



Prepared for Ptarmigan Land North Ltd

Land north of Hemingfield Road, Hemingfield, Barnsley

*Application for outline planning permission for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved except for means of access to, but not within, the site.*

## STATEMENT OF COMMUNITY INVOLVEMENT

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Land North of Hemingfield Road, Hemingfield, Barnsley

## Statement of Community Involvement

Date: 08 February 2024

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## **LIMITATIONS**

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

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- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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## EXECUTIVE SUMMARY

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1. This Statement of Community Involvement (“SCI”) has been prepared on behalf of Ptarmigan Land North Ltd (“the Applicant”) to support an application for outline planning permission for the land to the north of Hemingfield Road, Hemingfield. The description of development is: - Application for outline planning permission for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved except for means of access to, but not within, the site.
2. This statement provides a summary of the engagement process that has been undertaken by the applicant to date. The applicant has sought to deliver a meaningful consultation process, prepared in the context of the National Planning Policy Framework (December 2023) (“the Framework”), National Planning Practice Guidance (“the Guidance”) and the Localism Act (2011).
3. The development proposals have been subject to a pre-application submission to Barnsley Metropolitan Borough Council (“BMBC” or “the Council”) and a public consultation event (“the Event”). The public consultation event took place at The Ellis Church of England Primary School on 11 January 2023. Furthermore, a meeting was also held with councillors representing the Hoyland Milton ward on 10 January 2024.
4. The event was well attended with 83 residents confirming their attendance by completing the event register which was made available on entry to the school. A number of written responses were received either during the consultation event or through alternative means, including a dedicated webpage, prior to the 25 January 2024 deadline for responses. Key concerns primarily relate to highway matters and the impact of the development on local facilities.
5. In accordance with the Council’s SCI (April 2020), the applicant and their development team have worked collaboratively to address the concerns raised. The consultation event also attracted a range of comments in relation to the detailed design of the scheme, however, it was made clear that this application is for outline planning permission. Subsequent applications for the approval of reserved matters would be made to address access (within the site), appearance, landscaping, layout, and scale.



## 1.0 INTRODUCTION

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- 1.1 This SCI has been prepared so as to accurately detail the level of community consultation undertaken to date. Whilst it may be read in isolation, the SCI should be read alongside the Planning Statement.
- 1.2 From the outset the applicant has engaged proactively with the Council, local representatives, and local residents. Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Further better coordination between public and private resources can improve outcomes for the local community.
- 1.3 This document is structured as follows: -
- **Executive Summary** – provides a summary of the consultation aims, methodology and implications for the scheme.
  - **Section 1: Introduction** – describes the aims and structure of the document.
  - **Section 2: Location and Site Description** – outlines the site and identifies the opportunities and constraints that have influenced the proposed layout.
  - **Section 3: Planning Policy** – describes the planning context, in which early consultation with the surrounding community is encouraged.
  - **Section 4: Public Engagement** – details the consultation undertaken to date.
  - **Section 5: Consultation Review** – details the responses received to date and the action undertaken in response where appropriate.
  - **Section 6: Summary and Conclusions** – presents a summary of the key outcomes of the consultation.



## **2.0 LOCATION AND SITE DESCRIPTION**

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- 2.1 The location of the site is set out on the accompanying Location Plan (drawing no, 2344.02 Rev C) and a description is provided within the Design and Access Statement (DAS). This section of the statement set outs a summary of the site's location and description.
- 2.2 The settlement of Hemingfield is located approximately 4 miles south east of Barnsley, 5.5 miles north of Rotherham and 10.5 miles west of Doncaster. Neighbouring Hoyland is identified as a Principal Town, however, Hemingfield (along with Birdwell, Blacker Hill, Elsecar and Jump) is defined as part of the Hoyland Principal Town. It is therefore a focus for housing, employment, shopping leisure, education, health and cultural activities. Hoyland (including Hemingfield) sits on the second tier of the settlement hierarchy as set out in the BLP spatial strategy (which is set at Policy LG2; the Location of Growth). There is an expectation that its role as an accessible and vibrant place to live is enhanced (paragraph 5.16 of the BLP).
- 2.3 Hemingfield is situated within the Hoyland Milton Ward and has a range of accessible local facilities. The following services and facilities are within a short walking distance from the site:
- The Ellis C E Primary School (410 m)
  - Hemingfield Recreation Ground (Children's Play Area) (460 m)
  - Seashaw's Fish and Chips (Hot Food Takeaway) (560 m)
  - The Albion Inn (Public House) (570 m)
  - Tekniques Hair Salon (600 m)
  - Tearoom (Café) (610 m)
  - Hemingfield Village Store (620 m)
- 2.4 Cortonwood Retail Park is located approximately 1 mile east of Hemingfield, where a greater range of shops, restaurants and other facilities are available, including two supermarkets.
- 2.5 The site is located to the western end of a wider area of land designated as Safeguarded Land (Site Ref: SL6), and it adjoins Hemingfield Road. The site comprises a rectangular parcel of land, located at the north of the settlement and measures 6.78 hectares. Hemingfield Road forms much of the western boundary and a large portion of the southern edge. The site comprises two fields which are separated by an existing track and public right of way.



