

## Barnsley Metropolitan Borough Council comments on Silkstone Neighbourhood Development Regulation 16 Consultation

Barnsley Council would like to congratulate Silkstone Parish Council on the quality of the work done on the production of the Silkstone Neighbourhood Development Plan.

Barnsley Council would also like to record thanks for the co-operative approach which Silkstone Parish Council has taken to working with officers from Barnsley Council.

Since Barnsley Council comments on the regulation 14 consultation have been pretty fully taken into account there are only a couple of detailed comments on the draft Neighbourhood Plan, as follows:

1. Policy LGS1 Local Green Spaces states 'Inappropriate development of Local Green Space is ruled out other than in very special circumstances'. It is clear that this is reflecting the requirement in NPPF para 103 that 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts'. However, there is nothing in the policy as drafted that explains what inappropriate development is. In addition, it is not clear that 'appropriate development' would be acceptable on local green space if it would cause harm to the particular local significance that justified the local green space designation. It is recommended that the policy could be better worded 'Development will not be permitted within a Local Green Space unless there are very special circumstances which outweigh the harm to the Local Green Space including the loss of the particular local significance that justified the designation'.
2. Policy RD1 Supporting Rural Diversification and Tourism has been amended to include the qualification that support for Airbnb is not where it would comprise the loss of existing larger dwellings. It is suggested that the policy or text is amended to clarify that existing larger dwellings are considered to be 4+ beds, reflecting Barnsley Council's proposed amendments to the adopted SPD Design of Housing Development (consultation on these and other amendments closed on 31 October).
3. Barnsley Council will share the Parish Council's regret that the Design Code as originally prepared was not able to be made accessible for publication on the Barnsley Council website, and that the revised version lacks the photos and illustrations that accompanied and illustrated the words.

10 November 2022

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 10 November 2022 11:03  
**To:** NeighbourhoodPlanning  
**Subject:** Silkstone Neighbourhood Plan

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Response from Cawthorne Parish Council:

A well thought out and details Plan.

[REDACTED] on behalf of Cawthorne Parish Council

[REDACTED]

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Our Ref: MV/ 15B901605



15 November 2022

Barnsley Metropolitan Borough Council  
[neighbourhoodplanning@barnsley.gov.uk](mailto:neighbourhoodplanning@barnsley.gov.uk)  
**via email only**

Dear Sir / Madam

**Silkstone Neighbourhood Plan - Regulation 16 Consultation  
October – November 2022  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Grid**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

**Proposed development sites crossed or in close proximity to National Grid assets:**

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- [www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/)

Please also see attached information outlining guidance on development close to National Grid infrastructure.



### Distribution Networks

Information regarding the electricity distribution network is available at the website below:

[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:

[REDACTED]

### Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

[REDACTED], Director

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED], Town Planner

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[REDACTED]

[REDACTED]

**Director**

[REDACTED]

**For and on behalf of Avison Young**

[REDACTED]

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

#### Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

#### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

#### How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: [REDACTED]

[REDACTED]

Date: 18 November 2022  
Our ref: 409162  
Your ref: Silkstone Neighbourhood Plan



Neighbourhood Planning  
Barnsley Council

**BY EMAIL ONLY**

[neighbourhoodplanning@barnsley.gov.uk](mailto:neighbourhoodplanning@barnsley.gov.uk)



Dear Sir/Madam

**Silkstone Neighbourhood Plan – Regulation 16 Consultation**

Thank you for your consultation on the above dated 10 October 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on the Silkstone Neighbourhood Plan.**

For any further consultations on your plan, please contact:



Yours faithfully

  
Consultations Team

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 10 October 2022 14:56  
**To:** NeighbourhoodPlanning  
**Subject:** FW: Silkstone Neighbourhood Plan - Publicising a Plan Proposal (Regulation 16 Consultation)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Helen

Many thanks for consulting the Peak District National Park on the Silkstone Neighbourhood Plan.

The Authority does not have any comments to make on this document, but appreciate being consulted.

