| 7. Kirkwood Dyke |                        |                 |

**CGI2: Green corridors**

The identified green corridors linking the principal settlements of the parish will be maintained in order to promote and maintain links between communities and to surrounding countryside. Identified corridors, as shown on Map 8 and the Policies Map, will be protected from development which would restrict their operation as multifunctional wildlife, amenity and/or recreational resources.

## 4.5 Housing (H)

The Plan sets out policies under this theme designed to help ensure that new housing developments respect the setting within which they are located, as well as ensuring housing meets the needs of the local community, local economies and ensure the sustainability of Penistone.

Policies in summary
H1: Appropriate housing development
Objectives addressed
<p><b>Objective 3:</b> To conserve the town's heritage, architecture, designated and non-designated historic features and to help design new development so that it 'fits' with the existing vernacular and built form. Any new development located and designed in such a way as to cause the least disruption to the place as it currently exists.</p> <p><b>Objective 4:</b> To maintain the distinctive views that exist across the parish, whether from town looking out, or countryside looking in.</p> <p><b>Objective 5:</b> To help ensure that new homes are built which deliver opportunities for all to live in the parish.</p> <p><b>Objective 6:</b> To protect valued green spaces in the town and villages from loss through development.</p> <p><b>Objective 7:</b> To ensure that growth in and around the town is undertaken in such a way as to deter crime and anti-social behaviour and to ensure that development takes steps to mitigate crime in respect of lighting and CCTV with the objective for Penistone to be a safe and peaceful place to live work and play in.</p> <p><b>Objective 10:</b> To see Penistone grow as a green and sustainable community.</p>

### 4.5.1 H1: Affordable housing

There are concerns that without affordable housing, younger people will not be able to remain in the area and the elderly may not be able to downsize due to Penistone having a higher demographic percentage of people over the age of 65. Affordable housing should form a sustainable element to any new developments. It is the intention to have a diverse range of housing available not just executive four/five bedroom houses.

### **Evidence supporting the policy**

Comments from the PCLP included that if affordable housing was not offered then younger first time buyers will move out of the area. 63% of respondents stated in the PCLP that age range of 11-30 was the greatest age range needing housing. 47% wanted there to be affordable housing and only 3% wanted executive housing in Penistone.

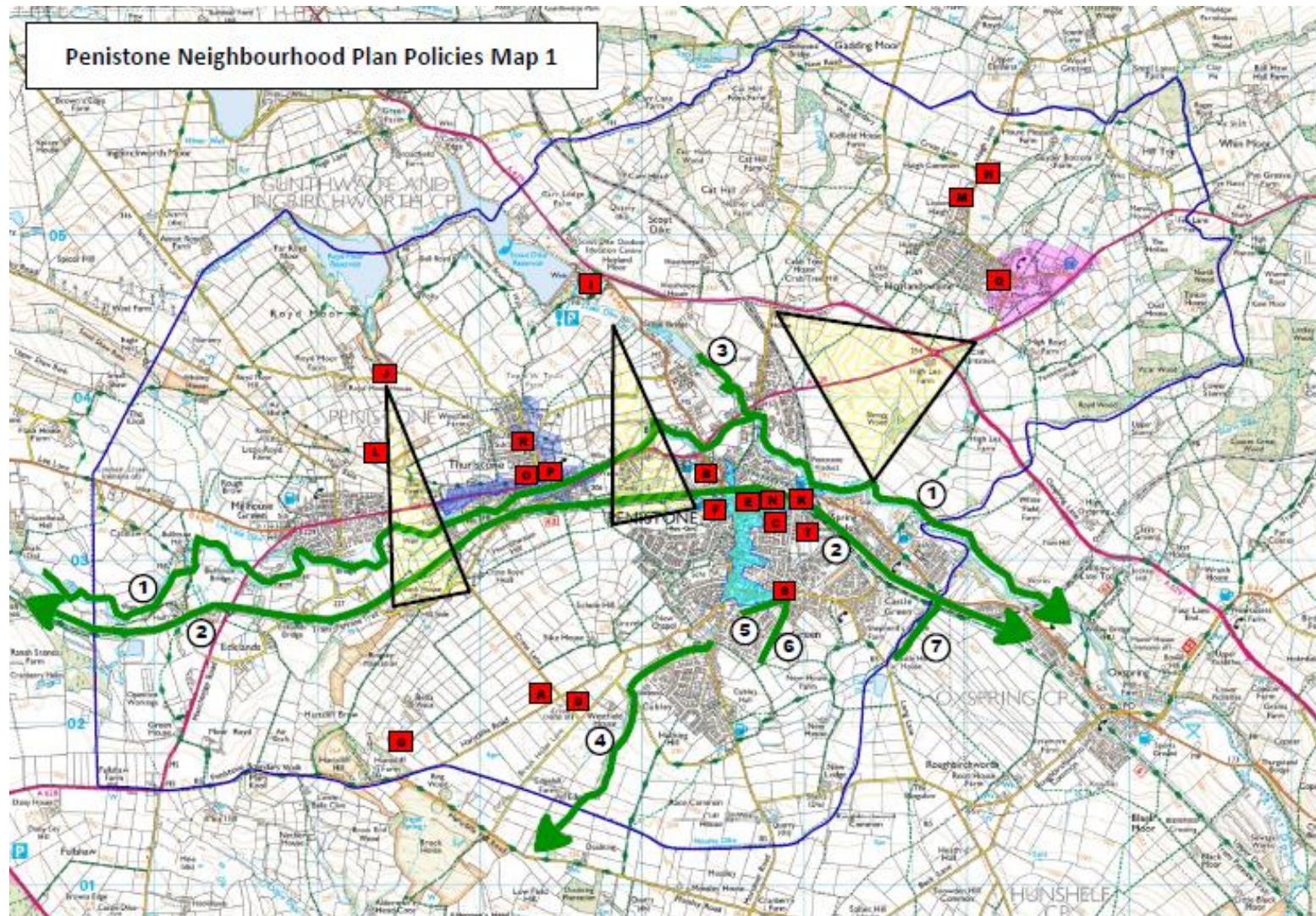
The PCLP recognised that whilst there is a need for more affordable housing the people of Penistone and the parish villages have a clear view that the size, type and location of any future housing developments should be strictly controlled to preserve the rural market town character of Penistone.