- 2.6 The boundary of the site lies to the north of the rear boundaries of homes along Briery Meadows. The site is bound to the north and north-west by the embankment to the A6195 Dearne Valley Parkway and Hemingfield Road. Part of the western boundary, and the western half of the southern boundary, is formed by a sandstone block retaining wall, up to c. 1.5m high, retaining the footpath to Hemingfield Road from the site.
- 2.7 The eastern half of the southern boundary is partially formed from a newer sandstone block wall, which retains the footpath to Briery Meadows from the site, and a fence and hedge, beyond which lies a public footpath and residential properties on Briery Meadows.
- 2.8 The majority of the site is occupied by a single field and associated agricultural buildings to the south west fronting Hemingfield Road. A former farm shop operated within the existing buildings however, this has long since closed and is no longer operational. The remaining buildings are still used for agricultural purposes. All the existing buildings on-site are proposed for demolition. There are existing bus stops on Hemingfield Road which are adjacent to the site and thus within an accessible walking distance
- 2.9 A farm track transects the site north to south along the eastern boundary of the western field with a public right of way (PRoW) (PRoW 17) on the eastern side of the boundary hedgerow. This track leads to an underpass that provides access to a wider network of PRoWs to the northern side of the Dearne Valley Parkway. PRoW 18 also crosses the site from the south east corner. The route provides a connection between Hemingfield Road, Briery Meadows and Garden Grove. This provides a direct walking route from the site to The Ellis C of E Primary School which will be retained on the present course and enhanced within the site as part of the development proposals.
- 2.10 The site is recorded by the Environment Agency (EA) to be located within Flood Zone 1. This is the lowest risk category within the EA's classification system. The site is shown as lying within an area with limited potential for groundwater flood risk to occur.
- 2.11 The site is not subject to any protective designations. There are a number of trees within and around the site, mostly located on the site boundaries which would be retained.
- 2.12 The closest bus stops to the site are located on Hemingfield Road, with the north bound bus stop located around 260 m walking distance from the centre of the site at the southern site boundary. The south bound bus stop is currently located adjacent to the western site boundary. The bus stops on Hemingfield Road are served by the 72/77a, 662 and 67/67a/67c number bus services. The nearest railway station of Wombwell, a 12 minute walk from the site, with trains operating on an hourly basis towards Leeds, Sheffield, Huddersfield and local destinations.



## 3.0 PLANNING POLICY

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- 3.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. National planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and the Council's specific guidance on community consultation for planning applications.

### **National Policy**

#### **National Planning Policy Framework (2023)**

- 3.2 The Framework was first published in March 2012 and has since been revised most recently in December 2023. With regards to pre-application consultation, the document states: -

- “39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.*
- 40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*
- 41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

43. *The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.”*

- 3.3 The applicant has followed the advice of the Framework, in undertaking early engagement with the Council.

#### **Localism Act (2011)**

- 3.4 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

#### **Planning and Compulsory Purchase Act (2004)**

- 3.5 The Planning and Compulsory Purchase Act (2004) (“the Act”) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

#### **Local Policy**

#### **Barnsley Metropolitan Borough Council Statement of Community Involvement (SCI)**

- 3.6 The Act requires each local planning authority (LPA) to prepare a SCI, which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 3.7 The Council's SCI was adopted in April 2020 and clearly sets out what the Council expects from developers with regard to community involvement.
- 3.8 Section 3 of the Council's SCI addresses community involvement in the planning application process. It provides a useful guide and actively encourages an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of major applications being brought forward in the borough.



- 3.9 Accordingly, our overall approach to community consultation adheres with the guidance set out in Council's SCI and the applicant is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.
- 3.10 This SCI outlines the methods of consultation that have been undertaken with the local community and the Council, the concerns raised and the results generated.

## 4.0 PUBLIC ENGAGEMENT

### Engagement with Barnsley Metropolitan Borough Council

- 4.1 Prior to the submission of the outline planning application, a formal pre-application submission was made to the Council on 6 November 2023. This comprised a covering letter, site location plan and detailed access drawing. An illustrative masterplan followed on 9 January 2024.
- 4.2 The pre-application submission was validated (23/ENQ/00437) on 23 November 2023. A pre-application meeting was held with Officer's from the Council's planning department on 5 December 2023.
- 4.3 A further meeting was held with officers from the Council's highways team on 13 December 2023.
- 4.4 At the time of writing the applicant is not in receipt of a formal pre-application response from the Council, however, a number of pre-application consultation responses have been received and are summarised in Table 4.1 below.

