

# Penistone Neighbourhood Plan: Consultation Statement



Consultation statement  
June 2018



## Section 1- introduction

The Penistone Neighbourhood Plan is the result of an active and ongoing process of community engagement. Community engagement has been at the heart of the process since the development and publication of the Penistone Community Led Plan in 2013. The process was started by The Town Council in 2011, when through the towns Development and Regeneration group worked closely to prepare the Community Led Plan which was published in 2013. Following on from this, Penistone Town Council applied to Barnsley MBC for designation of a Neighbourhood Area, and this was approved by cabinet on the 3rd June 2015.

After summer recess the Town Council in September 2015 voted unanimously for a Neighbourhood Plan to be written with assistance. A steering group was established through the Development and Regeneration group, and Community Action Penistone founder members Graham Saunders and Jan Stanley were co-opted onto the group. This steering group has also been supported by Barnsley MBC, who have attended the steering group meetings regularly, for updates and to give updates on the Local Plan which Barnsley MBC is in the process of producing. It was determined that support would be needed, so after interviews Ruralis was appointed to support the group 3<sup>rd</sup> November 2015.

The launch event took place at Penistone Community Centre on 16<sup>th</sup> March 2016 and was well attended. Whilst consultation has been ongoing throughout the production of the Penistone Neighbourhood Plan, there were 5 more consultation events, May 14<sup>th</sup> 2016 in the market barn, June the 3<sup>rd</sup> at Cubley Hall, June the 21<sup>st</sup> at Both Thurlstone and Millhouse Green and a final one at Hoylandswaine village hall on the 19<sup>th</sup> August 2016.

Our website ([www.penistone-ndp.co.uk](http://www.penistone-ndp.co.uk)) has been updated throughout the entire period, which has allowed everyone to be kept informed and up to date with the progress of the statement plan. This Statement of Consultation sets out what was undertaken, how the information was analysed and how it was publicised.

**This Consultation Statement has been prepared to fulfil legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part of the Regulations sets out that a Consultation Statement should:**

- A. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan:**
- B. Explain how they were consulted:**
- C. Summarise the main issues and concerns raised by the persons consulted:**
- D. Describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood plan.**

#### **The Penistone Neighbourhood Plan Consultation Statement**

- **Sets out the aims of the Consultation process**
- **Summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholder :and**
- **Describes how concerns have been addressed and what changes have been made to the final draft Penistone Neighbourhood Plan as a result of the pre-submission consultation.**

**The appendices to the Consultation Statement provide the records of all the consultation exercises, comments and feedback.**

## **Section 2 – the aims of the consultation**

In February 2016 the steering group determined the key themes. These were drawn from the previous Community Led Plan which had been extensively consulted on. This Plan can be found on the NDP website as supporting evidence. A timeline was determined to plan, how, who, where and when the consultation with the community was to be undertaken along with a timeline the formal consultation process of the plan. Version 4 can be seen in appendix 1.

The original project plan is on page 5.

The key themes were decided and the leads on these were:

*Housing – Cllr Anita Kimberley*

*Local Economy – Cllr Andrew Millner*

*The Built Environment – Cllr Joe Unsworth*

*Countryside & Green Infrastructure – Cllr Jill Hayler*

*Energy & Low Carbon – Cllr Mike Ogle*

*Community Services & Facilities – Cllr Wayne Chadburn*

## PENISTONE NEIGHBOURHOOD DEVELOPMENT PLAN – DRAFT PROJECT PLAN

STAGE	PERIOD	BY WHEN	BY WHOM
Writing the Plan			
Evidence base review	2 weeks	November 2015	Consultant
Vision, Objectives, Issues, Policies V1	4 weeks	December 2015	Consultant
Audits and Surveys as required <sup>1</sup>	To be determined	31 March 2016	Working Group, contractors
Drafting Regulation 14 Plan	4 months	31 March 2016	Consultant, Working Group
Seek SEA/HRA screening from BMBC <sup>2</sup>	4 weeks	30 April 2016	BMBC/statutory agencies
6 week Reg 14 public consultation	6 weeks	30 June 2016	Town Council
Amendments to draft as required	3 months	30 September 2016	Consultant/Working Group
Submitting the Plan			
Consultation statement	4 weeks	30 September 2016	Working Group
Basic conditions statement	4 weeks	30 September 2016	Working Group
Sustainability appraisal	2 months	30 September 2016	Consultant/Working Group
Submit to BMBC	-	1 October 2016	Town Council
Post-submission			
Jointly appoint Examiner from NPIERS list	4 weeks	30 October 2016	Working Group/BMBC
Publication/consultation	6 weeks	30 November 2016	BMBC
Examination	4 weeks	31 December 2016	Examiner
Modifications	4 weeks	31 January 2017	BMBC
Consultation on modifications (if required)	To be determined	To be determined	BMBC
Referendum			
Publicity	4 weeks	February 2017	BMBC
Campaigning	4 weeks	February 2017	Working Group
Referendum	-	March 2017	BMBC
Adoption			

<sup>1</sup> Will emerge from evidence base review and discussions with BMBC regarding their LDP evidence base; may include Local Green Space audit, Housing Needs Assessment for example.

<sup>2</sup> To be undertaken if required after 6 week consultation

## Section 3 - Background to the consultation on the Neighbourhood Plan

In September 2015 Penistone Town Council voted unanimously to develop a Neighbourhood Plan that would dovetail with Barnsley MBC Local Plan. A steering group was set up with members of the Town council, borough councillors and co-opted members from Community action Penistone. The town Council has a good working relationship with Barnsley MBC and they have attended the steering group regularly to update the group on the progress of Barnsley MBC Local Plan. Barnsley MBC was willing to support the Town council with the Neighbourhood plan and produced maps which were widely used at the consultation events. Penistone Town council in 2013 produced a Community Led Plan and this was used to support the Neighbourhood plan, as it contained a mass of evidence which could be drawn upon for the Neighbourhood plan.

The launch event took place at Penistone community centre on 16<sup>th</sup> March 2016 at Penistone community centre and was well attended. Whilst consultation has been ongoing throughout the production of the Penistone Neighbourhood Plan, there were 5 more consultation events, May 14<sup>th</sup> 2016 in the market barn, June the 3<sup>rd</sup> at Cubley Hall, June the 21<sup>st</sup> at both Thurlstone and Millhouse Green and a final one at Hoylandswaine village hall on the 19<sup>th</sup> August 2016.

In June 2017 the three statutory agencies, Historic England, the Environment Agency and Natural England, were consulted for feedback on the draft plan.

All three responded with comments confirming the draft Plan would not require a Strategic Environmental Assessment. The formal Screening Opinion report was undertaken by AECOM consultants as BMBC did not have the capacity at that time to provide this service. The report confirmed that the draft Plan could proceed to the Regulation 14 formal consultation.