Kind regards  
[REDACTED]

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**From:** NeighbourhoodPlanning <[NeighbourhoodPlanning@barnsley.gov.uk](mailto:NeighbourhoodPlanning@barnsley.gov.uk)>  
**Sent:** 10 October 2022 08:53  
**Subject:** Silkstone Neighbourhood Plan - Publicising a Plan Proposal (Regulation 16 Consultation)

**Exercise caution - check attachments and links before opening them.**

**This email originated from outside the Authority's email system.**

Dear Sir/Madam

**NOTIFICATION OF PUBLICITY OF THE SILKSTONE NEIGHBOURHOOD DEVELOPMENT PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012.**

I write to inform you as a consultation body or consultee identified in the Silkstone Consultation Statement, or for information, that we are now in receipt of the final submission version of the Silkstone Neighbourhood Development Plan along with the accompanying documentation required under Regulation 15.

**What documents comprise the plan proposal?**

The plan proposal comprises the following documents:

- a) b) The proposed Silkstone Neighbourhood Development Plan, which includes a map identifying the area to which the proposed neighbourhood development plan relates.
- b) A consultation statement
- c) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of the Schedule 4B to the Town and Country Planning Act 1990 (a 'basic conditions' statement)
- d) Strategic Environmental Assessment and Habitat Regulations Assessment screening opinions.
- e) Silkstone Neighbourhood Plan Design Code

**Where can the plan proposal be inspected?**

Details of the plan proposal and downloadable copies of the relevant documents can be found on our website at: [www.barnsley.gov.uk/silkstone-ndp](http://www.barnsley.gov.uk/silkstone-ndp)

In addition, hard copies of the documents may be viewed at:

Barnsley Library @ the Lightbox

Penistone Library

### **How and by when must you make representations?**

Representations can either be sent by email to [neighbourhoodplanning@barnsley.gov.uk](mailto:neighbourhoodplanning@barnsley.gov.uk) or in writing to Planning Policy, Regeneration and Property, Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 6GG – please ensure that written representations are marked for the attention of Helen Willows.

We encourage you to respond by using the response form, copies of which are available to download from the our website at the above address and copies will also be available at Barnsley and Penistone Libraries. Please ensure that your representation is submitted to us by 5.00pm on 18 November 2022. Please note that any comments you make may be made publically available and attributed to your name. We may be required to share your information with the Examiner for the purposes of the Examination. Please see the Council's Privacy Notice <https://barnsley.gov.uk/services/information-and-privacy/your-privacy/> for details of how we use your information.

Any representations that are made on the Plan will be forwarded to an Independent Examiner who will then undertake an examination of the Silkstone Neighbourhood Development Plan.

### **Notification**

Any representations may include a request to be notified regarding Barnsley Metropolitan Borough Council's decision under Regulation 19 (Decision on a plan proposal) to make the submitted neighbourhood development plan for Silkstone.

In the meantime, if you have any questions regarding the process at this stage or in the future or have any problems accessing the links set out above please do not hesitate to contact us on 01226 772606 or at [neighbourhoodplanning@barnsley.gov.uk](mailto:neighbourhoodplanning@barnsley.gov.uk)

Yours faithfully

**Neighbourhood Planning  
Regeneration & Culture Service  
Barnsley Council**

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Peak District National Park Authority, [REDACTED]

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The Coal  
Authority

T: [REDACTED]

E: [REDACTED]

**FAO Ms H Willows - Neighbourhood Planning**

Barnsley Metropolitan Borough Council

**BY EMAIL:** [neighbourhoodplanning@barnsley.gov.uk](mailto:neighbourhoodplanning@barnsley.gov.uk)

17<sup>th</sup> November 2022

Dear Ms Willows

**Re: THE SILKSTONE NEIGHBOURHOOD DEVELOPMENT PLAN UNDER REGULATION  
16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

Thank you for your notification received on the 10<sup>th</sup> October 2022 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

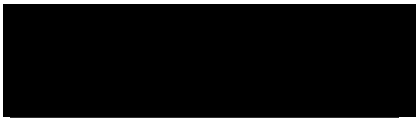
Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries, shallow coal workings, and surface coal extraction reported surface hazards. These features pose a potential risk to surface stability and public safety.

