



TANKERSLEY  
PARISH COUNCIL

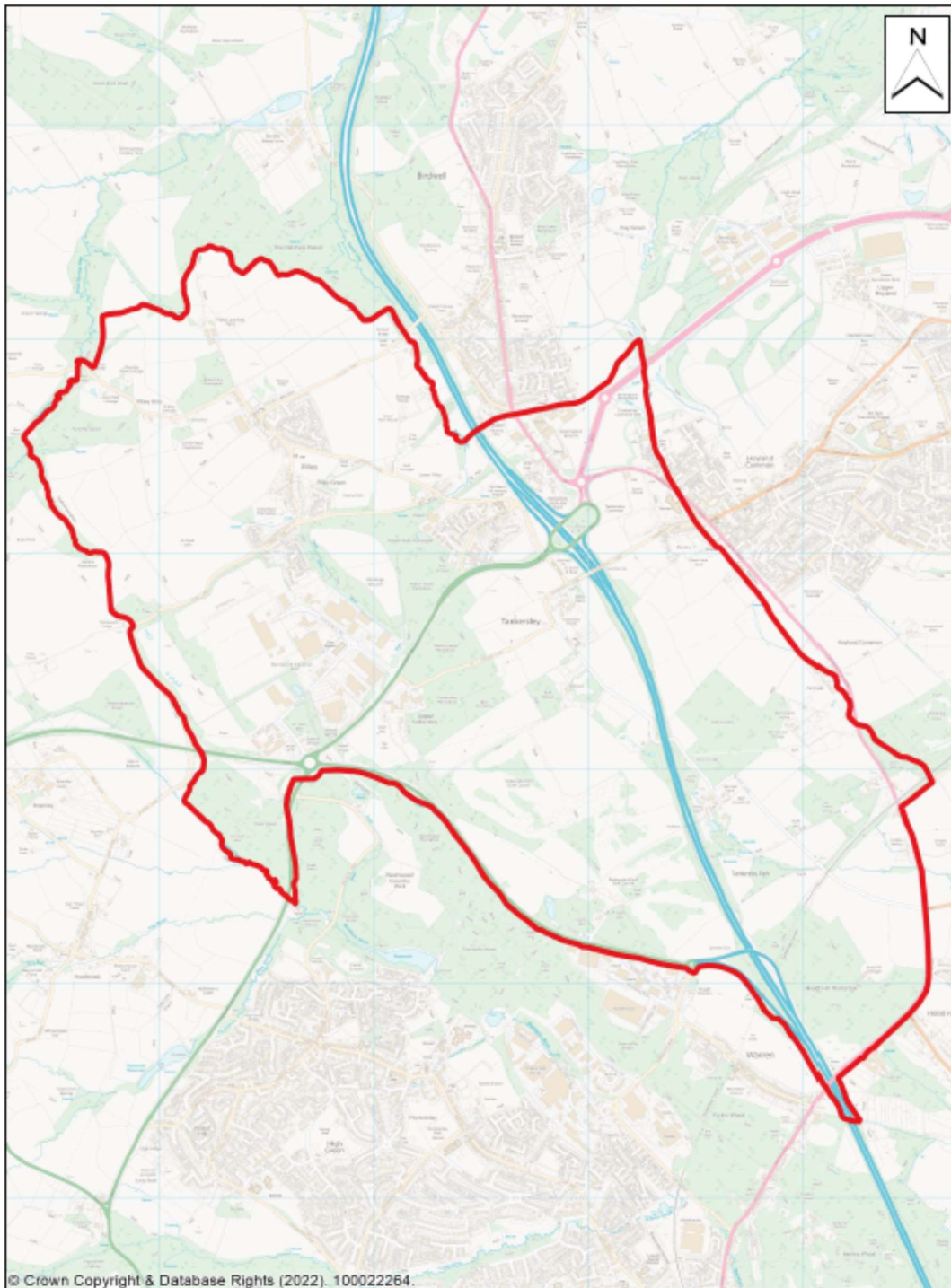
# Tankersley Neighbourhood Plan 2024 - 2033