**Table 4.1 – Summary of Consultee Responses**

Consultee	Response	Action
<b>BMBC Drainage</b>	No records of culverted or open watercourses crossing the site, and no knowledge of any flooding issues associated with the site. It was acknowledged that a combined sewer runs through the site, which requires consultation with Yorkshire Water should we intend to discharge to the sewer. Standard advice is provided in regards to controlling surface water run-off and the promotion of SUD's techniques for the storage of surface water.	A Flood Risk and Drainage Assessment (FRDA) supports the outline planning application. The FRDA presents a preliminary scheme for the management of surface water and also confirms the local foul sewerage network has capacity to receive and treat domestic foul water.
<b>South Yorkshire Mining Advisory Service</b>	The site is located within a coal authority referral area and has some degree of risk from mining legacy hazards. It was requested that the applicant provides a coal mining risk assessment as part of the planning application.	A coal mining risk assessment has been submitted as part of the application.

<b>BMBC Ecology</b>	It was requested that a Preliminary Ecological Appraisal, Preliminary Roost Assessment, Biodiversity Net Gain Assessment and Ecological Impact Assessment be undertaken due to the sensitivity of the site location and existing use.	The recommended reporting has been undertaken and has been submitted as part of the application.
<b>BMBC Environmental Health (Pollution)</b>	Further assessments are required in relation to noise impact and the construction impacts due to the potential to have an adverse impact on health and the quality of life of those living and/or working in the locality. It is indicated that these additional assessment can be conditioned to be addressed prior to the commencement of development.	<p>A Noise Impact Assessment (NIA) and Air Quality Assessment (AQA) support the outline planning application.</p> <p>The NIA sets out a scheme of sound insulation also recommends a number of mitigation measures.</p> <p>The AQA results conclude that air quality factors are not considered to be a barrier to development.</p>

4.5 The applicant is committed to open dialogue with local representatives, having written to ward councillors and the local Member of Parliament (MP) on 19 December 2023 with details of the proposals and an invitation to the community consultation event.

4.6 A meeting was held with ward councillors on 10 January 2024 to discuss the proposals and set out how the applicant intended to present the scheme to the local community.

#### **Engagement with the local community**

4.7 The public consultation event was held at The Ellis Church of England Primary School. The primary school is located centrally within the village, and close to the development site, and was therefore easily accessible by the majority of local residents. A community consultation leaflet (Appendix 1) was distributed to properties located close to the site. Electronic copies of the leaflet were also sent to local representatives, and emailed to parents of children attending The Ellis Church of England Primary School as part of the school's monthly newsletter which was circulated on 22 December 2023.



- 4.8 This approach ensured that residents living close to the site were made aware of the proposals, reducing the potential for anyone to be prejudiced by the consultation event publicity.
- 4.9 The consultation leaflet was distributed to residents within the vicinity of the site. The following streets were included: Hemingfield Road, Mellwood Grove, Briery Meadows, The Paddocks, Ellis Court, Rainboro View, School Street, Chapel Croft, Garden Grove, Beech House Road, Heritage Court, Beech Close, and Lundhill Farm Mews.
- 4.10 The consultation material (Appendix 2) presented at the event comprised of 4 no. boards which detailed the following:
- Site Location and Introduction;
  - Background and Context;
  - Opportunities and Constraints, and,
  - Illustrative Masterplan.
- 4.11 The event was attended by four members of the project team, representing Ptarmigan Land and Johnson Mowat (the applicant's planning consultant), and a highways specialist from consultancy Bryan G. Hall. The project team representatives were available to explain the proposals and to answer any questions. Copies of the new access arrangement were made available for viewing by members of the public to assist in addressing any perceived highway concerns.
- 4.12 Feedback forms (Appendix 3) were provided which could either be completed at the event or taken home and sent back following a period of reflection. Furthermore, a dedicated webpage was set up allowing residents to provide online comments. Such arrangements make it easier for residents who could not attend the consultation event to leave comments. All attendees were politely requested to provide their feedback before the 25 January 2024.
- 4.13 The consultation undertaken has been comprehensive due to the varying methods of consultation undertaken.

## 5.0 CONSULTATION REVIEW

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- 5.1 The whole purpose and intention of the planning system is to enable the development of appropriate sites which are sustainable as defined by the National Planning Policy Framework (“the Framework”). At the public consultation event, many local residents provided feedback verbally to the project team members in attendance. The event was well attended with 83 residents confirming their attendance by completing the event register which was made available on entry to the school.
- 5.2 A total of 5 no. feedback forms (6% of the attendees) were completed at the event and left in the response box, and a number of attendees took a form home complete in their own time. A further 4 no. responses were received via post. The dedicated webpage attract a total of 42 no. responses via the electronic response form or email.
- 5.3 In total the consultation process attracted 51 no. responses. Given the size of Hemingfield, the comments received are considered to provide a robust reflection of public opinion. , representing a 61% response rate from those who attended the public consultation. It is considered that the consultation process has been successful in obtaining the views of the local community and thoroughly ensured that all members of the community have been given an opportunity to provide comment.
- 5.4 The key issues raised by residents and our initial response are detailed below.
- a) Concerns raised around the safety of the existing highway network, and the impact that the development proposals will have on the existing situation.

