



Statement of Community Involvement (SCI)

Pitt Street Outline Planning Application

Land at Low Valley Farm, Pitt Street, Barnsley, S73 9PY

Hartwood Estates

CRM.1122.003.PL.R.001



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SCI for the Pitt Street Outline Planning Application

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Appendix 1. Letter informing stakeholders of the proposed development

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1 Introduction

1.1 Introduction

- 1.1.1 This Statement of Community Involvement (SCI) details the consultation programme undertaken by Hartwood Estates for an outline planning application for a residential development including internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area and a footpath, at Land at Low Valley Farm, Pitt Street, Barnsley. The application seeks to agree the location of the access only, with all other matters reserved. The application is supported by an indicative layout showing 107 dwellings, however full details would be agreed through subsequent reserved matters applications.
- 1.1.2 This report forms part of the planning application submission, which consists of a number of reports and technical documents. The Planning Statement document sets out in detail the proposed development, justification for the development, and evidence that the proposed development is appropriate for the site location. The scope of this report is limited to details of the consultation process undertaken as part of the planning application process.
- 1.1.3 The purpose of undertaking consultation is to ensure that relevant stakeholders are aware of and informed about the application as it progresses and develops. Engaging with stakeholders at an early stage allows for sustained and meaningful consultation, where the feedback received can help shape the application as it develops. Early engagement also helps to address queries and concerns from the outset, helping to contribute to an informed discussion about the application.
- 1.1.4 At this point it should be noted that the application site within which the development is located has been identified within local planning policy as allocated for the use proposed (residential development). The allocation of the site does thus not form part of the consultation process.

1.2 Structure of the SCI

- Chapter 2 outlines National and Local Policy regarding engagement and consultation.
- Chapter 3 explains in further detail the application programme, from how the site became available, to a Planning Application being submitted. It also outlines the methodology for engagement, including who was consulted, how, and when.

- Chapter 4 outlines how the responses have been considered, and how the scheme has been adapted to reflect comments and concerns.
- Chapter 5 provides a conclusion.

2 The Role of Engagement

2.1 Community Consultation

- 2.1.1 Government legislation has made it clear that developers should undertake effective community engagement, and the 2011 Localism Act specifically emphasises the importance of putting greater power in the hands of local people.
- 2.1.2 The proposed development has been informed by the most recent Government legislation on community engagement. Relevant policies are outlined below.

2.2 National Policy

- 2.2.1 The 2011 Localism Act was designed to devolve more decision-making powers from central government back into the hands of individuals, communities and councils. The Act emphasises the importance of community involvement in the planning system, and of enabling communities to make a significant contribution towards shaping the places where they live.
- 2.2.2 The value of pre-application consultation is reinforced in the National Planning Policy Framework (NPPF) 2019, which states that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community.”

- 2.2.3 The NPPF states that Local Planning Authorities (LPAs) should encourage developers to engage with the local community prior to submitting their application. This allows as many issues as possible to be resolved at the pre-application stage, reducing unnecessary delays and costs.

2.3 Local Planning Policy

- 2.3.1 The Barnsley Metropolitan Borough Council Statement of Community Involvement (SCI) states that *‘The council welcomes pre-application discussions with applicants and encourages those intending to submit a planning application to consult with local communities and Ward Members before making their application.*

All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted.

We recognise that there are significant costs associated with undertaking consultation with the community. However, the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications'

- 2.3.2 This SCI demonstrates that the consultation approach undertaken by the application is consistent with the Council's recommended approach.

3 Programme and Engagement Methodology

3.1 Introduction

3.1.1 The section sets out the programme and methodology undertaken in terms of pre-application engagement.

3.2 Pre-application advice request submitted to the Local Planning Authority

3.2.1 Formal pre-application advice was undertaken with the Local Planning Authority. This was submitted in February 2019A follow-up email setting out the consultation approach proposed was sent in March 2019. The pre-application advice was received in April 2015. The key points raised are set out within the following Chapter.