Informal Consultation  
Draft Vision, Objectives and Key Planning Themes

Prepared by the Tankersley Neighbourhood Plan Working Group  
On behalf of Tankersley Parish Council  
With the support of



# Map 1 Tankersley Parish and Neighbourhood Plan Area



Drawn by:	GIS	Title: Tankersley Parish Boundary	
Date:	28 November 2022		
Drawing No:			
Scale:	1:25000		

## 1. Introduction

1. Welcome to the **Draft Vision, Objectives and Key Themes** document for Tankersley Neighbourhood Plan (TNP), which is published for informal consultation until 12<sup>th</sup> May 2024.
2. Neighbourhood Plans (also called Neighbourhood Development Plans or NDPs) are statutory planning documents prepared by parish councils (and in non-parished areas 'neighbourhood fora'). They contain planning policies and proposals which are used to help determine planning applications. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise and made (adopted) neighbourhood plans form part of the 'development plan'.
3. Neighbourhood Plans provide an opportunity for local residents and stakeholders to help shape future development in their local area. They are led by local people and informed by the responses to several stages of public consultation. At the same time, they have to be in general conformity with the local authority's Local Plan and have regard to National Government planning policy. The policies also have to be justified by a technical evidence base. Overall, the policies in the TNP should add more local detail to Barnsley's adopted Local Plan, and not include anything that conflicts with or duplicates Barnsley's policies.
4. Tankersley Neighbourhood Plan is likely to take around 2 years to prepare with several stages of public consultation. At the end of this process the Plan will be subjected to a local referendum and all those on the electoral register in Tankersley will be invited to vote on whether the document should be used to determine planning applications in the parish.

## 2. Progress So Far

5. Tankersley Parish Council decided to prepare a neighbourhood plan in 2022 and Barnsley Borough Council designated the neighbourhood plan area (see Map 1) on 1<sup>st</sup> March 2023. This is important because the TNP policies can only be applied to development within this boundary.
6. A Working Group was set up to oversee the Plan on behalf of the Parish Council. In January 2023 the Parish Council included some information on the proposed TNP in its newsletter and invited residents to come along to a Drop In event on 12<sup>th</sup> February to find out more about the Plan and see how they could be involved. The newsletter suggested various proposed planning themes the TNP could address as well as possible future actions to improve the Parish. Around 12 people attended this event, and comments were submitted.
7. The Working Group has given further consideration to the content of the proposed TNP and the need to engage more residents and so has prepared this document for informal consultation. Please take this opportunity to have your say by completing and returning the accompany questionnaire (attached to this document and provided online at <https://www.tankersleypc.org/> or coming along to the public event on which will be announced on the website, social media and notice boards shortly. We look forward to seeing you there.

### 3. Draft Vision and Objectives

8. A neighbourhood plan has to have a Vision for how the parish will be at the end of the plan period (here 2033) and Objectives for the neighbourhood plan policies to achieve that vision.
9. The Draft Vision for Tankersley Neighbourhood Plan is:

Tankersley Parish continues to accommodate growth and positive change which reflect the needs and desires of residents, whilst maintaining the character and heritage of the village. Development is sensitive to the existing built and natural environment but recognises the need to support 21<sup>st</sup> century living in an appropriate and sustainable way.

10. The Draft Objectives for Tankersley Neighbourhood Plan are:

**Objective 1: Housing**

To support the development of housing which meets local needs and is in keeping with the character of the surrounding area.

**Objective 2: Heritage and Culture**

To protect, promote and enhance the rich culture and heritage of the village.

**Objective 3: Accessibility**

To support improved access to local public transport and measures which encourage walking, cycling and horse riding and safer roads for all.

**Objective 4: Community Facilities**

To explore how local community facilities can be protected and enhanced to support current and future community needs for social, leisure, sports and recreation activities.

**Objective 5: Open Spaces and Natural Environment**

To protect and enhance the Parish's biodiversity, natural assets, amenity areas, farmland and community allotments.