Later consultations undertaken in 2016 confirmed these findings (see appendices).

#### **H1: Appropriate housing development**

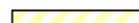
- a) Proposals for new housing development should provide a national level of affordable housing as determined in the Barnsley Local Plan.
- b) Proposals for housing should include an appropriate percentage of bungalows, starter homes and affordable homes in each site allocation, as determined by the most contemporary housing needs and market assessments available.
- c) All new housing developments should ensure that affordable housing allocations are 'pepper-potted' through the development site to ensure full integration of communities.

#### 4.6 Policies maps



Map 8: Penistone Neighbourhood Plan Policies Map 1

## Key

-  Neighbourhood Area
-  Thurlstone Conservation Area
-  Penistone Conservation Area
-  Hoylandswaine Conservation Area
-  ① Green Corridor - River Don
-  ② Green Corridor - Trans Pennine Trail
-  ③ Green Corridor - Scout Dyke
-  ④ Green Corridor - Coal Pit Dyke
-  ⑤ Green Corridor - Cubley Brook
-  ⑥ Green Corridor - Mossley Dyke
-  ⑦ Green Corridor - Kirkwood Dyke
-  Green Wedge

-  A Local Heritage Asset - Quaker burial ground
-  B Local Heritage Asset - The Well
-  C Local Heritage Asset - Penistone Town Hall and Carnegie library sign
-  D Local Heritage Asset - Woodend Bridge
-  E Local Heritage Asset - The national school, originally girls national school
-  F Local Heritage Asset - Original railway station Penistone
-  G Local Heritage Asset - Hartcliffe tower
-  H Local Heritage Asset - Hoylandswaine primary school
-  I Local Heritage Asset - Scout dam area
-  J Local Heritage Asset - Royd moor viewing platform
-  K Local Heritage Asset - Lavender international and railway buildings
-  L Local Heritage Asset - Thurlstone Quarry
-  M Local Heritage Asset - St Johns the evangelist church, Hoylandswaine
-  N Local Heritage Asset - Penistone Paramount
-  O Local Heritage Asset - Nicolas Sanderson plaque
-  P Local Heritage Asset - Thurlstone war memorial
-  Q Local Heritage Asset - Rose and Crown Hoylandswaine
-  R Local Heritage Asset - Stone horse mounting steps Thurlstone
-  S Local Heritage Asset - Cable car system near Sanderson gardens
-  T Local Heritage Asset - The turntable at Penistone station

## Penistone Neighbourhood Plan Policies Map 1 Key

## 5.0 Projects and aspirations

In developing the Plan, several consultations have been undertaken with the community and these have revealed a wide range of concerns, which can be translated into aspirational projects, supportive of the aims of the Plan. Many of these issues have been carried forward from the previous Community Led Plan.

The intention in setting these in this Plan is to ensure they are projects that are delivered in support of the policies set out in the previous chapter. It is critical to the Plan's implementation that Community Infrastructure Levy (CIL), Section 106 monies and other forms of developer contributions have this set of improvements in mind as new development comes on stream.

### **1. The market – improve marketing, further wind proofing, more market days:**

- a) Penistone Town Council to be part of the active marketing of the market barn, taking due cognisance of the fact that this is the new focal point of our Town. Timescale – Long term.
- b) Continue use of the barn as present and expand the type of markets offered. Timescale– Long term.

### **2. Improve pedestrian crossings:**

Many people commented that they felt unsafe crossing Penistone High Street, Market Street and St Mary's Street and this may have had an effect on the footfall in the centre of the town.

### **3. Expanding existing business**

Help for existing businesses to expand and to encourage new business into the community focusing on the whole parish, rather than just the town of Penistone. Local business needs incentive to establish and develop in Penistone Parish. Encouragement of the growth of Tourism initiatives would help develop a museum for the community. Initiatives could include:

- a) Development of a Digital Craft hub, following the rollout of Fibre broadband services will be of significant help to local business.
- b) Encouragement for extended trading hours should be encouraged with the support of planning teams where appropriate. Potential for late opening on a Thursday and Friday may be useful.
- c) Regular use of the market barn, daily, will help develop start-up business, and with the provision of Wi-Fi in the barn to digital payment transactions should improve the flexibility of local business.
- d) Mentoring of new business and existing local business would be useful to help with growth and expansion plans of local businesses.