3.3 Public Consultation

3.3.1 Following receipt of the pre-application advice, the application was progressed in accordance with the advice received. Prior to submission, further public consultation was undertaken. This included the following:

- On 5th July 2019 Emails were sent to Councillors within Darfield Ward and Stairfoot Ward. The emails included the consultation information provided within Appendix 1 of this report. Emails were sent to the following Councillors:

Darfield Ward - Councillor Pauline Markham
Darfield Ward - Councillor Caroline Saunders
Darfield Ward - Councillor Trevor Smith
Stairfoot Ward - Councillor Janine Bowler
Stairfoot Ward - Councillor Andrew Gillis
Stairfoot Ward - Councillor Wayne Johnson

- Notices of the development proposed (provided within Appendix 1) were sent to the following addresses via post. Notices were posted on the 5th July via 1st Class Post. Over 300 notices were posted, and 11 of these were returned to the sender.

Hobson Low Valley Farm, 43 Pitt Street, Wombwell, Barnsley, S73 8AS
49,47,45,43 Pitt Street, Wombwell, Barnsley, S73 8AS
Goldglaze Ltd, Pitt Street, Wombwell, Barnsley, S73 8AS
42,44, Pitt Street, Wombwell Barnsley, S73 8AS
1 – 10 St Matthews Court, Pitt Street, Wombwell, Barnsley, S73 8HP
40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 2B, 2A, Pitt Street, Darfield, S73, 8AR
41, 39, 37, 35, 33, 31, 29a, 29B, 29C, 25, 23, 21, 19 Pitt Street, Wombwell Barnsley, S73 8AS

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 7, 9, 11, 37, 37a Hope Street, Wombwell, Barnsley, S73 8AL
20, 22, 24, 26, 28, 30 Providence Street, Wombwell, Barnsley, S73 8AN
1-14 Providence Court, Wombwell, Barnsley, S73 8AB
Sportsman Inn, 7, Pitt Street, Wombwell, Barnsley, S73 8AR
Flat 1-5, 13 Pitt Street, Wombwell, Barnsley, S73 8AR
15B, 15A, 15, 13, 11, 9, 7, 5, 3, 1, George Street, Low Valley, Wombwell, S73 8AP
59, 57, 55, 53, 51, 49, 47, 45, 43, 41, 39, 46, 44, 42, 40, 38, Margaret Road, Darfield, Barnsley, S73 9QF
1-28, Burnham Way, Darfield, Barnsley, S73 9QT
1-61 Venetian Crescent, Darfield, Barnsley, S73 9PJ
1-22 Parma Rise, Darfield, Barnsley, S73 9PR
1-71 Lombard Crescent, Darfield, Barnsley, S73 9PX

- The notice in Appendix 1 was also sent to the following community facilities/services. This was sent via 1st Class post on 5th July 2019.

Darfield Community Centre, Illsley Road, Darfield Barnsley, S73 9AL
Budgens Shop, Snape Hill Road, S73 9QR
Netherwood Academy, Dove Valley Way, Wombwell, Barnsley, S73 8FE
Outwood Primary Academy Darfield, 124 Snape Hill Rd, Darfield, Barnsley, S73 9LT

- A notice was placed in the Barnsley Chronicle on the 12th July 2019. The notice is provided within Appendix 2 of this report.

3.3.2 It was the applicant's intention to also inform the allotments adjacent to the site. However, the applicant was unable to find contact details for this facility.

4 Outcomes

4.1 Introduction

4.1.1 This section details how the comments made during the consultation have been considered through the preparation of the planning application.

4.2 How comments received have been considered.

4.2.1 Table one below details the comments made by consultees during pre-application discussions, and how these have been noted through the application process.