It has also been a monthly agenda item at the Town Council Meetings.

In October 2017 the council moved towards its formal 6 week consultation process and this was from the 5<sup>th</sup> November 2017 to 18<sup>th</sup> December 2017. Consultation on the Draft NDP in accordance with Regulation 14 was undertaken through the distribution of the Draft NDP questionnaire to every household, local business, Local MP, faith and community groups. Also issuing the draft NDP to the statutory consultees on the 5<sup>th</sup> November 2017 for comments by 18<sup>th</sup> December 2017.

The draft NDP was made available at 7 locations in Hoylandswaine, Cubley, Millhouse Green, Thurlstone and Penistone.

## Engagement with schools

The Penistone neighbourhood steering group wanted to ensure that the views of all sections of the community were heard and considered. Two members of the steering group were tasked with meeting with the heads of the local schools these being, Hoylandswaine, Millhouse Green, Thurlstone, Penistone St Johns and Springvale. In March 2017 councillor Andrew Millner as Mayor for Penistone Town Council visited St Johns school.

## Section 4 – The Consultation Stages

The consultation stages set out in the previous section are now addressed in more detail

In May 2015 Under Regulation 5 of the Neighbourhood Planning (General) Regulation 2012, Penistone Town Council submitted an application to Barnsley MBC for designation of a neighbourhood area. Barnsley MBC publicised and consulted on this application in accordance with the Regulations. No objections were received to the proposed boundary or the appropriateness of the area being designated a neighbourhood plan area.

### Raising Awareness and Information Gathering

Initial awareness raising activities were undertaken by member of the Steering Group. These include:

- The launch event took place at Penistone community centre on 16<sup>th</sup> March 2016
- May 14<sup>th</sup> 2016 in the market barn,
- June 3<sup>rd</sup> 2016 at Cubley hall
- June 21<sup>st</sup> 2016 Thurlstone School and Millhouse Green Community Centre
- August 19<sup>th</sup> 2016 Hoylandswaine village hall.

The steering group undertook baseline assessments of the nature of Penistone, heritage and character and its environmental assets. An analysis of this evidence base fed into the initial issues raised by the Steering Group and members of the Public.

AECOM supported the Town council with a full heritage assessment this was completed in July 2016 and this supporting evidence is published on the NDP website.

## Issues and Vision Consultation

Coming out of the awareness raising and information gathering was and emerging Vision with key issues the steering group were keen to ensure that these emerging ideas were representative of the community's views and hence the Penistone Neighbourhood Plan issues and visions Questionnaire was produced (Appendix 4).

### Pre-Submission consultation on the Draft Penistone Neighbourhood Plan

The pre-submission Consultation and Publicity stage of the Draft Penistone Neighbourhood plan was undertaken in accordance with Regulation 14 between 5th November 2018 and the 18<sup>th</sup> December 2018. The regulations require that all residents and business are made aware of the Draft Consultation Plan and how to comment on it. Also in line with regulations, all statutory consultees are invited to make comments appropriately within that period.

Appendix 6 comprises a full list of all statutory consultees that were contacted by email/letter to afford them opportunity. In addition to the statutory consultees, residents, landowners, faith groups, community groups and businesses were written to giving the link to the questionnaire.

### The Vision, Objectives and Policies

Answered: 795 Skipped: 55

86.29% agreed with the vision total 686  
13.72 % disagreed with the vision total 109

The questionnaire also allowed people to make comment 262 comments were made

The questionnaire then asked about the views on the objectives within the Penistone Neighbourhood plan, the publics responses are below in table 1

Table 1

Objective	Yes	No	Total responses
Objective 1	98.02%	1.98%	756
Objective 2	90.87%	9.13%	756
Objective 3	97.44%	5.56%	756
Objective 4	97.34%	2.66%	753
Objective 5	83.99%	16.01%	737
Objective 6	97.90%	2.10%	761
Objective 7	97.08%	2.92%	754
Objective 8	98.43%	1.57%	762
Objective 9	93.77%	6.23%	754
Objective 10	96.34%	3.66%	765

The questionnaire when asked about each specific policy within the plan, the public responses are below in table 2

Table 2

Question	Yes	No	Total submissions
Question 3	91.08%	8.92%	729
Question 4	95.46%	4.54%	727
Question 5	95.87%	4.13%	750
Question 6	94.79%	5.21%	748
Question 7	91.72%	8.28%	761
Question 8	94.74%	5.26%	761
Question 9	96.84%	3.16%	760
Question 10	94.86%	5.14%	759
Question 11	95.11%	4.89%	757
Question 12	93.92%	6.08%	757
Question 13	92.60%	7.40%	757
Question 14	96.97%	3.03%	759
Question 15	97.89%	2.11%	757
Question 16	86.73%	13.27%	746

There was also, at the end of the questionnaire, an opportunity to make comments: 417 comments were received, these are table in appendix 5

It was clear from the consultation that there was strong support for the Vision, objectives and the policies. There were a number of comments received from both the householders and key stakeholder all of which are table in appendix 5, from these comments the group reconvened to look at any changes to the plan in January and February 2018, ( Appendix 5).

## Conclusion

It is clear from all of this evidence that the Penistone NDP has been subject to an ongoing and proportionate level of community engagement that not only meets the requirements of the regulations but which was also tailored to secure input from hard to reach groups.

It is also clear that the policies of the Penistone NDP reflect the issues raised as part of this consultation and indeed that the draft policies were overwhelmingly supported by respondents. Where comments / objections were made to the Draft plan, appropriate changes have been made to these to address legitimate concerns and clear justification has been made where the Steering Group felt that other suggested changes should not be made.