#### **4. Business infrastructure**

When business owners and potential business starters were asked what they thought would help their business develop in our area 274 responses were given. The top answers were Improved Transport Links (33%), Town Centre Improvements (42%), Fast Broadband (45%), and Start-Up Grants (55%). Projects to include:

- a) Improve parking facilities, could use derelict area near the station as car park and make good footpath into Penistone.
- b) Work with IT suppliers to encourage the installation of Fast Broadband schemes, which are vital if the surrounding rural areas are to be able to join in with future development. Timescale – Long term.
- c) Work to provide information (and services) for business start-up. Timescale – Long term.
- d) Improve car parking in Penistone - encourage the completion of the Lairds Way development to provide additional parking.

#### **5. Improvements to the right of way network:**

When asked for reasons that prevented respondents from making more use of the footpath/ bridleway/ greenway network, cleanliness was the major concern; graffiti, litter and dog fouling comprised 31% of all responses with dog fouling alone accounting for 20%. Comments indicated that this concern also extends to dog fouling on pavements. Projects to improve local public rights of way include:

- a) Replace stiles with easier access ‘kissing gates’. Timescale - Ongoing
- b) Look into extending lighting on the TPT. Timescale – Ongoing.
- c) Investigate ways to increase security on the TPT to encourage greater usage. Timescale – Medium Term.
- d) Identify and finger-post or paint-mark circular walks and cycle routes, e.g. Boundary walk and Penistone/Holmfirth/Penistone loop. Timescale – Medium Term.
- e) Identify and publicise outlets for stocking free walking/ cycling guides e.g. Barnsley Cycling Guides - Timescale - Short - medium term.

#### **6. Promote and encourage adult learning opportunities by:**

- a) Review the advertising & promotion of courses. Timescale - Short Term.
- b) Encourage course promoters to ensure courses are targeted to meet demand. Timescale - Short Term.
- c) Encourage course promoters to offer courses at the right price. Timescale - Ongoing - as courses are proposed.

#### **7. Develop library facilities by:**

- a) To continue to offer free Wi-Fi. Timescale - Long Term.

- b) Publicise what is happening within the building. A display board could be sited where passing pedestrians can see it, listing “today’s activities” and “this week’s activities.” A larger board inside could show the regular monthly activities. Timescale - Medium Term.
- c) Encourage tutors of specialist subjects to hire the e-learning centre to provide courses paid for by participants, e.g. languages, family history, IT courses. Timescale - Medium Term.
- d) Liaise with Northern College, U3A and WEA to determine whether these organisations would consider using the library as a venue for their courses. Timescale – Medium Term.
- e) Establish games clubs e.g. Chess, Scrabble, Bridge, computer gaming etc. Timescale – Short/medium term.
- f) Resume ICT help, making a tutor available for drop in session to advise enquirers on their home computer problems. Timescale – Short/medium term.
- g) Advertise the meeting rooms to local charities as a venue for support groups for parents of children with special needs. Timescale – Short Term.
- h) Increase collaboration with local businesses, publicising the meeting facilities. Timescale – Short Term.

#### **8. Make people feel safer in Penistone by:**

- a) Use local media as a positive force for change, whereby they become a vehicle for community education. Penistone Town Council to investigate a connecting link via their website to a Crime & Safety page. Penistone FM to give information regarding crime initiatives. Timescale – Short Term.
- b) Contact Tesco Supermarket to propose a one-way system to deter driving around of vehicles and to investigate possibility of a gated car park for out-of-hours. Tesco to liaise with police/SNT for active monitoring of CCTV cameras in car park area. Timescale – Short Term.
- c) Penistone Town Council must ensure it plays an active role in all discussions regarding the constraint and/or re-routing of HGVs throughout Penistone. SatNav manufacturers to be approached to request updating of maps showing low bridges. Timescale – Medium / Long term.
- d) Review all areas of poor street lighting with BMBC and the Highways Department. Timescale - Short term.
- e) Community-based intervention should be designed to reduce alcohol-related crime, violence and disorder. Timescale - Medium term.
- f) Practices that promote irresponsible use of alcohol (binge-drinking incentives) should be subject to self-regulation and community monitoring.
- g) Licensees to be empowered and motivated as decision makers in any process of change. They should be consulted, as they are in a good position to understand known problems and may have viable ideas for change.
- h) Investigate if the current Pub Watch initiative needs further development.
- i) Responsible hospitality practices can be economically viable, with increasing popularity of family dining and socialising.

- j) There is a need to prevent ASB before it occurs and to prevent escalation where it is already happening, by:
- Ensuring clear lines for reporting incidents of ASB are in place and widely publicised.
  - Promote reporting to the 101 telephone number via posters and local radio station. The police are encouraged to distribute literature/leaflets containing information, to aid engagement.
  - Engaging the SNT to provide a Police Youth and Schools Officer.
  - Further developing the Penistone West Crime and Safety sub-group to encourage attendance and co-operation at the PACT meetings between the police, fire service, registered local landlords, licensees, youth services, local authorities and schools.
  - Contact BMBC and investigate the outcome report of the Barnsley Community Alcohol Partnership (B-CAP) initiative carried out in April 2011.
  - Encourage the development of the Adult Learning Centre at the local grammar school to provide youth activities and investigate the further development of Penistone Youth Centre. Timescale – Short / Medium term.