**Objective 6. Accessible Employment**

To support accessible local employment opportunities and economic growth whilst protecting local residents' quality of life.

## 4. Key Planning Themes

11. The following key planning themes flow from the TNP Draft Objectives. These themes will be developed into local planning policies to guide decisions on planning applications by Barnsley Borough Council and others.
12. *In some cases, local community aspirations and actions will be identified to add value to the planning policies. The Parish Council recognises that some of the issues which are important to our residents cannot be addressed in planning policies alone and will require positive action by the Parish Council working with other partners. These actions will not form part of the TNP but can be included as an appendix in the document.*

## 5. Housing

13. Tankersley Parish has seen significant housing growth in recent years. Pilley and Tankersley (including Lower Pilley) are identified in the Barnsley Local Plan as villages which are inset in the Green Belt. Some limited development is identified in these villages.
14. The Local Plan includes two site allocations: Site HS57 Land at Tankersley Lane for 101 dwellings (Not yet developed) and Site HS94 Land off New Road, Tankersley for 26 dwellings. (The Grange, site of the former Hoyland Common & Birdwell Railway Station & more recently the site of Maron's Community Shop.
15. Other developments since the Local Plan was adopted in 2019 have included:
  - Castle Vale (approx. 52 houses),
  - St Paul's Bank / Old Church Fields area (approx. 46 houses)
16. Overall, the neighbourhood plan area has seen an increase in population from 1,671 in 2011 to around 1,900 in 2021 (Census statistics) and an increase in housing of 73 dwellings since the 2021 census.
17. The Parish is seen as an attractive place to live in; the villages are surrounded by countryside but have very good access to the national motorway network via J36 of the M1, and to the nearby town of Barnsley and the cities of the Leeds, Sheffield and Doncaster. Much of the new housing provided in recent years has been larger, 'executive style' houses marketed to commuter households, and this does not necessarily meet the particular needs of local people. The area has a much higher proportion of 4-bedroom houses than are found across Barnsley Borough (33.3% of local households live in 4+ bedroom properties compared to 15% in the Borough).
18. Although the villages are inset in the Green Belt there are likely to be some proposals for new housing and conversions over the plan period, focused within the built-up areas. The TNP provides an opportunity to help ensure future housing schemes deliver houses which respond to local needs. The Parish Council could commission a

Parish Housing Needs Assessment to provide evidence to inform such a policy in the neighbourhood plan.

19. In addition, the neighbourhood plan could include policies on design to help ensure housing and other proposals for change are appropriate and respect the local context. Usually this is done by commissioning 'Design Codes'. The Government attaches great importance to good design and considers neighbourhood level plans provide a good opportunity for local people to influence design. The climate emergency and global need to conserve resources and reduce greenhouse gas emissions mean that housing should be as sustainable as possible. Energy efficient housing can also mean lower energy bills for households.
20. We need to know whether local people would support this approach in the TNP.

## 6. Heritage and Culture

21. People are rightly proud of Tankersley's unique history and culture. Both Pilley and Tankersley villages were in existence at the time of the Domesday survey in 1086 and the Parish includes the site of a battle in the English Civil War 1643. There are 14 Listed Buildings including Grade II\* Church of St Peters which dates from the 14<sup>th</sup> Century and is home to significant works from the arts and crafts movement. These include a window designed by Burne Jones, made by Morris & Co and porch gates designed by Lutyens.
22. Although Wortley Hall falls outside the Parish (Westwood Lodge at the top of Carr Lane forms the boundary) the area has close historical links to Wortley. The Parish was once within the administrative area of Wortley Rural District Council alongside the seat of the Earl of Wharnccliffe, mineral owner and landlord of Wharnccliffe Silkstone Colliery.
23. The village has strong links to the mining communities of Barnsley, and several mines operated in the locality, Wharnccliffe Silkstone Colliery being the closest. The village of Pilley still has many houses built by the colliery. Tankersley Mine Rescue Station in Birdwell was built in 1902 and was the first Coal Mines Rescue Station to be built in England. It was built for the West Yorkshire Coal Mine Owners Association and covered a large area.