## APPENDICES

Appendix 1 PENISTONE NDP – DRAFT PROJECT PLAN v4 3<sup>rd</sup> October 2016

STAGE	PERIOD	BY WHEN	BY WHOM
<b>Writing the Plan</b>			
Evidence base review	4 weeks	January 2015	Consultant
Vision, Objectives, Issues, Policies V1	8 weeks	February 2015	Consultant
Audits and Surveys as required <sup>1</sup> a. Housing needs b. Local green space c. Town centre d. Character assessment e. Countryside character	To be determined	31 July 2016	Working Group, contractors
Drafting Regulation 14 Plan	4 months	End October 2016	Consultant, Working Group
Town Council approval	1 week	End October 2016	PTC
Seek SEA/HRA screening from Agencies <sup>2</sup>	4 weeks	End October 2016	BMBC/statutory agencies
6 week Reg 14 public consultation	6 weeks	End December 2016	Town Council
Amendments to draft as required	3 months	End January 2017	Consultant/Working Group
<b>Submitting the Plan</b>			
Consultation statement	4 weeks	End Jan 2017	Working Group
Basic conditions statement	4 weeks	End Jan 2017	Working Group
Sustainability appraisal	2 months	End Jan 2017	Consultant/Working Group
Submit to BMBC	-	February 2017	Town Council
<b>Post-submission</b>			
Jointly appoint Examiner from NPIERS list	4 weeks	Feb 2017	Working Group/BMBC
Publication/consultation	6 weeks	Feb 2017	BMBC
Examination	4 weeks	March 2017	Examiner
Modifications	4 weeks	April 17	BMBC
Consultation on modifications (if required)	To be determined	To be determined	BMBC
<b>Referendum</b>			
Publicity	4 weeks	2017	BMBC
Campaigning	4 weeks	2017	Working Group
Referendum	-	2017	BMBC
<b>Adoption</b>			

<sup>1</sup> Will emerge from evidence base review and discussions with BMBC regarding their LDP evidence base; may include Local Green Space audit, Housing Needs Assessment for example.

<sup>2</sup> To be undertaken if required after 6 week consultation

## 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?

- 2 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

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

**15 More affordable housing needed.**

**16 Affordable and elderly housing i.e., bungalows.**

**17 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 Cala 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.

#### Holyandswaine 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: 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 BARNESLEY 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 resident's 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 re-join 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 objective 4 – 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 4 – Regulation 14 consultation survey

### **PENISTONE NEIGHBOURHOOD DEVELOPMENT PLAN PRE-SUBMISSION DRAFT PLAN CONSULTATION QUESTIONNAIRE**

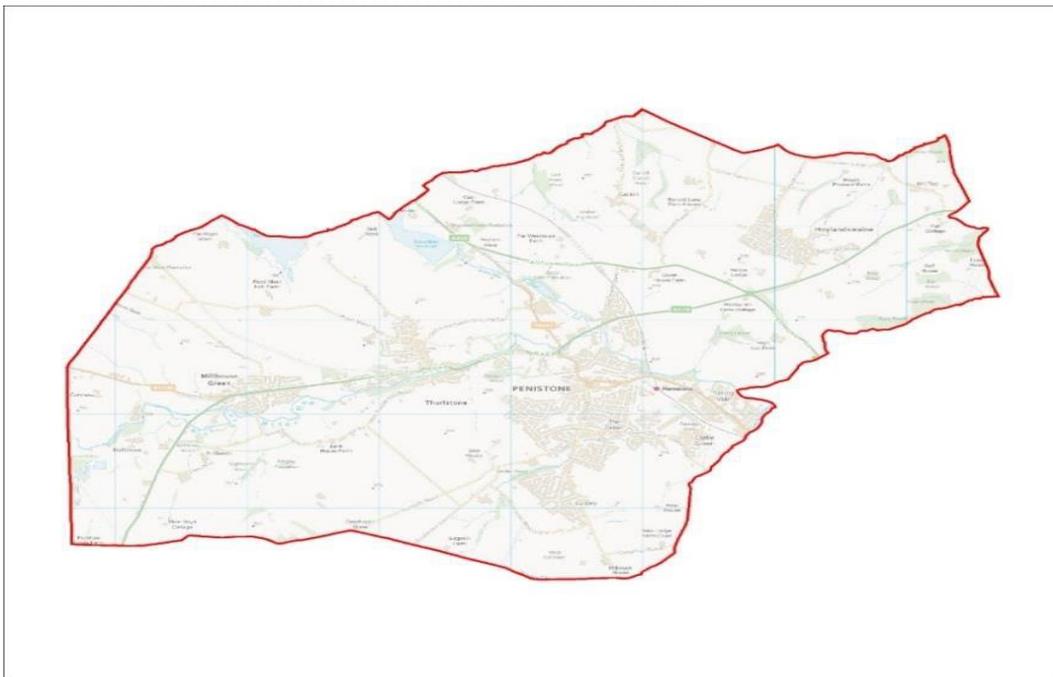
This is your opportunity to comment on the draft Neighbourhood Development Plan. Please take a few minutes to read the draft summary and complete this questionnaire. Please return the completed questionnaire in the pre-paid envelope by the 18th December 2017 or complete online at [www.penistone-ndp.co.uk](http://www.penistone-ndp.co.uk) where the full draft of the Plan may also be viewed by Monday 18th December 2017.

*The vision “In 2026 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 is 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.”*

1. Do you agree with the Vision? Yes No (Please circle one)

Comments.....  
.....  
.....  
.....



### Ten key objectives for the plan

**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 where there are gaps in provision (for example, retail development within large scale development) to work towards expanding these.**

**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 exists 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.**

**2. Do you agree with the objectives? (Please circle Y or N)**

**1 2 3 4 5 6 7 8 9 10**

**Y/N Y/N Y/N Y/N Y/N Y/N Y/N Y/N Y/N Y/N**

### The draft policies

**3. Do you agree with our policy on the design of the built environment (BE1)? Y/N (circle)**

**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 Land South of Halifax road, H82 Land South of Well House Lane, AC34 Land East of Saunderson Ave, H25 Land south of Talbot Rd.**

**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 in order to maintain the character and appearance of the town and villages.

4. Do you agree with our policy on protection and enhancement of local heritage assets (BE2)? Y/N (circle)

The following assets have been identified for conservation (see full NDP for details). 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.

5. Do you agree with our policy on Public Rights of Way network (BE3)? Y/N (circle)

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.

6. Do you agree with our policy on Local Green Spaces (BE4)? Y/N (circle)

The following areas are designated as Local Green Spaces (see full NDP for details) where new development will only be allowed in very special circumstances.

7. Do you agree with our policy on schools provision (CF1)? Y/N (circle)

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.

8. Do you agree with our policy on new sporting and recreational facilities (CF2)? Y/N (circle)

- 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.
9. Do you agree with our policy on improved library services (CF3)? Y/N (circle)

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

10. Do you agree with our policy on increasing the vitality of Penistone town centre (LE1)? Y/N (circle)

- 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.

11. Do you agree with our policy on encouraging small businesses (LE2)? Y/N (circle)

- 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.