The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

Following a review of the document, it does not appear that the Neighbourhood Plan, as proposed, allocates any sites for future development and on this basis the Planning team at the Coal Authority have **no specific comments** to make on this document. However, if the Neighbourhood Plan does propose to allocate sites for future development, consideration will need to be given to the potential risks posed to surface stability by past coal mining activity.

Please do not hesitate to contact me should you wish to discuss this further.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

 | BSc (Hons)  
**Trainee Planning Manager**





## Consultation Response

<b>Organisation:</b>	Barnsley Council																								
<b>Detail:</b>	Silkstone Neighbourhood Development Plan – Final Submission																								
<b>Link to consultation:</b>	<a href="http://www.barnsley.gov.uk/silkstone-ndp">www.barnsley.gov.uk/silkstone-ndp</a>																								
<b>Closing Date:</b>	18 <sup>th</sup> November 2022																								
<b>Response to:</b>	<a href="mailto:neighbourhoodplanning@barnsley.gov.uk">neighbourhoodplanning@barnsley.gov.uk</a> – Attention Helen Willows																								
<b>Submitted by</b>	National Trans Pennine Trail Office																								
<b>Date:</b>	14 <sup>th</sup> October 2022																								
<b>Summary</b>	<p>Thank you for offering the TPT Partnership the opportunity to consult on the final Silkstone Neighbourhood Development Submission Plan.</p> <p>The Trans Pennine Trail (TPT) is a major sustainable transport and recreational route running through the heart of the area. It is noted that the TPT is well represented within the plan.</p> <p>The TPT national office has been involved in previous draft consultations of the plan.</p> <p>The TPT supports the Vision for Silkstone Parish and the objectives.</p> <p>Further detail is provided in the following section with only minor changes suggested.</p>																								
<b>Detailed Comments</b>	<table border="1"> <tr> <td colspan="2"><b>Silkstone Neighbourhood Development Submission Plan</b></td></tr> <tr> <td colspan="2">All comments provided in previous draft have been incorporated. No further comments.</td></tr> <tr> <td colspan="2"> </td></tr> <tr> <td colspan="2"><b>Basic Conditions Statement</b></td></tr> <tr> <td>9.</td><td>Horse riding is also well represented within the plan.</td></tr> <tr> <td colspan="2"> </td></tr> <tr> <td colspan="2"><b>Consultation Statement</b></td></tr> <tr> <td colspan="2">Thorough document and notes TPT comments (5.16).</td></tr> <tr> <td colspan="2"> </td></tr> <tr> <td colspan="2"><b>Silkstone NDP HRA Screening Assessment</b></td></tr> <tr> <td colspan="2">No further comment.</td></tr> <tr> <td colspan="2"> </td></tr> </table>	<b>Silkstone Neighbourhood Development Submission Plan</b>		All comments provided in previous draft have been incorporated. No further comments.				<b>Basic Conditions Statement</b>		9.	Horse riding is also well represented within the plan.			<b>Consultation Statement</b>		Thorough document and notes TPT comments (5.16).				<b>Silkstone NDP HRA Screening Assessment</b>		No further comment.			
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No further comment.																									

	<b>Silkstone NDP SEA Screening Assessment</b>	
	5.2.38	The TPT is not a path – this implies it is a footpath. Please change to the TPT is a long-distance sustainable transport and recreational multi-user route....
	<b>Silkstone Neighbourhood Plan Design Code</b>	
	Pg 6	Last paragraph should also include the Trans Pennine Trail (TPT).
	Pg 16	Code 1 – Sustainability and Climate Change 1A – Should include reference of EVP's (electric vehicle points). Last point – Open spaces – should also be within cycling distance, not only walking distance.
	Pg 19	Code 4 – Parking, Gardens and Boundary – there is scope to also include reference to EVP's and cycle parking within this section to strengthen support.