**9. Encourage tourism by:**

- a) Encourage discussions with developers and our Business partners to provide more parking for the Town. Timescale – Medium Term
- b) Work with South Yorkshire police to improve the feeling of safety that is lacking within our Town centre at nights. Timescale – Short/Medium Term
- c) Look to improve transport links in and around Penistone and better advertise these services. Timescale – Long Term
- d) Look at a wider range of facilities for commuters at the train station. I.e. a shop. Timescale – Long Term

**10. Improve the transport network by:**

- a) Review the provision of a dedicated rail station interchange, including increased parking. Timescale - Long term
- b) Co-ordinate some of the bus services with the existing train timetable to improve connectivity to Penistone and surrounding villages etc. Timescale – Short term
- c) Provide a minimum of three carriages for all rail journeys to and from Penistone to reduce overcrowding until the frequency of services is improved. Timescale – Medium term
- d) Maintain and improve community transport for people with limited mobility. Timescale – Medium term
- e) Provide more permanent SID's in the region, as a popular measure to improve road safety. Timescale – Short term

- f) An additional crossing on Market Street would greatly benefit pedestrian safety and this is an issue to be pursued with the local authorities. Timescale – Short term
- g) Investigate how to effectively restrict HGV access to the town centre to more suitable times of the day for local residents. Maybe a review should be carried out by PTC for a solution to this. Timescale – Short term
- h) Further investigation into the possibility of increased parking in Penistone, or to possibly provide park and ride services to the town, so that cycling can be further supported in the centre of Penistone. Timescale – Short to Medium term

**11. Improve sporting and leisure facilities by:**

- a) Look at how we can strengthen and improve our social and leisure sector, either through collaboration (joined up services) with existing facilities, or by outside investment, so that people do not need to travel and so that we can attract more people into Penistone. Timescale - Medium Term.
- b) Local Council to play more of a part in regenerating/stimulating/coordinating this important/popular sector. Timescale - Short Term.
- c) Assess possible growth areas. Ask local social and leisure facilities to propose business cases for growth improvement, and provide funding. Timescale - Short Term.
- d) Work with local facilities to offer support and advice on growth and ideas for growth. I.e. it seemed popular from the survey to have a cafe facility in the Library. Timescale – On-going.

**12. Improve access to NHS services by:**

Approach NHS Primary Care Trust (or its replacement) for increased provision of NHS dentistry in Penistone. Timescale – Medium term

- a) Encourage the bus companies to improve services in the outlying areas, in particular Hoylandswaine. Timescale - Medium Term
- b) Proposals for new housing development should ensure that extra provision is made for the extension of NHS services in the local area – GP surgeries and NHS dentistry in particular. Medium term

**13. Demonstrate commitment to renewable energy by:**

- a) Employing a local consultant who specializes in renewable energy to produce a report on the energy options available to Penistone with estimated costs and outputs for each viable option. Timescale - Short / Medium term.
- b) Formation of a steering group to produce an energy plan / guidance document on energy efficiency. Timescale - Medium term

- c) Formation of a steering group for a renewable energy project in Penistone (this could be the same group as the energy plan or a separate group). Timescale - Short / Medium term.
- d) Investigate local collective energy usage schemes - these schemes use the collective buying power of a community to negotiate better rates of gas and electricity from suppliers. Timescale - Short term
- e) Start an Energy Efficiency community challenge - get as many people / children as possible to join in a community challenge on energy usage and with prizes for the best results such as solar panel installation or other renewable installations from local suppliers. This would be a good fun way of promoting awareness of energy efficiency. Timescale - Short term.

## 6.0 Delivering the Plan

The purpose of the Neighbourhood Development Plan is that it becomes a living document, a guide to action. In particular, it must be referenced when planning applications are determined.

Barnsley MBC, as the planning authority, would clearly consider whether planning applications are in conformity with the Local Plan. The NDP is part of the Local Plan and accordingly the policies in the NDP, when adopted, will carry significant weight in the determination of planning applications in the NDP area.

It is important that Penistone Town Council does not simply rely on the planning officers of BMBC to appropriately reference the NDP when bringing reports to the Planning Regulatory Board (PRB) of BMBC.

Penistone Town Council is a statutory consultee for all planning applications in the Town Council area. When the Planning Committee of the Town Council is considering comments on planning applications the first consideration should be whether the application is in compliance with the NDP and comments on this sent to the PRB.

The NDP has, of course, a much wider role than planning. Section 4 lists a series of aspirations and potential projects to improve the local economy (including the visitor economy), protect the character of the town and its rural hinterland, and enhance the quality of life for all people in the Town Council area. The NDP, as the product of wide community consultation and agreement by referendum has a great deal of authority. In practical terms it can be very useful in external funding applications.

PTC will therefore carefully consider the partnership arrangements that will be required to see the Plan delivered, monitored, evaluated and regularly reviewed over the lifetime of the Plan. At the very least an annual report to Full Council is anticipated, alongside a 3-yearly review of progress.