## Appendix 5 – Feedback assessment of comments to Regulation 14 consultation

### PENISTONE NEIGHBOURHOOD DEVELOPMENT PLAN: PRE SUBMISSION CONSULTATION (REGULATION 14) FEEDBACK ASSESSMENT

February 2018

Respondent (no.)	Comments	Response of the Steering Group	Proposed Modifications to the NDP
<b>THEME 1: VISION (Q1)</b>			
General 234/2374/241 /236 comment	Vision 2026 or 2033	Ensure date ties in with BMBC	amend
General 302	Check tenses are consistent – all in present or future?	Check tense of plan	Check plan
212	Check American grammar	Check grammar	Check plan
<b>Comments below relate to objective 3</b>			
Comment 14 Comment 19 Comment 20 Comment 33 Comment 43 51 75 79 86 99 108 122 149	Vision is fine; the infrastructure cannot sustain the MAJOR alterations. Concerns round increased traffic. More cars more danger. Improvements to infrastructure (roads, school, drs, hotels). Some issues need to be addressed, infrastructure. Volume of traffic. Development with no infrastructure will lead to disaster. Infrastructure to support the vision. Effect on infrastructure-schools, dentists, doctors etc.	Whilst it is not the purpose of the plan to influence any future infrastructure, the Town councillors through borough councillors will continue to bring infrastructure concerns to the BMBC attention.  Highways officers are consulted about all developments.	Noted - none

<b>Respondent (no.)</b>	<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Modifications to the NDP</b>
161 217	Ensure that the infrastructure is in place to support housing. Improve infrastructure before attracting new visitors. Infrastructure. What about infrastructure. Infrastructure. Infrastructure is struggling to cope.		
<b>Comment below relates to objective 6</b>			
Comment 15	Use brown field sites instead of green spaces.	There are number of designated green spaces which we wish to protect. There are very few brownfield sites in Penistone left and are already identified within the NDP	Noted - none
<b>Comment below relates to objective 2</b>			
16	Our high street is dying!	It is the wish of the plan to try and increase businesses in the area	Noted - none
<b>Comment below relates to objective 5</b>			

Respondent (no.)	Comments	Response of the Steering Group	Proposed Modifications to the NDP
13 22 27 36 55 57 68 71 76 97 104 148 155 167 174/175 205	<p>No affordable housing!</p> <p>Offers housing for all sectors of the community, not just executive.</p> <p>Housing for first time buyers.</p> <p>Lack of affordable and council housing.</p> <p>Little or no new social housing.</p> <p>Housing for all sectors of the community.</p> <p>Lack of affordable housing in the area.</p> <p>I do think there is a lack of first time buyer housing!</p> <p>Mention in the 'range of housing' to the extent that "affordable" is highlight with a percentage.</p> <p>There isn't enough lower end affordable housing.</p> <p>Not enough emphasis on the balance of housing.</p> <p>Housing needs to be strictly controlled and managed-bungalows/town houses not all big 4/5 bedroomed houses.</p> <p>Lack of focus on delivering affordable housing for you and aging residents.</p> <p>We need affordable housing.</p> <p>Lack of affordable housing under £100,000.</p> <p>Not enough affordable housing in developments.</p>	<p>The plan wishes to influence the number of affordable houses allocated to each site</p>	<p>Noted - none</p>
<b>Comment below relates to objective 6</b>			
18	Protect and keep high quality country side around the town and villages.	There are proposed designated green spaces within the plan to protect	Noted - none

Respondent (no.)	Comments	Response of the Steering Group	Proposed Modifications to the NDP
		the green spaces	
<b>Comments below relate to objective 3</b>			
22 45 100 101 197 243	Maintain the status of a rural market town. Penistone is a rural market town. Take into account the historic nature of Penistone. Penistone is also a Historic Market town. It is important that Penistone is designated an 'an historical market town ' Penistone need to maintain its identity as a rural market town.	It is the wish of this plan to protect the historical nature of Penistone's Market town status	Noted - none
<b>Comments below relate to objective 9</b>			
26 41 48	Increased parking. Sufficient parking for the demands of increased visitors. A hub needs public transport provision.	It is within the plan to develop parking at Lairds Way	Noted - none
<b>Comment below relates to objective 1</b>			
54	Keep the countryside feel!	Identified within the plan are green spaces and views.	Noted - none
<b>Comment below relates to objective 10</b>			
79	Trans Pennine trail is a success for walkers	Identified within the NDP	Noted - none
<b>Comment below relates to objective 10</b>			
81	Ensure that Penistone and surrounding area is not spoilt by excessive industrial/commercial development.	There are very few industrial commercial sites remaining within Penistone and there is no proposal to allocate any further sites.	Noted - none
<b>Comment below relates to objective 3</b>			

<b>Respondent (no.)</b>	<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Modifications to the NDP</b>
91	Improvements to service and amenities.	This will need to be undertaken by BMBC	Noted - none
<b>Comment below relates to objective 7</b>			
93	Could do with more small retail units.	Policy LE1 covers this	Noted - none
<b>Comment below relates to objectives 7</b>			
138	Will sewerage be able to take it?	Yorkshire Water are consulted on any planning application and will continue to be as part of BMBC planning procedure	Noted - none
<b>Comment below relates to objective 1,6,10</b>			
207	Village identities need to be maintained to leave green areas between.	This is covered by the policy objective/Green Belt	Noted - none
<b>Comment below relates to objective 5</b>			
223	Do not flood the town with affordable housing.	There is a need for some affordable housing.	Noted - none
<b>From question 17 comments</b>			
<b>Comment below relates to introduction of the plan</b>			
1	Mention that Penistone is a Fairtrade Town in the introduction.	Steering group to discuss this point	Amend the plan - a Fairtrade town
<b>Relates to policy H1</b>			
3 14 26 34 61 67	Infrastructure concerns. Give proper concerns to infrastructure. Improvements to infrastructure. Infrastructure cannot cope. Infrastructure cannot cope. Infrastructure to cope with development	Same response as above	Noted - none

Respondent (no.)	Comments	Response of the Steering Group	Proposed Modifications to the NDP
94 99 106 122 140 147 168 170 172 260 262 263 274 329 338 400 405 410	Roads congested due to recent developments, infrastructure cannot cope. Infrastructure is already overloaded Roads and infrastructure are unable to cope with expansion. The infrastructure and existing facilities will not support increased numbers of traffic. Review the road system. No thought about the present road structure. Ensure adequate infrastructure in place prior to development of any kind. The infrastructure is not there to support sizeable developments. Considerable improvement in infrastructure. Infrastructure. The road infrastructure needs improving. The current roads and infrastructure are inadequate. Dependent upon infrastructure improvements. What about the infrastructure. Improve the infrastructure. Penistone area needs the infrastructure improving. There is no mention of infrastructure		
<b>The allotments are covered on page 17 of the plan and are referred to in green spaces</b>			
4	BE4 should include allotments within the green spaces.	Already covered in green spaces table page 17	Noted - none
<b>Group are in the process of tabling and mapping the green wedges appropriately</b>			
10	Ensure that green wedges are measured.	All green wedges are to be mapped.	Noted - none