Tankersley Mine Rescue Station

24. The original Wharnccliffe Silkstone Welfare Hall was built in 1920. The modern Welfare Hall (now known as Tankersley Hub) and former bowling green were built in 1961 by subscription from the local Wharnccliffe Silkstone Colliery. Money was raised by donation from miners' wages – this was done via 1d (Old money) per ton dug. The

land is held in trust by BMBC on behalf of CISWO. When the colliery closed in 1967 ownership and control was handed to the Wortley Rural District Council and then subsequently to BMBC following local government re-organisation in 1974. In 1998 the hall was transferred to the newly created Tankersley Community Association (TCA) for day-to-day running, with a small dedicated team to maintain and improve the hall to its current form.



The original Welfare Hall, situated across from Tankersley St Peters Church

25. Tankersley Old Hall was used as a location in Ken Loach's film Kes.
26. The TNP is an opportunity to note and record both physical local heritage (as 'Non designated Heritage Assets' or 'Locally Listed buildings and structures) and other, perhaps more intangible assets of cultural heritage interest and local memories. The NP Working Group would like to hear about the things that are important to local people, and which make Tankersley special so that we can describe them in the Neighbourhood Plan and identify opportunities to promote and protect them.
27. Possible Non-Designated Heritage Assets identified by the Working Group include the following:
  - In 2006 a group of young people of the village come together to re-purpose an old a neglected piece of land adjacent to Tankersley Post office. Concerned at the rapid changes happening in the village, the group known locally as Pillee Posse wanted a lasting legacy to acknowledge we were once a proud mining village. A memorial board to the 1914 Wharnccliffe Silkstone Disaster was created and a centre piece depicting an old pithead gear was commissioned.



- Lidgett is derived from “Lydgate” meaning a covered or swing gate. It is feasible that a gate existed to mark the boundary between the village of Pilley and the Manor of Tankersley with the boundary formed by the old Birdwell Dyke running past Woodland Villas. In the early 1950s the road was described by Wortley Rural District Council as a dangerous road. It was proposed to rename the road in 1957 to Chapel Road, with the building of the new housing scheme in Pilley. The proposal was met with strong opposition however as it was felt the lane would lose its connection to its origin and a piece of history would be lost. The lane remains unaltered to date only recently being resurfaced after years of neglect. While this work was underway cobbles were uncovered.
28. Please tell us if you agree with these and whether there are any more locally significant heritage assets you would like to see identified in the neighbourhood plan. Please explain why they are important.
29. As a supporting action the Parish Council could work to improve signage and interpretation facilities locally so that residents and visitors are more aware of the Parish’s interesting history, for example as a Heritage Trail. Conversations with older residents could also provide a base for an ‘oral history project’ to record their lives and experiences in former days.
30. We need to know whether local people would support this approach as actions in the TNP.

## **7. Accessibility**

31. Transport and movement are important issues for local residents. The neighbourhood plan area has good access to the national motorway network from J36 of the M1 and to the town of Barnsley, but there are traffic problems on some local roads and concerns about road safety and accidents. There is a regular bus service to Barnsley and the college from bus stops throughout the two villages.
32. The Parish includes several Public Rights of Way (PROW) which give access to the open countryside and some of these are identified as ‘Greenways’ in the Barnsley Local Plan; ‘Paths & other routes of mostly open character that provide links between housing, countryside & services.’ PROW to the west of the Parish link to Wortley Hall Park and Garden of Historic Interest. Other PROW routes provide access to areas of local woodland and wildlife sites, giving residents opportunities for informal exercise and experience of the natural environment.
33. Tankersley neighbourhood plan area includes significant areas of industrial and distribution related development which offer opportunities for local employment. It is important that local residents have access to these local jobs, but not necessarily by relying on private cars. There are also issues around ‘rat running’: where vehicular traffic is using local road networks as short cuts and to avoid congestion to access the industrial areas and distribution centres. This is having an adverse impact on local quality of life and contributes to excess traffic around the primary school.
34. There is little that a neighbourhood plan can do in terms of planning policies to address transport and access issues. For example, planning policies can encourage



developments to link to existing PROW and support walking and cycling, and set out that new development should be located close to public transport facilities, but the Local Plan already largely addresses these matters. However, the Parish Council could identify actions / community aspirations and work with partners such as Barnsley Council, the school and local groups to make Tankersley a safer and more accessible place for everyone.