*A Transport Assessment (TA) has been prepared by Bryan G Hall. Traffic surveys were undertaken on 27 June 2023 at the Hemingfield Road Roundabout and the Briery Meadows/Hemingfield Road and Cemetery Road/School Street priority T-junctions to ascertain current traffic flows. Two 7 day automatic traffic counters (ATC) were also put in place on Hemingfield Road in the vicinity of the proposed site access to collect traffic and speed data.*

*Details of the proposed site access arrangements have been provided in the TA (see Appendix 11). The site will be accessed by way of a new ghost island right turn priority T-junction on Hemingfield Road, at the western site boundary. The visibility requirement at the site access junction has been calculated based on 85th percentile vehicle speeds determined from the ATC surveys. It has been demonstrated that suitable visibility*



*splays of 2.4 metres x 53 metres to the north and 2.4 metres x 43 metres to the south are achievable at the proposed site access junction, in accordance with guidance in Manual for Streets.*

*It is predicted that 31 two-way trips could be generated by the proposed development site to or from the west on the A6195 Dearne Valley Parkway. This is just one vehicle over the 30 two-way trip threshold which is used to determine whether or not operational assessment of a junction should be undertaken. It has been demonstrated that the percentage impact of these development generated trips on the A6195 Dearne Valley Parkway to the west of the Hemingfield Road Roundabout is minimal.*

*The TA has demonstrated that the proposed development accords with the Barnsley Local Plan (BLP) Policies SD1, GD1, T3, T4 and GS2, Chapter 9 of the Framework and relevant SPDs.*

- b) Existing services and facilities within Hemingfield (school, doctors etc.) were claimed to be at capacity. Concerns were raised about how the village will be able to cope with additional demand generated by the development.

*When considering planning applications for new homes, the availability of pupil places in local schools is a material consideration. The Framework requires planning authorities to assess the capacity of schools when deciding planning applications. It is anticipated that the local authority will inform the Applicant of any deficit in capacity at local schools, and request a financial contribution where appropriate to provide physical space needed to accommodate new pupil places at the local school which would serve the new housing development.*

*There are currently 4 General Practitioners Surgeries within 1.3 miles of the application site (Wombwell Medical Centre, Wombwell General Medical Services, Hoyland Medical Practice and Waderslade Surgery) who are all accepting new patients. It is considered that there is a substantial provision of local doctors within the immediate locality that have capacity to accommodate the new patients generated by the development proposals.*

*The proposed development will be brought forward with full regard for the Financial Contributions for Schools SPD and Planning Obligations SPD.*





- c) Concerns were raised about the potential disruption caused during the construction period.

*At this stage the applicant is only seeking an outline planning permission. As such the applicant is not in a position to consider construction impacts in any detail. Notwithstanding this position the construction impacts will be temporary and importantly a range of mitigation measures (limiting hours for deliveries etc.) can be secured (via planning conditions) and managed through a Construction Environmental Management Plan (CEMP).*

- d) The proposals represent a first phase in enabling the development of wider Safeguarded Land parcel. Queries were raised regarding when the adjoining land will be delivered and by who.

*The adjoining land located to the east is in the control of third parties. At this stage, they have not made an application for planning permission to develop the land. In developing proposals for the development of this site, the applicant has demonstrated through the preparation of an illustrative masterplan and through the Transport Assessment (TA) that they will not prejudice the future delivery of the remaining area of Safeguarded Land.*

- e) Concerns were raised about the measures being put in place to ensure high levels of energy efficiency were considered to limit the climate impacts of the proposals.

*An Energy and Sustainability Statement (ESS) has been prepared by Brookbanks to demonstrate that the proposals will be underpinned by social, economic and environmentally sustainable principles through complying with international, national and local policy to deliver a sustainable development.*

*As this stage the applicant is only seeking an outline planning permission. No detail on house types and subsequent methods for energy efficiency is being provided as part of this application because this will be dependent on the end product type and mix. All developers are currently obligated to adhere to the latest building regulations. An uplift to Part I building regulations in June 2022 now requires all new homes to produce 31% less carbon emissions than what was previously considered acceptable. Further the Future Homes Standard (FHS) requires compliance with the energy hierarchy there will be a requirement for new dwelling to comply with the energy hierarchy in order to achieve a 75 % reduction in energy demand.*



*Other tangible measures to reduce overall climate and environmental impacts include a commitment to deliver biodiversity net gain, sustainable transport initiatives and carbon sequestering.*

- f) Queries were made in relation to the level of affordable housing being proposed and whether any accessible housing would be proposed for elderly people.

