

Our ref: DRW.ET

Your ref:

Date: 15 December 2016

Diana Terris  
Chief Executive  
Barnsley Metropolitan Borough Council  
Westgate Plaza  
PO Box 604  
Barnsley  
S70 9FE

Dear Diana

## **Penistone Railway Station – Transport Interchange**

I am writing to you directly to draw attention to a strategic issue which the Council has failed to address.

The issues are fully set out in a very comprehensive letter and report from my client's Yorkshire Land limited together with Advice which they have received from Mr Paul Butler of PB Planning, an experienced planning consultant, which I enclose.

The provision of a public transport interchange at Penistone Railway Station has long been a strong aspiration of South Yorkshire Passenger Transport Executive ("SYLTE") and indeed historically by Barnsley Council. The promotion of the scheme has also been endorsed by the Leader of the Council, Sir Stephen Houghton CBE.

It might be helpful if I were just to outline very briefly the background to the issue:-

1. The need to expand the bus and rail infrastructure at Penistone was identified in the early 1990s and a policy for the development found expression in Policy PE19/1 adopted in December 2000. An area of land located adjacent to the existing (and constrained) railway station site is the only area upon which expansion and/or creation of new facilities can be located. The land, in my client's ownership, can accommodate a car park and much needed passenger facilities. The area of land identified in the UDP is an area of land within my client's land holding at Penistone Railway Station, shown edged red on the plan at Appendix 3 to my client's report, whilst two preliminary plans of the Park and Ride proposal commissioned by SYLTE from Arup are attached at Appendix 16 of my clients report .
2. In September 2011, the Council adopted a core strategy which, not surprisingly, acknowledged a key theme to promote sustainable transport and to prioritise improvements to existing transport infrastructure. Such policy then sets the context for the emerging Local Plan which seeks to allocate sites for inter alia such development.

• Town & Country Planning • Local Government • Compulsory Purchase • Highways •

Registered Office: 2 Queen Street, Leeds LS1 2TW T: 0113 2458100 F: 0113 2458133 [www.walton-co.co.uk](http://www.walton-co.co.uk)

Walton & Co is the trading name of Walton & Co (Planning Lawyers) Ltd

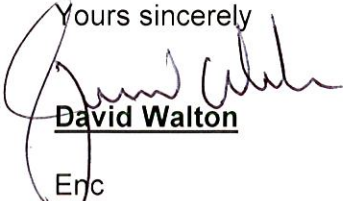
This firm is authorised and regulated by the Solicitors Regulation Authority

Limited Company No: 07173302

3. It is, in that context then, quite baffling that the Publication Draft Local Plan does not identify any of the land (previously identified in the UDP Policy PE19/1) for the purpose of a transport interchange. In fact and contrary wise, the site falls to be considered under Policy H6, under which a residential development would be acceptable.
4. I understand that SYPTTE remain committed to the provision of facilities at this site and we have identified a mechanism for the practical delivery of a privately, fully funded interchange/park & ride. Our client's have previously suggested that a scheme could be paid for from financial revenue generated from Community Infrastructure Levy which would arise from the two development sites under their legal control at Halifax Road, Penistone and Sheffield Road, Oxspring (known as Oxspring Fields).
5. The Oxspring Fields site in our view is very well connected to Penistone by the Trans Pennine trail. The allocation of this site together with the station site could provide, as a package, very substantial public benefit. Complete details regarding the Oxspring Fields site are available online at [www.oxspring-fields.co.uk](http://www.oxspring-fields.co.uk). It is therefore extremely disappointing that the Council Officers have dismissed our client's proposals for the site.
6. The failure of the Council to identify my client's site adjacent to Penistone Railway Station for public transport interchange use is quite extraordinary as a matter of principle. As my clients letter to Paul Butler of 25 November 2016 sets out, the Council have made no commitment to the delivery of a new Transport Interchange at my client's site adjoining Penistone Railway Station as part of the Local Plan, which I understand has now been submitted to the Secretary of State, and therefore my client's now need to consider other viable options to enable a reasonable financial return on their capital outlay in the land.

I should add that I have worked with Yorkshire Land for almost 25 years and have found them to be honourable and sincere in all their business dealings. I am also aware that they have great experience in delivering, often difficult and contaminated sites, to fruition.

Please consider the documentation enclosed and confirm the Councils position in regards to this matter no later than Friday 06 January 2017.

Yours sincerely  
  
**David Walton**  
Enc

Cc Councillor Sir Stephen Houghton CBE (Leader of Barnsley Council)  
Mr David Shepherd (Director of Economic Regeneration Barnsley Council)  
Mr Andrew Jones MP (Government Minister in the Department for Transport)  
Mrs Angela Smith (MP for Penistone and Stocksbridge)  
Clerk to Penistone Town Council