# Appendices

## APPENDIX 1: COMMUNITY ACTION PENISTONE, RESPONSE TO LOCAL PLAN CONSULTATION

In response to the Local Plan Consultation, Community Action Penistone (CAP) consulted a large section of the Community of Penistone and its surrounding area. Initially during 2015, by way of several Public meetings and use of social media, the views of the Community were collected. Many of these concerns and objections were found to be relevant to BMBC's own Sustainability Appraisal. Indeed, the objections raised against the Local Plan show that, should many of the proposals in the Plan for Penistone go ahead, then the Sustainability Appraisal will be contravened on several counts. The issues identified were formulated into CAP's own Consultation document, concisely listing the matters raised by the Community relating to each proposed site in the Penistone area and to the impact on the area as a whole.

Consultation documents were then distributed throughout Penistone Town and the surrounding areas inviting the Community to comment, both in objection to and/or in support for the development proposals contained within the Local Plan pertaining to Penistone. It was asked that each completed document be signed by the person completing the form, and their name and address be provided, as well as inviting any additional comments that they wished to include. 1242 replies were received. Of these:

- 1 (one) expressed support for the overall plan, with the proviso that Section 106 funds (CIL funds) be used locally to address the infrastructure issues.
- 11 (eleven) people expressed support for individual sites or for limited development.
- 13 (thirteen) people wrote additional lengthy letters.
- The remainder were objections and additional observations on the impact upon the area.

### PENISTONE HOUSING SITE ALLOCATION - OVERALL PLAN

People objected to the overall plan in respect of, around 1026 new houses being built in Penistone (373 are already approved). In effect this will increase Penistone's urban footprint by up to 25%. This will contravene BMBC's own sustainability appraisal especially in regard to Objective 4-efficient use of Land and Infrastructure. This will be breached in the following ways:

1. The road system in Penistone is woefully inadequate in its present state. With access to Penistone being limited, particularly for high sided vehicles, due to low railway bridges with access being gained via only one or two minor roads. The already heavy use of which results in constant need for maintenance. Many of these roads are adopted from what were one single

cart tracks. Additional traffic using Wellhouse lane into Huddersfield Road will increase significantly. Due to the narrow "S" bend bridge, the curving nature of Huddersfield road and the use of school traffic, both vehicular and pedestrian; there will be an increased risk for the safety of all users.

2. At busy times there are already long tailbacks of standing traffic on all four roads leading to Bridge End. This will inevitably increase with such proposed large scale housing development, giving rise to concerns regarding air pollution. Contravening BMBC's Sustainability Framework Ref NR10. How do BMBC intend to achieve their own targets on air pollution.

3. The development of housing on the scale proposed will bring in around 8000 new vehicular journeys per day in Penistone, with regard to commuting, grocery shopping and school runs. The Town already has inadequate parking facilities which cannot cope with even the present volume of traffic.

#### **PENISTONE HOUSING ALLOCATION SITE H81 LAND SOUTH OF WELLHOUSE LANE PENISTONE (134 Houses ) AND SITE H82 LAND SOUTH OF HALIFAX ROAD (414 Houses)**

People objected to the proposed building of 548 Houses on these two sites would be a massive encroachment on Penistone's Green Belt. The exceptional circumstances for taking this land out of greenbelt status has not been adequately illustrated, (This is better argued in CPRE's critique of Barnsley Green belt Review.) and will attract aggressive planning proposals by developers. Furthermore this goes against BMBC's Core strategy Objective Number 8 To Protect and improve the Countryside and Natural Environment. How does BMBC envisage that building on this green belt will meet with this objective?

1. The proposed sites H81 and H82 are clearly visible from Halifax Road, Barnsley Road and most other parts of Penistone. Notably the Trans-Pennine Trail. This will have a negative visual impact on the area. It will particularly harm the rural landscape and character of the area and the openness of the greenbelt. Development would destroy the natural contours of the land and historic dry stone walls removing forever traditional field patterns. This land is currently high class agricultural land that is rented out to local Farmers, Keeping the areas agricultural heritage alive. This goes against BMBC's] Sustainability Framework Ref EP7 and EP9 regarding Landscape, Character and Cultural and the Historic heritage of Penistone.

2. The size of the proposed developments on this land alone, will increase the urban footprint by approximately 33 to 25%. This contravenes BMBC's Sustainability Framework Ref EP7 and at point SP5. Not only will the landscape and character of land will be affected, but also the rural Community, which will be adversely affected by the influx of large numbers of residents from outside the area, turning Penistone largely into a Commuter/Dormitory Town, as well as taking away the current residents enjoyment of green belt surroundings.

3. The development of sites H81 and H82 will also lead to loss of important wildlife habitats especially around the Scout Dam area, where there is a great deal of biodiversity including Badger setts, an Owl population, Bats, a large variety of water fowl and fish. Each of these areas of biodiversity stand a significant risk of being killed off, damaged or forced to migrate from the area. Development of this area would breach BMBC's Sustainability framework Ref EP6 and NR11.