*The proposals seek to provide a policy compliant 10% affordable housing on site, the location and product type will be determined at reserved matters stage. The Design of Housing Development SPD was adopted in July 2023 that requires 26% of all new dwellings to be built to M4(2) accessible and adaptable standard, as well as 6% of new dwelling to be built to M4(3) wheelchair accessible standard.*

- g) Concerns were raised about the management of foul drainage for the site

*A Flood Risk and Drainage Assessment (FRDA) supports the outline planning application. The FRDA presents a preliminary scheme for the management of surface water and domestic foul water. also confirms the local foul sewerage network to receive and treat domestic foul water. Yorkshire Water (YW) has advised that there is existing capacity in the foul sewerage network to receive and treat domestic foul water from the site and that foul water can be discharge without restriction in to the 300mm diameter combined sewer crossing the site.*

- 5.5 A number of comments were also raised in relation to a detailed layout house types, materials and related concerns such as loss of amenity.
- 5.6 While layout is a reserved matter, the illustrative masterplan demonstrates how the site can be developed to ensure that adverse impacts on the amenity of existing occupiers are minimised. The detailed layout, appearance, and sale of new homes will be considered at the reserved matters stage.



## **6.0 SUMMARY AND CONCLUSIONS**

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- 6.1 The community consultation exercise has been worthwhile in informing local residents of the proposed development on land north of Hemingfield Road. Further it provided the project team with a detailed understanding of residents' views.
- 6.2 Both local residents and local representatives have had the opportunity to input into the development proposals before the outline planning application is submitted. The applicant would like to thank everyone who has taken the time to engage with this process.
- 6.3 The consultation has also informed residents of the next stage of the planning process in advance of the planning application submission and many are aware that further opportunity to comment on the scheme will be provided as part of the statutory process. The applicant is committed to maintaining a dialogue with the local community throughout the process.
- 6.4 The comments received following the consultation event have been important in shaping the scheme prior to submission to the Council, however, the applicant is mindful that discussions remain ongoing on many aspects of the scheme as the proposal continues to evolve.



## **APPENDIX 1**



**PTARMIGAN LAND**

# PUBLIC CONSULTATION EVENT

## Proposed residential development at the land north of Hemingfield Road, Hemingfield



### DATE:

Thursday 11<sup>th</sup> January 2024

### TIME:

From 5pm to 8pm

### LOCATION:

The School Hall  
The Ellis Church of England Primary School  
School Street  
Hemingfield  
S73 0PS

### PROPOSED RESIDENTIAL DEVELOPMENT NORTH OF HEMINGFIELD ROAD, HEMINGFIELD

Ptarmigan Land invite you to a public consultation event where we will present our proposals for residential development incorporating public open space and associated infrastructure on the land north of Hemingfield (shown edged in red on the image above).

At the event, a series of display boards will provide information about the site and will illustrate our indicative development proposals.

Our planning and design team will be available to discuss the proposals and to receive your feedback.

Feedback forms will be available at the event and will also be made available to download after the event from the following website:

[www.johnsonmowat.co.uk/public-consultations/hemingfield](http://www.johnsonmowat.co.uk/public-consultations/hemingfield)

Feedback forms can be filled in and returned on the day and, following the event, forms can also be returned via email to:

[consultation@johnsonmowat.co.uk](mailto:consultation@johnsonmowat.co.uk)

Feedback forms should be returned no later than Thursday 25<sup>th</sup> January 2024.

Following the consultation event, our planning and design team will review and consider all comments received prior to the submission of an application for planning permission to Barnsley Metropolitan Borough Council.

Our team look forward to meeting with you to discuss the proposals at our event.



## **APPENDIX 2**



# LAND AT HEMINGFIELD ROAD

## HEMINGFIELD



Welcome to this public exhibition, run by Ptarmigan Land, for the proposed residential development of the land north east of Hemingfield.

