



JohnsonMowat
Planning & Development Consultants

ORION HOMES
LAND OFF SAUNDERSON ROAD, PENISTONE,
BARNSELEY

FULL APPLICATION FOR THE ERECTION OF 24 NO. DWELLINGS

STATEMENT OF COMMUNITY INVOLVEMENT

05 June 2018



Orion Homes
Land off Saunderson Road, Penistone

Statement of Community Involvement

Date: 05 June 2018

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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.

There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat (JM) on behalf of Orion Homes to detail the community consultation undertaken in relation to the proposed residential development off Saunderson Road, Penistone.
- 1.2 The development proposals seek full planning permission for the residential development of 24 No. dwellings and associated works.
- 1.3 This SCI documents the consultation exercise undertaken prior to the submission of the planning application and the outcomes of that exercise.
- 1.4 This statement should be read in conjunction with the supporting application documents including the Planning Case Report and Design and Access Statement.

2.0 POLICY CONTEXT

- 2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. Orion Homes recognise that 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 Barnsley Council's specific guidance on community consultation.

National Policy

National Planning Policy Framework (2012)

- 2.2 The National Planning Policy Framework (NPPF) was published in March 2012. It was a key part of the Coalition Government's reforms which aim to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. With regards to pre-application consultation, the document states:

"188. 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 improved outcomes for the community.

189. Local planning authorities have a key role 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 do 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 before submitting their applications.

190. The more issues that can be resolved at pre-application stage, 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, proactive 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.

192. *The right information is crucial to good decision-taking, particularly where formal assessments are required. To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.”*

Localism Act (2011)

- 2.3 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 a genuine scope to make changes to proposals.

Planning and Compulsory Purchase Act (2004)

- 2.4 The Planning and Compulsory Purchase Act (2004) 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 the people affected by them.

Local Policy

Barnsley Council Statement of Community Involvement (September 2015)

- 2.5 The Planning and Compulsory Purchase Act requires each local planning authority to prepare a ‘Statement of Community Involvement’ (SCI), which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.6 Barnsley Metropolitan Borough Council adopted its SCI in September 2015 and this document sets out what the Council expects from developers with regard to community involvement. Section 1.3 of the Barnsley SCI deals with community involvement in the planning application process and addresses those matters that will be expected by any applicant by way of community consultation regarding major developments.
- 2.7 Consequently the consultation programme for the Saunderson Road planning application has been developed with regard to the Council’s Statement of Community Involvement recommendations. The development team is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.



- 2.8 This statement outlines the methods of consultation that have been undertaken with the local community and the local planning authority, the concerns raised and the results generated.

3.0 THE CONSULTATION EXERCISE

Community Consultation

Leaflet drop

- 3.1 Due to the small scale nature of the proposals and the existing publicity of the site undertaken via the Local Plan consultation which has now reached an advanced stage, it was deemed the most appropriate method of engagement would be via an informative leaflet drop to local residents.
- 3.2 The key aims of the consultation were:-
- To inform local residents of the proposals; and
 - To obtain feedback prior to submission of the application.
- 3.3 A comprehensive leaflet drop was made to local residents to inform them of Orion Homes' intentions to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the working draft layout and encouraged any comments regarding the proposed design and layout of the proposals to be submitted.
- 3.4 Details were provided for the receipt of comments by the public which could be submitted via email or on the dedicated website page.
- 3.5 A total of 61 addressees were notified, with leaflets sent out to properties within the immediate vicinity of the area and those sharing a boundary with the application site on 27th January 2017. A copy of this leaflet can be found in Appendix 1.

Dedicated website

- 3.6 Johnson Mowat have a dedicated website page for the proposed development. The website address is as follows:
- <http://www.johnsonmowat.co.uk/consultations/>
- 3.7 The website went 'live' on the 27th January 2017 to coincide with the community consultation event. Following the close of the consultation period, the leaflet has been downloaded from the website a total of 49 times, with the working draft layout downloaded a total of 48 times.



- 3.8 The website provided the opportunity for respondents to both submit comments on the development scheme and to register interest in the future purchase of a dwelling.