<b>Respondent (no.)</b>	<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Modifications to the NDP</b>
<b>Relates to policy LE1</b>			
27 38	Increase parking at the railway station. Yes to the railway parking	This is the wish of the plan, but Yorkshire Land owns this area, so it will have to undertake through negotiation with them	Noted - none
<b>Relates to policy H1</b>			
27 37 66 74 98 100 102 104 118 130 164 167 178 183 202 238 332	More affordable housing included in new developments. Lack of affordable housing. Key issue is affordable housing. Affordable housing should be available for those who want to long term rent. Lack of affordable housing creates an imbalanced community. Affordable housing is needed; this should include rent to buy/shared ownership. Housing to meet the needs of all local people. Too many young being priced out of the market. Far more starter homes and affordable homes than is currently apparent. More affordable homes for young people. Increase the% of affordable homes and rent to buy. Not enough starter homes. Need for affordable housing for first time buyers. As long as there are affordable homes for young people.	It is the wish of the plan to have a mix of all houses for all buyers.	Noted - none

<b>Respondent (no.)</b>	<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Modifications to the NDP</b>
	A lot more affordable housing. Affordable housing very important. Affordable housing.		
<b>Relates to policy CF1</b>			
40	Priority over school places	This plan has no sway on school places, it is about future developments	Noted - none
<b>Relates to policy H1</b>			
41	A diverse spread of types of dwellings	The group agree with this statement	Noted - none
<b>Relates to policy CF2</b>			
43	Could new development include cycling and walking provision and link into existing routes	Yes – ensure policy covers this.	Amend appropriate policy
<b>Relates to policy CF2</b>			
43	Implement a bike friendly scheme which promotes and attracts tourism	Could be considered as part of the 5 town's initiative.	Noted - none
<b>Relates to policy LE1</b>			
44	There is no mention of parking facilities- this is a must!	There is mentioned within the plan at LE1 of the wish to have an interchange with parking on land at Lairds way.	Noted - none
70	There is a severe lack of parking provision. Strongly support provision for public transport at Lairds way.		
78			
<b>Relates to policy CF3</b>			
52	Penistone library to be protected at all costs!	The library is a very important community used facility.	Noted - none
<b>Relates to policy H1</b>			
63	Building social housing	Covered by policy H1	Noted - none

<b>Respondent (no.)</b>	<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Modifications to the NDP</b>
<b>Thank you</b>			
68	Thrilled that this neighbourhood development plan has been put into space! Our town does need to expand and adapt to times but also in a way that will ensure it remains a wonderful rural community and I think this plan will help so much with that!	Thank you	Noted - none
<b>Comment not applicable to this area as not within the boundary</b>			
78	Support development of industrial development at cheese bottom Oxspring.	Unfortunately this area is not in the parish, so comes under Oxspring NDP	Noted - none
<b>Relates to policy H1</b>			
80	This time not included information about green spaces and location of the sites such as H81 and H82.	Within both the questionnaire sent out and BMBC Local Plan the sites are clearly identified. These sites are BMBC sites and not defined by Penistone Town Council but are referred to in the NDP, so we mirror with BMBC's local plan once adopted.	Noted - none
<b>For consideration</b>			
88 90 399	Is this protecting wildlife? Is there enough to protect wild life and parks? Sustain wildlife	The group will consider this.	Noted - none
<b>Unable to respond</b>			
97	Why are builders allowed to buy their ways	This is not the purpose of	Noted - none

<b>Respondent (no.)</b>	<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Modifications to the NDP</b>
	out of building low cost housing?	the plan	
<b>To be covered by planning regulations</b>			
99 135	Can the drainage system cope? No mention of sewerage capacity.	This is down to the planning department and developers to determine this. But Yorkshire water are consulted about each planning application	Noted - none
<b>Relates to policy LE4</b>			
108	The new Penistone market is under-utilised. A more imaginative management is called for.	Covered under policy LE4.	Noted - none
<b>Relates to policy CGI1</b>			
115	Promote and encourage community groups to enhance the local area, Springvale community gardens, TPT maintenance.	There are groups within the area who are undertaking this work on a voluntary basis.	Noted - none
<b>Relates to policy H1</b>			
128  187	To only use blue slate roofs where they have a greater visual impact, such as the edges of developments which are seen from roads. This may be too specific.... What if adjacent houses look nothing like these? To only use welsh blue slate to restrictive, allow use of other materials.	The group thanks you for your comments, but does feel that this is a valid policy within the plan.	Noted - none
<b>For consideration</b>			
323	All woodland and water areas should have a sustained buffer zone to protect wildlife should any development be proposed	The group will consider this and amend the plan to include this.	Amend policy
<b>Relates to policy CF3</b>			
372	Check wording on CF3 to ensure library can	Wording to be checked	Check necessary

Respondent (no.)	Comments	Response of the Steering Group	Proposed Modifications to the NDP
	be preserved		
<b>Relates to policy CGI1 and CGI2</b>			
01	The requirement in development for green space should include a statement that says 'a significant buffer should be included to protect existing wildlife and bio diversity sensitive areas.	Covered in policy CGI1/2	Noted - none

**PENISTONE NEIGHBOURHOOD DEVELOPMENT PLAN: PRE SUBMISSION CONSULTATION (REGULATION 14)  
FEEDBACK ASSESSMENT - STAKEHOLDERS**

*February 2018*

Comments	Response of the Steering Group	Proposed Action
<b>Barnsley Metropolitan Borough Council</b>		
As a generality, it is suggested that there needs to be a balance between guiding/influencing development and not putting up strong or overly proscriptive barriers to development. Being careful in the use of language gives greater strength for Planning Officers in negotiating with developers. For example rewording some policies to state: 'preference would be given to ***** which will help to *****. ***** would not be appropriate in the following locations ***** due to *****'	Noted	General re-consideration of wording of all policies to develop further clarity.
A fuller explanation of objective background reasoning in the supporting text could follow. In essence some flexibility in policy wording would avoid the allegation that policies are not applicable	Check evidence base as suggested	Develop evidence base as necessary.