4. The development of sites H81 and H82 could have the effect of causing local industry (notably Clayton's Penistone Group) to leave the area with the loss of local employment as both sites encroach upon their location. This company has a long established history with Penistone but the work they carry out would be incongruous with being surrounded by large scale housing. This would be in breach of BMBC's Sustainability Framework Ref EG15

#### **PENISTONE HOUSING ALLOCATION SITE REF AC34 LAND NORTH OF BARNSLEY ROAD (48 Houses)**

Building on site AC34 will bring increased traffic flow to an already heavily congested road and road junction at Bridge End. The land is part of a flood plain reducing ground water soakage and run off. Also the land is in close proximity to Penistone grammar School which, although newly built and extended in the last five years, is at full student capacity. It was thought that if development is permitted on the land, then safeguarding it for future extension of the Grammar school would have been a more sensible and forward thinking use.

The build-up of traffic on roads that are already heavily congested at peak times, gives rise to concerns about air pollution. Contravening BMBC's Sustainability framework Ref NR10. Again pedestrian and vehicular traffic safety is at risk of being compromised particularly at School times given the close proximity of the Grammar School.

A recent archaeological dig has revealed the historic remains of Nether Mill dating from the early 19th Century. Other buildings on this site are already listed as being of important historical interest. It is felt that the Mill is of importance and should be preserved as part of the Cultural and historic heritage of the town. To destroy the site would be against BMBC's Sustainability framework Ref EP9 Cultural and historic heritage and against the Core Strategy to increase tourism in Penistone.

**NOTE:** Following the writing and distribution of the response for AC34, it has become clear that planning has been approved for this site despite the Local Plan stating it should be kept free from development. It is unfortunate to note that, when CAP challenged this apparent contradiction, a planning official stated he would tell the Policy team to re-write the policy. CAP

and its members are concerned that such an important policy for a historic site can so easily be disregarded. (Attached Email Trail A Burton 2015 1427).

### **PENISTONE HOUSING ALLOCATION SITE REF H34 LAND EAST OF SAUNDERSON ROAD (29 Houses)**

Drainage problems have already been experienced at the new development off Saunderson Road, with residents homes experiencing water ingress. The site is too wet to sustain further housing another is a danger of flooding to both existing and new properties, if further development on the site takes place. Increased vehicular traffic will also become an issue emerging from Bent Street and/or Saunderson Road onto the already busy A628 Thurlstone Road. Both of these locations suffer from poor sight lines. The junction at Bents Street is particularly perilous being directly opposite the busy entrance to Penistone leisure Centre.

### **PENISTONE HOUSING ALLOCATION SITE REF H25 TALBOT ROAD (30 Houses)**

This site has previously been assessed and was rejected for development due to the topographical lay of the land. The site slopes steeply and is currently used for grazing horses. The original planning officer's decision is attached as Appendix 4.

The loss of this land will be a loss of green space for the people of Penistone and therefore contravenes BMBC's Sustainability Framework REF SP5. as it will detract from the Community's enjoyment of the land. There is also a diverse range of wildlife, including badgers using this land for habitat. This contravenes BMBC's Sustainability Framework.

REF Points EP6 AND NR11. Traffic from any development on this site will be forced to rejoin an already congested stretch of road at Bridge Street or Thurlstone Road. Traffic emerging onto Thurlstone Road at a poorly sighted junction will be a danger to road users. This contravenes BMBC's Sustainability objective4 – Efficient use of land and infrastructure.

### **Additional Comments and observations**

Of the 1242 comments received, the main subjects discussed were:

- Lack of improvements to Infrastructure, which many expressed should be urgently addressed prior to further building commencing.
- Roads in terms of dissatisfaction about condition, capacity, congestion, safety and parking.
- A lack of Public Services with difficulties accessing Doctor's Dentists and School places and concern over the closure of the Police Station and unmanned Fire and Ambulance Stations.

- Environment with concerns expressed over pollution, loss of wildlife, loss of green belt/ green space and loss of rural character and the heritage of this ancient market town.
- Housing, with many stating that there should be no more housing due to the amount already built, particularly as over 540 houses have already been built in Penistone in recent years. Others commented that there are too many houses allocated in the plan. Insufficient attention is given to the type of houses which many feel should be affordable, social housing, starter homes and homes suitable for the elderly.
- Penistone is considered by many as a cash cow for BMBC, with too many executive type houses, seen as raising more revenue for BMBC, without funds, particularly section 106 money, being spent in the Penistone area.

## **CONCLUSION**

Penistone is a small rural market town that has seen considerable housing development over the last ten to fifteen years. Although the housing stock and population has increased many fold, there has been little or no investment in infrastructure and services, both of which are stretched to breaking point. It is the consensus of this group and many of the people that live in Penistone, that the Town is being unfairly used as a revenue generator by Barnsley Metropolitan Borough Council, allowing developers to select easier to develop and consequently more profitable, green belt sites. This provides Barnsley Council with the two fold advantage of making more revenue from the large scale building of executive/aspirational type housing whilst meeting the Government's housing targets with little regard for sustainability, nor with any regard to the needs of the existing Community of Penistone in terms of affordable housing and housing for the elderly. Neither the Council, nor any of the developers have been seen to make any significant investment in Infrastructure and Town services. It is further felt that, should the proposed housing go ahead unchecked, the existing and future Community of Penistone will be left to unfairly face the consequences of poor planning and over development. Community Action Penistone (CAP) asks that this report be put before the Inspectorate during his/her review of Barnsley Metropolitan Borough Council's Local Plan. In the following pages, CAP have answered the questions in the current consultation relating to the soundness of the Plan.