Consultation with Local Members and the Parish Council

- 3.9 Further to the community engagement exercise, local Ward Councillors together with Penistone Parish Council were notified of the proposals by email on 31st March 2017. An updated copy of the layout was provided which had been revised following feedback received from local residents and Barnsley MBC.
- 3.10 No comments were received from either Ward Members or the Parish.

4.0 CONSULTATION REVIEW

Consultation Outcomes

- 4.1 From the public consultation exercise a total of 10 feedback forms were received either through email or via the Johnson Mowat dedicated website feedback form.
- 4.2 The key issues raised by residents and our initial response are detailed below.

- a) Several residents have raised concerns regarding the drainage of site, citing existing issues with surface water drainage.

Response: A surface water drainage strategy is set out within the Patrick Parsons Flood Risk Assessment and Drainage Strategy which accompanies the application. The site is located within Flood Zone 1 meaning the site is at very low risk of flooding. A discharge rate has been agreed with Yorkshire Water with a detailed drainage design to be secured via planning condition.

- b) Several residents have raised concerns regarding noise and disturbances during construction.

Response: It is anticipated a Site Management Plan will be conditioned through any grant of permission which will set out best working practice to minimise noise and disturbance during the construction period.

- c) Several residents have raised concerns regarding traffic impacts to Thurlstone Road as a result of additional development.

Response: A detailed Transport Assessment has been undertaken by Patrick Parsons which demonstrates that during peak AM and PM hours, vehicle movements would be negligible and would bear a low impact on the capacity of the wider transport network.

- d) Concerns have been raised regarding impact on local infrastructure amenities including school places and GP.

Response: With respect to education capacities, the pre-application response from the Council has identified the need to provide for an additional 5.75 school places and therefore it is anticipated an appropriate contribution will be secured via Section 106 Agreement. With respect to the capacity of existing surgeries, as identified within the Planning Case Report, two surgeries are located within adequate distance of the site and are both currently accepting new patients according to the NHS Choices website.



- e) Several local residents of Bent Street raised concerns regarding rights of access and easements.

Response: No vehicular access is to be taken from Bents Street, nor would any of the properties proposed interfere with the existing dwellings.

- f) One resident requested whether self-build would be an option that would be considered.

Response: Orion Homes have secured an option on the site to deliver a residential scheme. There is a current District shortfall in housing supply and the detailed proposals will facilitate the provision of 24 new homes over the next three years.

5.0 CONCLUSIONS

- 5.1 This Statement of Community Involvement has been produced in support of a full planning application for the residential development of 24 No. dwellings at land off Saunderson Road, Penistone.
- 5.2 Pre-application advice has been sought from the Council on the proposals, including feedback from statutory consultees which has been reflected in the final detailed submissions.
- 5.3 A publicity exercise has been undertaken, with copies of the working draft layout sent out to neighbouring properties with opportunities for residents to provide feedback. Where appropriate, changes have been made to the layout and design of the scheme taking on board the feedback received.
- 5.4 The comments received from the residents and interested parties during the consultation process have been passed to the applicant's development team for review.
- 5.5 The proposed development would meet the planned residential growth of the town and the delivery of the site would support the allocation within the emerging Local Plan and make a contribution to the Council's five year housing land supply. The benefits of the scheme and planning case in support of the development is set out within the Planning Case Report.



APPENDIX 1 – PUBLIC CONSULTATION LEAFLET

Land off Saunderson Road, Penistone

On behalf of Orion Homes, we write to keep you informed of future development proposals for land off Saunderson Road, Penistone. You may be aware that the site is proposed as a preferred residential allocation within the emerging Barnsley Local Plan. Orion Homes are currently preparing a detailed design and wish to welcome any early comments from the community.

► Site Location



Enclosed for your information is a copy of the draft layout proposed for the site. This is your opportunity to provide any specific comments regarding the design of the scheme.

A full copy of the plans can currently be found on the Johnson Mowat website along with an electronic feedback form. Please visit:

www.johnsonmowat.co.uk/consultations/

or email hello@johnsonmowat.co.uk

The website will be live for a period of 10 days and will close for comment on 6th February 2017.

Following the close of this consultation, Orion Homes will review and consider all comments received prior to submitting a formal planning application to the Council in the Spring.

Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.



P.T.O. for proposed site layout

LAND OFF SAUNDERSON ROAD, PENISTONE RESIDENTIAL PROPOSALS