Comments	Response of the Steering Group	Proposed Action
<p>to every scenario and therefore unworkable. The strength for negotiating (for example) higher quality materials will lie in the strength of the rational and explanations given to support the policy.</p> <p>For example, a more nuanced evidence base could include an assessment of heights in the study area and stating what problems are caused by three storey dwellings; and a map showing the distribution of materials in Penistone to support the materials policy, with photographs showing recent developments that are felt to be a good fit with the area (annotating why).</p> <p>Two documents that the planning service uses in their assessment of housing developments are Building for Life 12 and The South Yorkshire Residential Design Guide. These documents may be of help in framing the wording of policies and their supporting text.</p>		
<p>It is also suggested that a further draft strengthens issues of biodiversity and wildlife with greater recognition of the great value that exists in the area and with key projects taking action to conserve and improve selected assets. The key objectives make no mention of wildlife. Evidence might be sought from the Barnsley Biodiversity Action Plan and the Barnsley Biodiversity Trust of the habitats and species relevant to the Penistone area. <a href="http://www.barnsleybiodiversity.org.uk/Barnsley%20BAP%202008-12.pdf">http://www.barnsleybiodiversity.org.uk/Barnsley%20BAP%202008-12.pdf</a> and <a href="http://www.barnsleybiodiversity.org.uk/">http://www.barnsleybiodiversity.org.uk/</a></p>	<p>Noted. Import evidence relating to species and strengthen relevant policy.</p> <p>Review BAP / landscape assessment</p>	<p>Add evidence and amend policy -CGI theme.</p>
<p>It is clear from the versions of the plan that have been created this year that a decision has been made to change the plan period from the 'Core Strategy' plan period to the 'Local Plan' plan period. It would be helpful to have sight of a new timeline to assist with discussions about the support that BMBC can provide and also to inform work programming.</p>	<p>Noted.</p>	<p>Inform BMBC of timeline to submission.</p>

Comments	Response of the Steering Group	Proposed Action
<p>There is as yet no systematic approach setting out whether you consider that the Neighbourhood Plan would be in general conformity with the strategic policies of the development plan in force (or of the emerging Local Plan). It may also be useful for such a systematic approach to be taken to an assessment of the extent to which the policies aim to secure more than (or duplicate the requirements of) the emerging Local Plan policies (eg policies CF2 and H1)</p>	<p>This will be provided in the Basic Conditions Statement.</p>	<p>Basic Conditions statement.</p>
<p>Policy BE1 doesn't appear to be supported by evidence. There is a potential lack of flexibility and clarity in the policy; there is a lack of threshold to indicate at what scale of housing development the green space requirements will apply; there is concern at the policy on loss of view, which is not a material planning consideration and conflicts with developments under construction and proposed allocations in the Local Plan; and it is not clear how the Neighbourhood Plan expects developments to 'respect and maintain' the views and the map is difficult to follow.</p>	<p>Noted.</p>	<p>Review evidence and policy for clarity.</p>
<p>Policy BE2(and appendix 4)lacks evidence to justify the designation of local heritage assets and I refer you to the Historic England guidance which has previously been forwarded. It would also be of assistance if the assets were mapped. It is difficult to see how a developer would justify how works contribute towards sustainability of an asset. It is suggested that consideration is given to adopting wording similar to emerging Local Plan policy HE1 'support proposals which conserve non designated heritage assets'.</p>	<p>Evidence provided in assessment framework.</p>	<p>Review policy wording.</p>
<p>Policy BE3 – It is suggested that the policy is qualified to indicate that 'unreasonable' reduction in amenity should be avoided.</p>	<p>Noted and agree.</p>	<p>Amend wording</p>
<p>Policy BE4 lacks evidence to justify the designation of local green spaces and I refer you to the guidance in the NPPF which I have</p>	<p>Evidence provided in framework analysis. All</p>	<p>Re-word policy to take out 'very special</p>

Comments	Response of the Steering Group	Proposed Action
<p>previously referred you to. It would be of assistance if the local green spaces were mapped. There are concerns that the list may not align with our green space register or may conflict with designations/allocations in the emerging Local Plan. There is a lack of guidance/commentary on what the Neighbourhood Plan would class as very special circumstances to allow development of local green spaces. It is suggested a line is added to not the importance of the public right of way network to both support wildlife in its own right and as a means of access for the public to enjoy nature too. The TPT in particular is, in effect, a linear nature reserve supporting several valuable habitats and many species of wildlife, and you may wish to give consideration to including this in your list of local green spaces. Any action which reflects a wish to conserve the value of the TPT would be welcome.</p>	<p>LGS are mapped.</p> <p>Review policy re TPT – can more be said?</p>	<p>circumstances’.</p>
<p>Policy CF1 doesn’t clarify what is meant by ‘large housing developments’. It would also be helpful to clarify if the policy is asking for the provision of new school facilities ‘on housing developments’. It may be more appropriate to clarify that a financial contribution would be required to expand existing schools – the policy as worded doesn’t have that flexibility – Policy I1 in the emerging Local Plan is a useful reference guide.</p>	<p>Noted</p>	<p>Review policy for clarity.</p>
<p>CF2 – there are no thresholds – would this policy apply to developments of a single dwelling? There is no clarification of what is the Springvale area, it would be of assistance if the area were mapped. What is the justification for requiring improvements to the cricket club and not to other facilities in the area? How would provision be provided by the developer and how would charges be worked out? Consideration needs to be given to whether this policy could result in conflict with the ‘pooled contributions’ regulations. There is no explanation of what</p>	<p>Noted.</p>	<p>Review policy for clarity.</p>

Comments	Response of the Steering Group	Proposed Action
<p><b>'sufficient' green space would comprise or whether there is a link with our SPD on open space. The policy is too vague. There is no threshold for requiring new or improvement to existing sporting facilities, no clarity at the types of development, mechanism for house facilities would be gained/improved or scale of provision/improvement required – there is overall a lack of clarity.</b></p>		
<p><b>LE1 – The policy appears to support A1 uses only. This suggests other uses eg A2 and A3 are unacceptable which indicates a conflict with national planning policy. There is no plan of the site referred to at Lairds Way, nor any indication that the owners are amenable to the policy. There could be a reference to the potential for such a development to serve the TPT as well.</b></p>	<p><b>Agreed – should include all A classes?</b></p> <ul style="list-style-type: none"> <li>• <b>Class A1 – shops and retail outlets</b></li> <li>• <b>Class A2 – professional services</b></li> <li>• <b>Class A3 – food and drink</b></li> <li>• <b>Class A4 – drinking establishments</b></li> <li>• <b>Class A5 – hot food and takeaway</b></li> </ul>	<p><b>Amend policy and show plan of Lairds Way site.</b></p> <p><b>All A classes included.</b></p>
<p><b>LE2 – There is a potential conflict with the emerging policy for site P2. It may be more appropriate to make the policy positively worded to say 'B2 and B8 uses would only be supported if it is proven that there are not significant adverse impacts on highway</b></p>	<p><b>Noted</b></p>	<p><b>Re-word policy as proposed and clarify where vague.</b></p>