Table 1. Comments made during consultation

Comment made by consultee	How the scheme addresses this
Local Planning Authority	
Vehicular access via Pitt Street only would be the preferred option	The submitted layout proposed vehicular access via Pitt Street only, as recommended within the pre-application advice
Future access onto the remaining allocation to the north-east should be retained	The planning application is supported by an illustrative masterplan showing how access into the north-eastern part of the site has been retained.
Development must not prejudice development on surrounding allocated sites	As above, the illustrative masterplan demonstrates how the wider site, including the safeguarded land to the west, could be developed in the future
Although not a formal PRow, and informal footpath does run through the site. Diversion of this footpath could be considered.	As part of this application the existing information footpath has been formally diverted, and a new route has been proposed, as shown within the indicative layout plan.
Site layout should connect into footpaths	The indicative layout plan shows how the layout could tie into existing footpaths to both the north and south of the site
Layout should avoid conflict between pedestrians, cyclists and homeowners	The layout seeks to achieve this by providing a separate informal footpath/ cycle path.
There should be no increase in surface water runoff from the development	As detailed within the flood risk assessment, it is proposed that surface water runoff from the site will be restricted to 5l/s, which offers a betterment to existing conditions which is currently uncontrolled runoff.
Any balancing facility should accommodate a 1 in 30 year flow from the site below ground and a 1 in 100 year flow retained within the site (including 30% climate change allowance) without causing any flooding to buildings	The Flood Risk Assessment has been prepared on this basis, and this requirement can be met.
SUDs should be considered	As per the pre-application advice, a SuDS drainage scheme is proposed comprising a detention basin designed to maintain runoff at pre-development rates.
A Flood Risk Assessment will be required	A Flood Risk Assessment has been submitted as part of the planning application.

Relevant ecological surveys will be required, informed by the Councils own survey work	A preliminary ecological has been undertaken, and based on the finding a number of phase 2 assessment have been undertaken, or could be achieved through appropriate planning conditions.
Wildlife corridors should be retained or created through the site from east to west	The indicative layout demonstrates how wildlife corridors can be achieved through planting across the site.
Impacts on air quality will need to be considered, and where necessary, mitigation measures put in place	An air quality assessment has been undertaken, and this specifically considers the impacts of traffic movements associated with the proposed development on local air quality.
Internal roads will need to accommodate waste vehicles	The indicative layout demonstrates that the internal road could accommodate the vehicle size recommended
Bin stores must be provided for dwellings off private drives	The indicative layout demonstrates adequate space for this requirement. Full details would be provided as part of reserve matters applications
10% affordable housing should be provided, with an 80/20 split in terms of social rent/ affordable ownership	The development proposed includes 10% affordable housing, and the split in accordance with the figure requested
15% onsite greenspace should be provided, or contributions to offsite improvements.	The indicative layout demonstrates that the percentage of greenspace requested by the LPA has been achieved.
The consultation approach set out by the agent was considered acceptable. Suggest contacting Ward Councillors first.	This consultation approach agreed was undertaken, with Ward Councillors being consulted initially
Residents	
Comments raising concerns about drainage and flooding.	A flood risk assessment has been undertaken as part of the planning application process, and this includes details of drainage options. Full drainage details would be provided as part of reserved matters applications, once the layout is finalised. A number of mitigation measures have been put in place to ensure flood risk is acceptable, and these are fully detailed in the FRA
Concerns that the development will adversely impact ecology	A preliminary ecological assessment (PEA) has been undertaken, along with necessary further surveys. This has informed a number of avoidance and mitigation measures, which will be set out within the final report. National planning policy requires developments to result in 'no net loss in biodiversity', and therefore enhancement measures will be incorporated into the site layout to ensure this requirement is met.
Comments regarding the loss of green space	Within local planning policy the application site has been allocated for residential development. Local planning policy sets out requirements regarding the amount of open/ green space required within new planning applications, and this requirement will be met within the site. The open/ green space provided as part of the development will be more accessible and usable than the current site, which is privately owned and not managed for public access.
Impacts on road safety and increased traffic	As part of the development process, a speed survey and traffic counts have been undertaken. Pre-application discussions were also held with the local planning authority regarding the location of the site access. Measures will be put in place to seek to reduce

	dependency on private cars, as detailed within the Travel Plan
Concerns regarding the exact location of the access, and impacts on existing houses opposite the access	- The location of the access has been informed by a speed survey and the necessary visibility splays. Measures have been taken to push this westwards away from existing properties.
Concern over overlooking	The layout submitted as part of this application is indicative only, and this will be refined as part of reserved matters applications. Effort has been made to retain a buffer between existing and proposed properties, and landscaping will be incorporated into the site to provide a further buffer.
Impacts on air quality	At the request of the local authority an air quality assessment has been undertaken. This assessment has been submitted as part of this planning application.

4.2.2 The above demonstrates how the comments received have been addressed through the planning process. Specifically, the applicant has made significant effort to reduce the impact of the new access on existing properties, by moving this westwards.