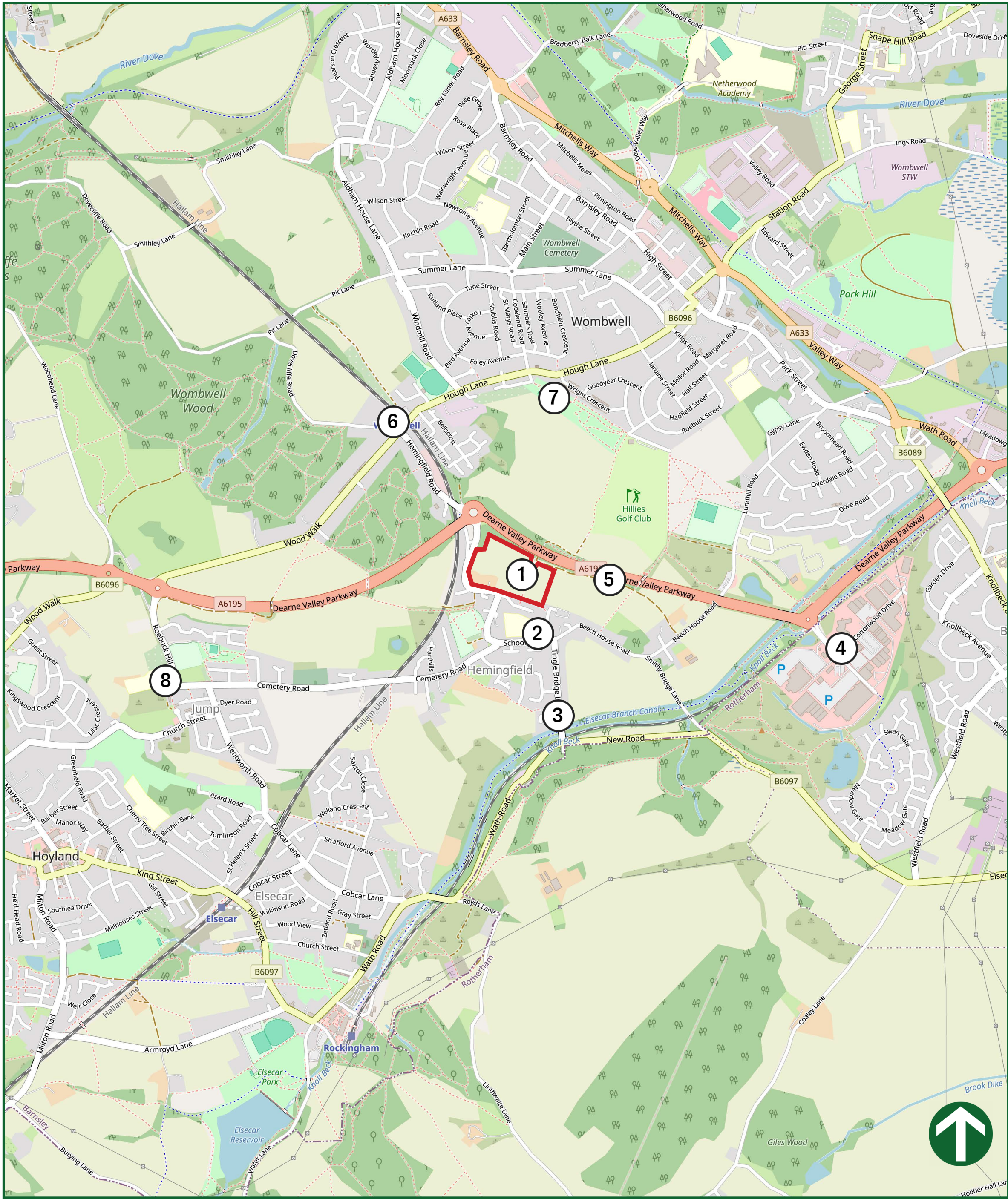
We are here today between 5pm & 8pm to present our emerging proposals for the development of the site, and to listen to your views and answer any questions that you may have.



JohnsonMowat  
Planning & Development Consultants



BRYAN G HALL  
CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS



## LOCATION PLAN

The site is located to the north east of Hemingfield Road, and north of Briery Meadows. There are a number of buildings within the site which are proposed to be demolished as part of the development proposals.

Mature trees and hedgerows are located along the site boundary, principally those to the north and north west which separate the site from the Dearne Valley Parkway (A6195).

1. Application Site
2. The Ellis C of E Primary School
3. Elephant & Castle Public House
4. Cortonwood Retail Park
5. Dearne Valley Parkway
6. Wombwell Train Station
7. Wombwell Park
8. Jump Primary School

## PTARMIGAN LAND

Ptarmigan Land is one of the UK's leading strategic land promotion companies. Ptarmigan Land partner with landowners to promote land through the planning system.

Ptarmigan Land is passionate about design and we focus on early engagement with communities, Councils and other stakeholders to create a long term vision to deliver a sustainable development for each site to deliver a long-lasting legacy.

## INVOLVING YOU

We are keen to involve you in helping to shape the development proposals. Please complete the feedback form provided. A copy of the electronic feedback form for submitting your comments can be downloaded from:

[www.johnsonmowat.co.uk/  
public-consultations/hemingfield](http://www.johnsonmowat.co.uk/public-consultations/hemingfield)

Following the event, comments can be emailed to:

[consultation@johnsonmowat.co.uk](mailto:consultation@johnsonmowat.co.uk)

Following this consultation, we will review and consider all comments received prior to the submission of an application for planning permission to Barnsley Metropolitan Borough Council (the Council).