## APPENDIX 2: NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION EVENTS

### Event 19<sup>th</sup> March 2016

#### What type of housing would you like to see on the future development sites?

- storeys only, not town houses, apartments, flat over shops in the town.
- I would like to see LESS new houses. If we have to be built 2 storey only. Currently near my home there are 3 storeys which block my view of the country side.
- New development should be designed to reflect local architecture, i.e., stone wherever possible
- No higher than 2 storey to blend in with existing housing. Houses with gardens to protect wildlife of which there is abundance in this area.
- More thought should be given to providing suitable accommodation for older people wishing to downsize, quality not cheap as chips.
- Smaller development not huge estates, in keeping with the area, town not swamped.
- good quality children's play area, climbing equipment up to teens, trees green space amongst housing. Grey/stone colour. Brick stone constructions. Well-designed housing, good design is more important than size. Schools and amenities built amongst new housing to relieve pressure from town centre. Small developments to increase diversity of housing
- new houses are built on smaller plots and the size of the house on the plot is too large meaning less garden/green space for wildlife, drainage, biodiversity. Two storeys should be the max building.
- only two storey , more bungalows , affordable housing for elderly
- please consider local requirements- not national!

#### Style of housing

- Local materials, stone, slate. In conservation area. In keeping with the countryside, not to intensive a development.
- Have chimney stacks; be in keeping with the countryside. Use local materials- new houses at Bakewell have been built to blend in with existing houses.
- Appropriate to the area
- Housing to be made of materials in keeping with the area.

- In keeping, not too rammed together, corridors for wildlife and green spaces.
- I agree that the housing should be built in materials in keeping, stone, slate not brick.
- Tiled roofs in keeping with the other houses around.

### Affordable homes

- 2 Affordable rental section, family homes, small houses and flats for young people.
- 3 I would prefer that no new homes are built as too many already.
- 4 Should be affordable. At present too many executive being built which are beyond the means of ordinary people?
- 5 Affordable to mid-range only. No more executive housing.
- 6 Affordable homes for younger people to remain within the area. Not to be sold to private landlords. Mix of all types of housing to accommodate needs of all.
- 7 Quality builds traditional materials, high quality access.
- 8 Affordable housing for first time buyers.
- 9 More affordable housing than planned. I do not want to see Penistone town turn into a vast sprawling estate.
- 10 Bungalows for the elderly
- 11 Affordable starter homes for young local people. We have enough executive homes.
- 12 Penistone needs some more starter homes.
- 13 Affordable housing, not executive luxury type.
- 14 Retirement village/apartments. Must have more outside space but not necessarily bungalows.
- 15 Need for more affordable housing as starter homes.

16 More affordable housing needed.

17 Affordable and elderly housing i.e., bungalows.

18 Nothing on scale suggested. Concerns over changes to green belt and access issues to lanes.

#### **Event 14<sup>th</sup> May 2016, Market Barn Penistone**

1. We need sympathetic housing to blend with the rest of the town
2. More affordable housing for young people
3. More section 106 money invested into community area, for road, building and school improvements.

#### **Event 25<sup>th</sup> June 2016, Thurlstone and Millhouse Green**

1. I hear continually about so called affordable housing. Where is it and when will it becomes readily available. £250,000 plus is not affordable housing. I do not believe that Barnsley MBC supports this philosophy; it encourages bigger builds for bigger council tax.
2. I worry about the scale of developments. I don't think Penistone infrastructure can cope with the numbers proposed. The character of the town is being lost. The landscape lends its self to blue slate and stone built houses, not artificial materials and definitely not red tiled roofs, they stand out terribly like the Calla estate at Millhouse Green. There needs to be more landscaping on the developments to help blend into the landscape.
3. I would support strongly consideration of moving the sites being considered under SHLAA, such as the SAF 21 to another area.
4. Fully appreciate we have to accept the need for new affordable housing, but this should mean for local young 1st time buyers, so they can stay local.

5. Houses in keeping with local properties, stone fronted and slate roofs.
6. Defined areas that don't merge into one big housing estate. Room for green spaces in and around. Access to be improved to Penistone town centre.
7. I would like to see improvements in the infrastructure in Penistone. Investment in roads, schools, shops etc. Also care around where we build is it conducive to Penistone.

#### **Hoylandswaine Consultation, 26<sup>th</sup> August 2016**

1. Definitely no 3 storey house perhaps some bungalows Affordable houses – No facilities without travel – no shops so must have transport.
2. Roads over used at present as a route through us to the M1 at Haigh. No speed restriction adhered to either.
3. Health Care provision. School at Hoylandswaine I believe is full for certain years
4. Need more starter home and bungalows for older people. Larger school to accommodate more pupils. School is already full.
5. Coordination needed between bus and train services in Penistone. You can get to Penistone by train, but then there is no bus service to Hoylandswaine linking up.
6. No 3 storey housing
7. Identify local producers (Cannon Hall Farm etc) to sell their products through a village shop as a new facility to Hoylandswaine.
8. Essential that there is a mix of housing. Affordable as well as commuter for community development purposes

## APPENDIX 3: PENISTONE HERITAGE CHARACTER ASSESSMENT EXECUTIVE SUMMARY

The Penistone Heritage Character Assessment (HCA) was commissioned by the Penistone Neighbourhood Development Plan (NDP) Group of Penistone Town Council and produced by consultants at AECOM on behalf of Locality. The final document was sent to the NDP group in August 2016. This is a very brief summary of this important document.