Comments	Response of the Steering Group	Proposed Action
safety'. The policy appears to promote town centre uses outside the town centre boundary in the emerging Local Plan. Evidence so support this approach is required, together with clarity on the larger buildings in question ('in appropriate locations' is too vague).		
LE3 – a plan of the site would be of assistance. It is not clear if there is duplication with policy LE2b. In addition, part of the land has permission for housing and a material start has been made, so the permission may be fully implemented making this policy potentially redundant.	Noted	Re-word as mixed development
CGI1 – It is not clear how the green wedges have been defined – how it is that they are all triangular and do not reflect the local landform. Areas appear to relate to Green Belt or greenspace in the Local Plan and will have restrictive policies already. This policy would appear to be over-restrictive as there may be cases for farm buildings etc. which may be appropriate given existing land uses. Needs assessment of whether the Green Corridors conflict with any of the Local Plan designations.	Noted. Green Belt provides necessary protection.	Review and re-map wedges so aligned with BG boundaries. Keep policy but re-word so shown as complementary to GB.
CGI2 – It is not clear that the green corridors are fully supported by evidence. Clarity on what is intended by the policy and the requirement that the corridors will be 'protected from development which would restrict their operation' would be of assistance. It is noted that the corridors will be afforded significant protection by virtue of bullet 1 of emerging Local Plan policy BI01 and it would be of assistance to clarify what policy CG12 is intended to achieve over and above Local Plan policy BI01.	Noted.	Check Local Plan policy and ensure the policy adds value.
H1 – The policy doesn't state a threshold for when affordable housing would be required but does relate back to the Local Plan so this may be sufficient. Flexibility may be required in terms of	Noted and agreed	Build in a suitable flexibility to the policy.

Comments	Response of the Steering Group	Proposed Action
'pepper potting' affordable housing as in certain circumstances it may be appropriate to locate them together.		
There is a reference at page 3 to 'first (neighbourhood plan) has been created in Oxspring' – this hasn't happened yet, Oxspring have completed regulation 14 consultation and have agreed to delay submission of the plan to BMBC until after the Local Plan is adopted (or at least until after we have received the Local Plan Inspectors report confirming that the plan is sound)	Noted	Amend
There is also a reference at page 3 to 'size, nature and location of new development needs to be carefully managed'. It may be better to refer to general conformity with the emerging Local Plan which sets the size and location of new development. It would be of assistance to clarify what you mean by 'nature'.	Noted	Amend and clarify as proposed.
There is a general commentary about industry that suggests that the lack of new allocations in the neighbourhood plan area is entirely down to low bridges. This is not the case, issues including topography and flood risk influenced the decisions.	Noted	Clarify
The section 'Barnsley's Local Plan' doesn't set out an analysis of relevant policies and proposals that the Neighbourhood Plan will be in general conformity with. It also indicates that the Local Plan will be adopted in Summer 2017. Our current estimate is that the plan will be adopted in spring of 2018.	Noted timetable. Conformity will be covered in Basic Conditions statement.	Amend timetable.
<b>The Coal Authority</b>		
According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity including; 102 mine entries, recorded and likely unrecorded coal workings at shallow depth, reporting hazards and surface mining activity. It does not appear that the Neighbourhood Plan proposes to allocate any sites for future development and therefore we have no specific comments to make.	Noted	No change required

<b>Comments</b>	<b>Response of the Steering Group</b>	<b>Proposed Action</b>
<b>Rotherham MBC</b>		
<b>No comment</b>	<b>None</b>	<b>None</b>
<b>South Yorkshire PCC</b>		
<b>No comment</b>	<b>None</b>	<b>None</b>
<b>Natural England</b>		
<b>No impact considered – no comments</b>	<b>None</b>	<b>None</b>
<b>National Grid</b>		
<b>No impact considered – no comments</b>	<b>None</b>	<b>None</b>
<b>Angela Smith</b>		
<b>Amend Obj.8 to recognise town as a thriving economic hub both for Penistone and surrounding villages,</b>	<b>Noted</b>	<b>Agreed. Amend.</b>
<b>Historic England</b>		
<b>No specific comments – general guidance</b>	<b>Noted</b>	<b>None</b>
<b>Highways England</b>		
<b>No comments to make</b>	<b>None</b>	<b>None</b>
<b>Gladmans</b>		

Comments	Response of the Steering Group	Proposed Action
<p><b>BE1: Design of the built environment</b>  Part (c) of this policy seeks to protect key views as identified. Gladman has seen no evidence to support why these views should be protected. PPG states that policies should be supported by proportionate, robust evidence and to maintain this element of the policy Gladman suggest that evidence will need to be produced to demonstrate why these views should be afforded protection. For a view to be protected it should exhibit some demonstrable physical attribute that elevates its importance out of the ordinary. Gladman note that the key views identified cover extensive areas of the neighbourhood plan area and could be seen to be an attempt to impose an almost blanket restriction towards development in much of the neighbourhood area.</p>	<p>Agree that a more robust evidence base is required to describe what makes views special.</p>	<p>Provide an assessment framework as a supporting piece of evidence.</p>
<p><b>BE2: Protection and enhancement of local heritage assets</b>  Gladman note the intentions of this policy to protect non-designated heritage assets within the neighbourhood area. To be greater conformity with the Framework, Gladman suggest that the wording of this policy is modified to reflect the requirements of paragraph 135. This paragraph sets out that a balanced judgement exercise should be undertaken when considering the affects on a non-designated heritage asset. The scale of harm or loss to the heritage asset should be weighed up against its significance.</p>	<p>All local heritage assets have been assessed. The wording of the policy is already modest in its intent.</p>	<p>No change.</p>
<p><b>BE4: Local Green Spaces</b>  This policy seeks to designate an extensive list of Local Green Spaces (LGS). Gladman raise the same concerns as above regarding the</p>	<p>All local green space candidates have been assessed against the NPPF criteria.</p>	<p>No change.</p>

Comments	Response of the Steering Group	Proposed Action
evidence to support this policy. Noting that previous open space studies have been undertaken in the neighbourhood area, Gladman submit that this does not explicitly set out how each of the proposed LGS meet the requirements of the Framework and why they warrant such strong protection.		
<b>CGL1: GreenWedges</b> This policy seeks to identify Green Wedges for protection to prevent coalescence of the four settlements. The broad area of these Green Wedges is currently designated as Green Belt, one role of which is to prevent the merging of settlements. These parts of the neighbourhood area are therefore already covered by a much stronger national designation, already doing what this policy seeks to achieve and Gladman suggest that this policy is deleted from the neighbourhood plan.	A review of the BMBC Green Belt review 2014 showed that none of the areas identified as Green Wedges were under threat of removal as a result of the review. Noting too BMBC's comments regarding more analysis and need not to be more restrictive.	Re-word policy and re-map.
<b>H1: Appropriate housing development</b> Gladman suggest that this policy may need to be modified to provide clarity for a user of the plan. To ensure this Gladman suggest the reference to national is removed from the policy with the Barnsley Local Plan setting out the level of affordable housing that should be sought from new housing development.	Agreed.	Amend policy as stated.
<b>Barnsley Biodiversity Trust</b>		
A. One of the roles of the Neighbourhood Plan should be as a custodian for protecting, conserving and enhancing the <i>biodiversity</i> and <i>natural heritage</i> of the area.  We were therefore disappointed that the protection and enhancement of Penistone's biodiversity and wildlife assets	A. Review and strengthen policy protecting biodiversity.  Map biodiversity, landscapes, habitats.	A. Review all policy.