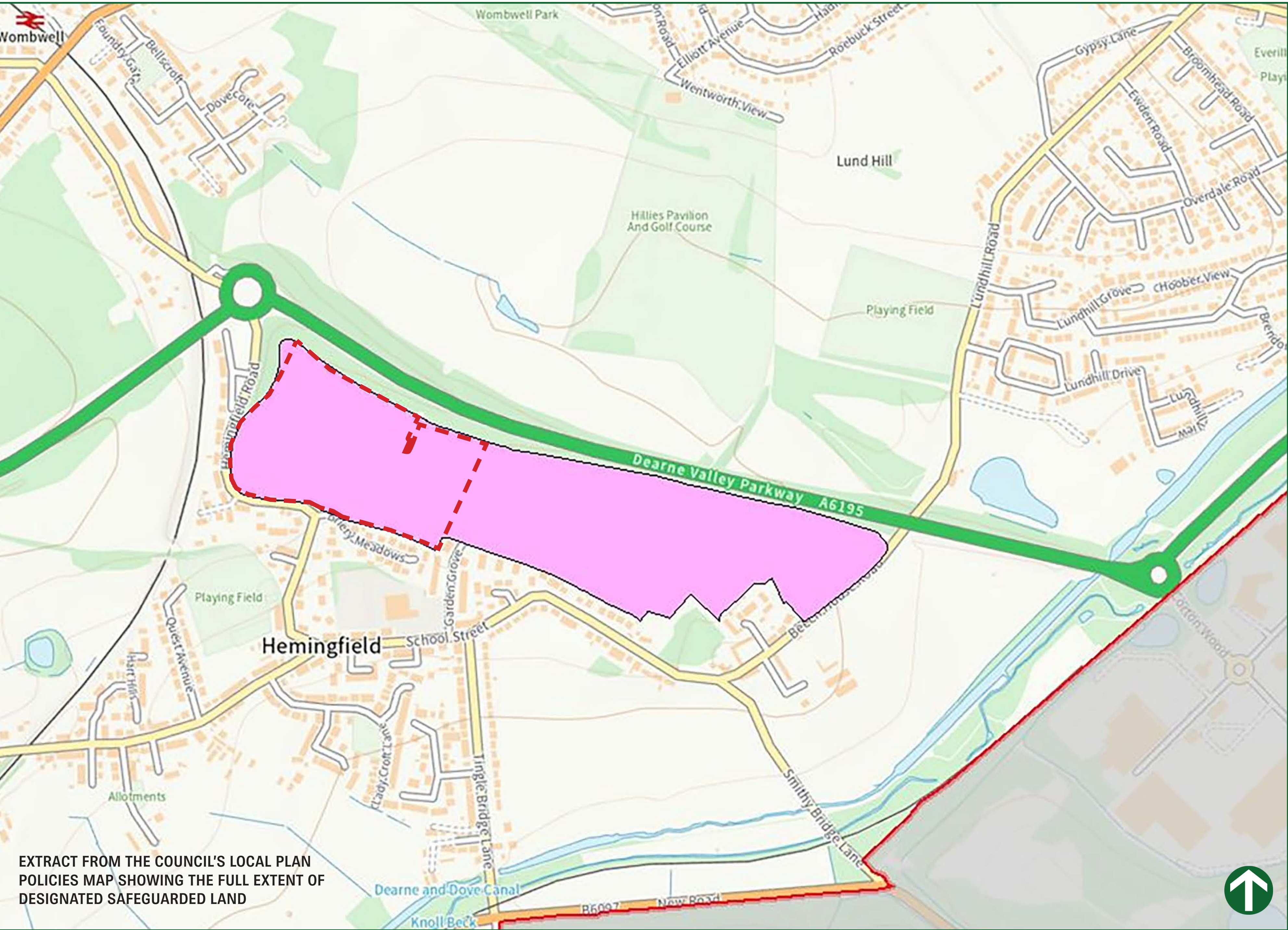


# LAND AT HEMINGFIELD ROAD

## HEMINGFIELD



## BACKGROUND AND CONTEXT



**Barnsley's Local Plan was adopted on 3 January 2019 following public consultation and examination by an independent planning inspector.**

The adopted Local Plan and policies map sets out how the Council will manage the physical development of the borough on behalf of residents and businesses. It aims to provide improved housing to meet existing need and the needs of future generations.

The site is designated, along with further land to the immediate east, as Safeguarded Land in the adopted Barnsley Local Plan under reference SL6.

Areas of Safeguarded Land are intended to meet long term development needs and, as such, this land is not designated as Green Belt.

The Council has to deliver a minimum of 1,134 new homes per annum in order to meet local housing needs. This has not been achieved in any of the years since the base date of the plan. Therefore, not enough new homes are being provided to meet local needs.

The designation of this site as Safeguarded Land is the strongest indicator possible that this site represents a logical next-step for housing growth in the borough.

We are holding early discussions with the Council regarding the development proposals, with advice being sought in relation to a range of technical areas.

The application for outline planning permission will be accompanied by a range of documents which cover key technical issues, such as highways and transport, flood risk and drainage, ecology and biodiversity, landscape, trees, noise, air quality, and sustainability.





# OPPORTUNITIES AND CONSTRAINTS



**The application site is located to the western end of the wider area of land designated as Safeguarded Land, and it adjoins Hemingfield Road.**

The site comprises a rectangular parcel of land, located to the north of the village. The site slopes downwards towards the northern edge. Hemingfield Road forms much of the western boundary and a large portion of the southern edge.

The rear boundaries of homes along Briery Meadows form the remainder of the southern boundary. The site is bound to the north and north-west by the embankment to the A6195 Dearne Valley Parkway and Hemingfield Road. Part of the western boundary, and the western half of the southern boundary, is formed by a sandstone block retaining wall, up to c. 1.5m high, retaining the footpath to Hemingfield Road from the site.