35. Following early consultation with the community during the TNP process, 6 specific areas of concern were identified in relation to transport issues, as detailed below.

- 1) Traffic/Parking issues at St Peters Junior School
- 2) Pedestrian/Traffic concerns on Lidgett Lane
- 3) Increased traffic volumes on Pilley Lane
- 4) Increased traffic flows in and around Junction 36, following the Hoyland West Developments, resulting in the Pilley/Tankersley rural road network being used as a 'rabbit run' to avoid Junction 36.
- 5) Increased levels of air pollution at Junction 36, with reference to St Peters Junior School, given its close proximity to the M1 Northbound on-slip road.
- 6) Limited public transport, preventing the community without other means of transport accessing local towns etc.

36. Following up on these concerns, members of the TNP Steering Group held a meeting with BMBC representatives in June 23. The increased pressure on the local road network resulting from the Local Plan allocation of the Hoyland West Development was noted. It was also noted that less than 50% of the anticipated industrial/housing developments identified in the Local Plan are currently completed and that traffic is likely to continue to increase in the future.

37. BMBC acknowledged the concerns raised but budgetary issues limit significant highway improvements. BMBC agreed to respond to the issues raised and a site meeting was held with a member of the TNP team and the Highways Maintenance Manager in July 23. At the meeting it was stated that whilst the six issues raised were important, given the budgetary concerns, the traffic/parking issues at St Peters Junior School and the lack of a pedestrian footway on Lidgett Lane were of immediate concern. It was later advised that these two issues are being reviewed from a feasibility/budgetary perspective. A further update from BMBC is expected.

38. The above issues have been raised by the community; however, this is not considered an 'exhaustive list' and further issues/comment is welcomed from the community on this particular issue within the TNP questionnaire.

39. Please let us know your thoughts on this and include any other suggestions for improving accessibility and safety in the parish.

## 8. Community Facilities

40. Tankersley neighbourhood area has several community facilities which are highly valued by local residents. These include the Churches of St Peter and St Paul, the Methodist Chapel and Tankersley Hub and Rockingham Welfare Hall and Sports Ground. There is a village shop in Pilley (Tankersley Post Office & Shop) and Parkside Butchers & Farm Shop.
41. Outside the villages there is an Aldi at Birdwell, and a MacDonalDs, Shell service station and the Cross Keys public house at Rockingham. Across the M1 there are a number of facilities including Starbucks, Costa Coffee, Taco Bell, Dunkin Donuts, Dearne Vally Farm Restaurant and Screw Fix. These facilities serve a wider area than the Parish and are not considered easily accessible by local residents due to the barrier of the M1 and the busy roundabouts at the junction.
42. The community facilities in the Parish provide an important lifeline not only for our community but for those in neighbouring villages. It is vital to ensure that these facilities are safeguarded, improved and, if necessary, expanded to meet the changing needs of our residents.
43. Recent new housing developments have led to an increase in families and young people in the parish who need things to do and safe places to meet. The primary school may require investment in order to accommodate a possible increase in pupil numbers from local families and families moving into the area. At the same time there may be a need for improved facilities to meet the needs of an ageing population. The TNP provides an opportunity to consider where investment is needed in local facilities so that places are provided for people of all ages in the community to meet and take part in sports and informal recreation.
44. A policy in the TNP could support appropriate investment and improvement in local community facilities following public consultation to identify where improvements are required so that the sense of local community is strengthened, and the plan supports improved health and wellbeing for all. In particular there may be a need for an additional facility in the area such as a cafe / bar / community meeting space where local people can meet and socialise.
45. Tankersley Hub and the old bowling green are in a trust that is managed by BMBC. The current leaseholders are Tankersley Community Association, whose volunteers manage the facilities in line with a set out constitution. Without input from volunteers, it is likely the Hub would no longer be open to the community. The Community Association's mission is to manage, maintain and develop Tankersley Hub for the benefit of all members of the community; and to ensure its operational and financial viability by promoting its use for educational, recreational and social activities and by attracting financial support from charitable trusts, public sources and the private sector. Ther Hub provides a wide range of activities for all age groups and a facility that people can hire for private functions. Any funds generated are used to improve the Hub or provide events for the community. The surrounding green spaces and car park are owned and managed by BMBC.