Comments	Response of the Steering Group	Proposed Action
<p>were not given the emphasis that they warrant.</p> <p>There is nothing specifically mentioned in the draft Neighbourhood Plan on wildlife sites, habitats or species in the Penistone area. The references to green spaces and 'natural areas' are mainly in terms of access and amenity value.</p> <p>The Plan could have drawn on a number of references to biodiversity in the Penistone Heritage and [Landscape] Character Assessment commissioned for the Neighbourhood Plan. The Barnsley Biodiversity Action Plan <a href="http://www.barnsleybiodiversity.org.uk/biodiversityplan.html">[www.barnsleybiodiversity.org.uk/biodiversityplan.html]</a> would supply useful additional information.</p> <p>Notable priority habitats in the area include rivers and streams; heathland; grassland; ancient woodland and deciduous woodland; traditional orchards; and hedgerows.</p> <p>Local Wildlife Sites in the Penistone area include Scout Dike Reservoir, Royd Moor Reservoir, Small Shaw and High Bank, Hartcliffe Hill, and Royd, Vicar, Lindley and Great Coates woods as well as the 5551 meadows off Cooper Lane.</p> <p>As well as referencing sites that are formally designated for their biodiversity value, it would be worthwhile for the Neighbourhood Plan to identify other sites of biodiversity value and the opportunities for their enhancement.</p> <p>We suggest that a further draft give greater recognition of</p>		

Comments	Response of the Steering Group	Proposed Action
the significant biodiversity value that exists in the area and identifies key projects to conserve and improve at least some of these assets.		
<b>Allotments Society</b>		
Objective 5, to protect Green Space etc is supported in so far as safeguarding what is currently provided. However the policies for Green Space need to be more far reaching to achieve enhancement of Green Space, particularly as strategy underlying BMBC's Local Plan identifies an existing shortage of Green Space in the Penistone area. Appropriate wording for this might be "To enhance the existing provision of all forms of green space both in terms of quantity and quality in order to meet existing shortages and also to meet the additional needs due to future development and population growth". The later sections of the Draft Plan are also short on an action plan as to what needs to be done to achieve this policy eg use of Section 106 monies: use of other community based forms of financial support: joint working between the Town Council as the statutory provider of allotments and community groups; the power of the Town Council to make application for compulsory hiring of land for the purposes of allotments; other partnership working.	Noted.	Potentially include policy on improvements to existing green spaces?
Section 4.1.4 of the Draft sets out policy for Local Green Spaces. However there is no definition of Green Space in the introductory text, similar to that set out in BMBC's Local Plan. This needs to be clarified within the text, to include the use of land for allotments as a form of community green space. Suggested wording to be inserted, consistent with BMBC's Green Space Strategy (Policy GS1) is "Green Spaces are open spaces which are valuable for amenity, recreation, wildlife or biodiversity and include types such	Noted.	Amend introductory text to clarify.

Comments	Response of the Steering Group	Proposed Action
as village greens, local open spaces, Country parks, formal gardens, cemeteries, allotments, woodlands, recreational grounds, sports facilities and parks".		
<p>With regard to the table of Section 4.1.4 at page 27 of the Draft: a. Penistone Town . The wording here ("Although most of Penistone has access to allotments...") is hotly disputed by the Society. Any indication that there is sufficient provision within the standards of the Borough wide strategy for allotments needs to be cross referenced and verified.. The Penistone area is significantly deficient in terms of allotments in relation to national standards, which would indicate provision in the order of up to 100 plots ; cmTent provision is only 18 full plots. Notably, BMBC's Green Space Strategy stipulates a minimum provision of 15 allotments plots per 1000 homes, with a plot size of 250 sq, metres In addition, the shortage of provision is indicated by the current waiting list; the Allotment Society believes that current demand is underestimated and that a latent need exists, which has been suppressed by the lack of provision and which will also increase as a result of projected population growth in the future b. Millhouse Green. The deficiency of allotments here is noted. c. Thurlstone. The statement that allotments are available to residents here is disputed in the light of deficiencies in the Penistone area noted above which severely limits any actual availability; it is correct that any provision is "poor and remote from Thurlstone"</p>	Noted.	Amend text accordingly.

## Appendix 6 – Stakeholder consultees

- North Yorkshire Police and Crime Commissioner
- South Yorkshire Police and Crime Commissioner
- West Yorkshire Police and Crime Commissioner
- Environment Agency
- Homes and Communities Agency
- HCA Leeds Office
- BMBC - Public Health
- Network Rail
- Wakefield MDC
- Brierley Town Council
- Penistone Town Council
- Billingley Parish Council
- Cawthorne Parish Council
- Dunford Parish Council
- Great Houghton Parish Council
- High Hoyland Parish Council
- Hunshelf Parish Council
- Langsett Parish Council
- Little Houghton Parish Council
- Oxspring Parish Council
- Shafton Parish Council
- Silkstone Parish Council
- Stainborough parish Council
- Tankersley Parish Council
- Thurgoland Parish Council
- Wortley Parish Council
- Wentworth Parish Council
- West Bretton Parish Council
- Woolley Parish Council
- Notton Parish Council
- Ecclesfield Parish Council
- Holme Valley Parish Council
- Crigglestone Parish Council
- Mobile Operators Association
- Yorkshire Water
- Northern PowerGrid

- **The Coal Authority**
- **Stocksbridge Town Council**
- **Denby Dale Parish Council**
- **Barnsley NHS**
- **Older Peoples Service**
- **Barnsley District General Hospital NHS Trust**
- **South West Yorkshire Partnerships FT**
- **Mobile Operators Association**
- **Northern Gas Networks**
- **Northern Gas Networks**
- **National Grid**
- **AMEC Environmental & Infrastructure UK Ltd**
- **NHS England, South Yorkshire and Bassetlaw Team**
- **Barnsley Clinical Commissioning Group**
- **Barnsley Hospital Foundation Trust**
- **Barnsley Clinical Commissioning Group**
- **Barnsley CCG**
- **Natural England**
- **Historic England**
- **Highways England**
- **All schools within the area**
- **Peak district national park authority**
- **Rotherham Metropolitan Borough Council**
- **Doncaster Borough Council**
- **Kirklees Metropolitan Council**
- **All churches within the area**