The eastern half of the southern boundary is partially formed from a newer sandstone block wall, which may partially act as a retaining wall, retaining the footpath to Briery Meadows from the site, and a fence and hedge, beyond which lies a public footpath and residential properties on Briery Meadows.

The majority of the site is occupied by a single field. There is a farm track and hedgerow along the eastern boundary of this field with a public footpath on the eastern side of the boundary hedgerow. This track leads to an underpass that provides access to the network of public rights of way to the northern side of the Dearne Valley Parkway.

The site is recorded by the Environment Agency (EA) to be located within Flood Zone 1. This is the lowest risk category within the EA's classification system. The site is shown as lying within an area with limited potential for groundwater flood risk to occur.

The site is not subject to any protective designations. There are a number of trees within and around the site, mostly located on the site boundaries which would be retained. Trees within the site will be retained where possible, however, the trees have been assessed and are of average quality. Therefore, where the removal of trees is unavoidable, this can be mitigated easily.

- ① Site boundary
- ② Existing stone wall along much of the western and southern boundary
- ③ Potential vehicular access from Hemingfield Road
- ④ Existing farm buildings to be demolished
- ⑤ Off site, semi-mature trees, bushes and shrubs
- ⑥ Dearne Valley Parkway
- ⑦ Route of existing public footpath and associated hedgerows
- ⑧ Route of existing public right of way
- ⑨ Route of existing sewer
- ⑩ Existing residential development to the west and south
- ⑪ Existing hedgerow along the eastern boundary
- ⑫ Land designated as Safeguarded Land

Public footpaths





# LAND AT HEMINGFIELD ROAD

## HEMINGFIELD



# ILLUSTRATIVE MASTERPLAN



**The vision for this proposal is to create an attractive neighbourhood that is a congruous addition to Hemingfield.**

There is a focus on landscaping and green edges. Important natural features, such as trees and boundary hedgerows, are retained wherever possible. This includes the hedgerow which runs alongside the public footpath towards the underpass. New areas of accessible public open space will include new, native species rich planting including trees and hedgerows.

The site is not currently accessible, other than by existing public rights of way, and therefore there are significant opportunities to create walking routes and amenity spaces for the benefit of the wider community.

The equipped play area is a significant part of the vision for the entry point to the site. This vision is driven by a desire to create a space, not just for the benefit of new residents but the wider community. This location is ideal in that it lies close to the intersection of several walking routes.

A surface water attenuation basin forms part of the flood risk management strategy for the site to ensure that development of the site will not result in flooding to new properties or increase the risk of flooding elsewhere. It will be part of a diverse, habitat rich space, for the benefit of flora and fauna.

Depending on the product mix the site would accommodate in the region of 165 – 180 new homes including affordable housing.

- ①

Primary vehicular entrance from Hemingfield Road at a safe and visible location
- ②

Existing walking route and hedgerows retained through the centre of the site. This route is set in a pleasant green corridor with the potential to include new native planting and trees
- ③

Retained public right of way
- ④

Attractive green feature at the development entrance
- ⑤

Proposed surface water attenuation basin, the surrounding area could include areas of planting and new trees
- ⑥

Feature spaces and gateway buildings at several locations
- ⑦

Potential access to the remainder of the designated Safeguarded Land
- ⑧

Retained hedgerow along the eastern boundary
- ⑨

Dedicated walking route
- ⑩

Proposed equipped play area
- Indicative development parcels
- Frontage and built form
- Key pedestrian routes
- Vehicular routes
- Indicative trees and planting
- Existing sewer and easement





## **APPENDIX 3**

**Land north of Hemingfield Road, Hemingfield**  
**Proposed residential development**

**CONTACT DETAILS**

**Name:**

**Address:**

**E-mail:**

**CONSULTATION COMMENTS/FEEDBACK**

Please return your comment sheet to Johnson Mowat at: **Johnson Mowat Planning Ltd, Coronet House, Queen Street, Leeds, LS1 2TW.**

Alternatively, you can e-mail a copy of your response form to [consultation@johnsonmowat.co.uk](mailto:consultation@johnsonmowat.co.uk) or online via the website consultation form at: [www.johnsonmowat.co.uk/public-consultations/hemingfield](http://www.johnsonmowat.co.uk/public-consultations/hemingfield)

Feedback forms should be returned no later than Thursday 25<sup>th</sup> January 2024

Johnson Mowat is committed to protecting your privacy and will not release your personal data or information to anyone outside of the Johnson Mowat organisation except for use in connection with the proposals and/or activities being consulted upon, to let you know about any resulting new properties and other products or services, for research purposes and help us to develop our services. In providing your personal details you acknowledged and agree to this.

Please note: Johnson Mowat will analyse all feedback for due consideration against the draft proposals. Johnson Mowat is unable to enter into personal correspondence but thank you for taking the time to provide your views.