46. The Working Group needs local peoples' ideas about possible improvements that are needed in the Parish. These may include suggestions regarding the type, scale and location of community facilities that would satisfy the needs and desires of residents, both in the short term and looking to the future (TNP Scope 2024 to 2033).

## **9. Open Spaces and the Natural Environment**

47. To the west of the M1 motorway the Tankersley neighbourhood plan area is largely protected by Green Belt. The villages of Pilley and Tankersley and the built-up area of Upper Tankersley are inset. The part of the neighbourhood plan area to the east of the M1 is largely built-up but there is an area within the Green Belt to the south. National planning policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

48. The area is well served by a mix of open spaces and recreation facilities. These include the following in Pilley and Tankersley:

- Pilley Pocket Park - tennis courts, table tennis, football pitch, a MUGA and the Parish Council's beacon. It is the venue for the annual bonfire and many summer events
- Lidgett Lane Greenspace (Known locally as the Bottom Rec)
- Pilley Lane allotments
- Peace of Pilley Gardens
- Thorncliffe Way Greenspace
- New Road Greenspace (dipping pond)
- Tankersley Peace Gardens (near the footbridge, Birdwell side of the Parish)
- Fenn Road Playing Field in Tankersley.
- Jubilee Park contains the Tankersley Centenary War Memorial Bench designed by a pupil at St Peter's Primary School in 2018.
- Stoneleigh Hill (Teletubby Hill)
- Newbiggin's Pond

49. In Upper Tankersley there are several open spaces around Maple Road and Stone Row Court Green Space which have been identified as habitats for a number of species (including but not limited to Greater Crested Newts).

50. Private recreation facilities include:

- Tankersley Golf Course and Club (free for walks)

51. There are also areas of wildlife importance in the neighbourhood plan area. These include Potter Holes Plantation Local Nature Reserve and several areas of ancient woodland. The Local Plan policies map also identifies Sowell Pond in Upper Tankersley, West Wood and Bull Wood as areas of biodiversity/geological importance. Broad Ings Wood is owned by the Parish Council.

52. The countryside area includes several farms which include dairy, sheep, arable and mixed farming.

53. The neighbourhood plan provides an opportunity to identify areas of open space as Local Green Space, where they meet certain criteria including being demonstrably special to a local community and holding a particular local significance, for example because of their beauty, historic significance, recreational value, tranquillity or richness of wildlife. Sites within the Green Belt already enjoy a similar level of protection and so there may not be a need to identify them as Local Green Spaces (unless they are really important to local people) and recreation facilities and wildlife sites also enjoy a level of protection from Local Plan and national policies and other legislation.
54. However, there may be some areas that are significant to local residents, and which should be assessed as potential Local Green Spaces. The Working Group would like to hear about any open spaces that residents would like to nominate so that they can be considered as possible Local Green Spaces in the neighbourhood plan.

## **10. Next Steps**

55. Please complete and return the attached short Questionnaire to any of the drop off boxes (located at the Keys Pub, Co-op Hoyland and Post Office) or complete the online version on the Parish Council website – <https://www.tankersleypc.org/facilities/>).
56. The Working Group will consider all the responses to the consultation on the Draft Vision, Objectives and Key Planning Themes and start preparing the Draft Neighbourhood Plan.
57. As part of the work to support the Neighbourhood Plan evidence base the Parish Council may need commission further technical studies.
58. Thank you for taking the time to read this document. We will keep you informed about the progress of TNP – please see the Spring TPC newsletter and the Parish Council website for updates.