4.2.3 The applicant will continue to work with the local planning authority and statutory and non-statutory consultees throughout the determination process,

5 Conclusion and Next Steps

5.1 Conclusion

- 5.1.1 This report detailed the pre-application consultation that has been undertaken by Hartwood Estates for an outline planning application for a residential development. The applicant has undertaken extensive pre-application discussions including formal consultation with the Local Planning Authority, and consultation with nearby residents.
- 5.1.2 As the application progresses, the applicant will continue to work with stakeholders to ensure consultee comments are fully addressed as necessary. Should this application be consented, it will be followed by reserved matters applications setting out further details. Local residents will have the opportunity to engage on future planning applications.

APPENDIX 1 – CONSULTATION NOTICE

Land north of Pitt Street, Darfield

Submission of an outline planning application to agree access, with other matters reserved

Hartwood Estates are in the process of preparing an outline planning application for a new residential development on land to the north of Pitt Street, Darfield Barnsley. The development seeks to agree the location of the access only, with all other matters reserved. The indicative layout demonstrates 107 dwellings (10% affordable), internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area, and a footpath. The vehicular access point will be taken from Pitt Street, with pedestrian access from both the north and south of the site.



The next steps

This application seeks outline approval to agree the principle of development within the site, and the location and details of the site access.

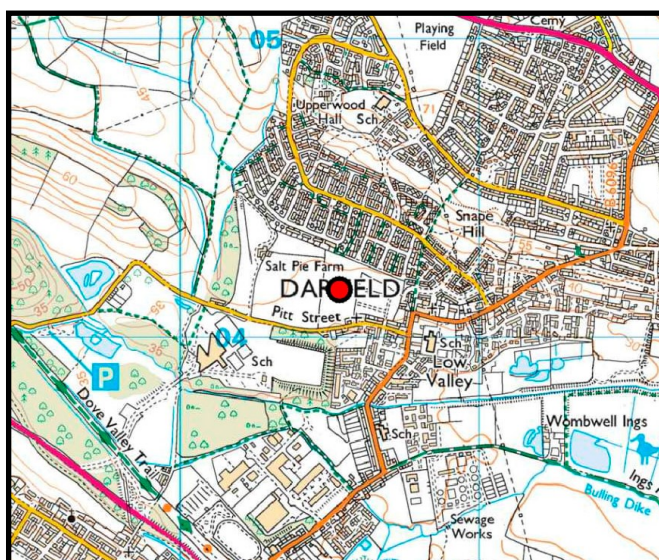
If approved, reserved matters applications will then be submitted to provide full details of the development proposed, including the site layout, type and tenure, materials, hard and soft landscaping, and any further details required by the Council. You would have the opportunity to comment on these applications.

Why has the site been selected?

Within the adopted Local Plan, the site is part of a larger parcel of land that has been identified as suitable for residential development. Therefore, the principle of residential development within the application site is accepted by the Local Planning Authority.

What will the impacts be?

A detailed set of technical assessments have been undertaken, and will be submitted as part of the planning application. These confirm that with the proposed mitigation measures in place, the development will not result in any significant adverse environmental impacts.



The target date for submitting the planning application to Barnsley Metropolitan Borough Council is the end of July. We would appreciate your comments on the application prior to submission, so we can ensure these are reflected within the planning application. Please email or post comments, using the following contact details. Please provide all comments by 26th July

Bethany.Kington@enzygo.com

Enzygo, The Byre, Woodend Lane, Cromhall, GL12 8AA

APPENDIX 2- LETTER WITHIN LOCAL NEWSPAPER

Land north of Pitt Street, Darfield

Submission of an outline planning application to agree access, with other matters reserved:

Hartwood Estates are preparing an outline planning application for a new residential development on land to the north of Pitt Street, Darfield. The application seeks to agree the location of the access only, with all other matters reserved. An indicative layout demonstrates 107 dwellings (10% affordable), landscaping, a play area, a footpath and planting. Access would be from Pitt Street.

The application site is identified with the Local Plan as suitable for residential development. The target date for submitting the planning application to Barnsley Metropolitan Borough Council is the end of July. We would appreciate your comments on the application prior to submission, so we can ensure these are reflected within the planning application. Please email or post comments, using the following contact details. **Please provide all comments by 26th July.**

Bethany.Kington@enzygo.com

Enzygo, The Byre, Woodend Lane, Cromhall, GL12 8AA





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