The Penistone HCA outlines the heritage and character of the Penistone Town Council area, which includes, in addition to Penistone, Thurlstone, Millhouse Green, and Hoylandswaine. Following consultation with the NDP group this detailed appraisal of the area was drawn up by AECOM through desk study and fieldwork.

The character assessment approach follows that set out by Natural England and Historic England, and builds upon the work carried out for Penistone Town Council's Community Led Plan 2013.

The planning policy context of the HCA is given as the National Policy Planning Policy Framework, the Barnsley Core Strategy 2011, the Barnsley Landscape Character Assessment, and the Barnsley Local Plan 2016.

The HCA describes the historic development of the Penistone area since the first mention of Penistone in the Domesday book. Along with the continued importance of agriculture, the textile industry was historically important in Thurlstone, with iron working and nail production in Hoylandswaine. The nineteenth century saw major industrial development in Penistone with the coming of the railway and iron production.

The HCA has important sections on landscape character, geology and soils, land use, and cultural and social factors, and highlights the strong local vernacular in the older buildings, which use local Carboniferous Grenoside sandstone and slate roofs, with most modern buildings paying little or no reference to the local vernacular.

The document discusses the heritage assets, including views as well as buildings, and the key characteristics of the area. The appendix to the document contains historic maps and a useful table of listed buildings.

The final section of the HCA on character management principles is the key one. Included in these character management principles are;

- Protection of the open landscape between Millhouse Green, Thurlstone, Penistone, and Hoylandswaine
- Restriction of development at higher elevations
- Development arranged to conserve existing views
- New development responsive to the historic local vernacular, using stone and slate
- Protection of the three conservation areas and key heritage assets

The assessment has also identified projects which could be funded by the Community Infrastructure Levy (CIL) or s106 agreements;

- Improved pedestrian access to the River Don
- Planned active management to sustain the open countryside around the settlements
- Maintaining and signing recreational assets such as the Trans-Pennine Trail

Other suggested work is;

- A design guide to allow new development to be responsive to the historic local vernacular
- The creation of a conservation area encompassing the listed buildings around Bullhouse Hall

These points are a condensed summary of the character of the neighbourhood area, listed on page 27 of the HCA.

The full Penistone Heritage Character Assessment document can be found on the Penistone Neighbourhood Plan website at [www.penistone-ndp.co.uk](http://www.penistone-ndp.co.uk).

## APPENDIX 4: LOCAL NON-DESIGNATED HERITAGE FEATURES ASSESSMENT

<b>Feature name</b>	<b>Location</b>	<b>Why is the feature of interest and significance? What evidence exists to support the proposed selection?</b>
Quaker burial ground	Brockholes Lane	Historic feature.
The Well	Bridge Street Penistone	Until recently used for Well Dressing Ceremonies over many years.
Penistone Town Hall and Carnegie library sign (1914).	Shrewsbury Road	Heritage feature
Woodend Bridge (1820).	Joan Royd Lane	A recent attempt to list this structure was unsuccessful.
The national school, originally girls national school (1823).	Church Street Penistone	Heritage building
Original railway station Penistone (1845)	Adjacent to listed 6 arch coal drops.	Heritage building
Hartcliffe tower	Hartcliffe road	Heritage building
Hoylandswaine primary school (1848).		Heritage building
Scout dam area	Penistone	The dam area at the back of Huddersfield road. A mecca for wildlife .
Royd moor viewing platform	Thurlstone/Millhouse Green	A viewing point for the whole community to see as far as York Minster.

<b>Feature name</b>	<b>Location</b>	<b>Why is the feature of interest and significance? What evidence exists to support the proposed selection?</b>
Lavender international and railway buildings.	Penistone railway station	Heritage building
Thurlstone Quarry.	High Bank Lane	A biodiverse sight which has significant interest and an open space , the site needs to be retained for its bio diversity and open space access
St Johns the evangelist church, Hoylandswaine, (1867)	Haigh Ln, Hoylandswaine, Sheffield S36 7LW	Mural painted by pre-Raphaelite painter John Roddham Spencer Stanhope uncovered and conserved in 2014.
Penistone Paramount.	Shrewsbury road	Not listed. A very successful and independent cinema and theatre.
Nicolas Saunderson plaque	Town gate Thurlstone	The plaque of Nicolas Saunderson behind the war memorial in Thurlstone,
Thurlstone war memorial	Town gate Thurlstone	War memorial
Rose and Crown Hoylandswaine	Barnsley Road Hoylandswaine	Valued community Asset
Stone horse mounting steps Thurlstone		Historic feature
Cable car system near Sanderson gardens	Green Road, Penistone	The cable car system was used to build the Cubley garden village new housing estate
The turntable at Penistone station	Penistone Railway station	Penistone station



**Penistone Town Council 2017**