

Sevenhills Estates Ltd

LAND AT HAVELOCK STREET, OFF SNAPE HILL ROAD, DARFIELD, BARNSELY S73

Community Consultation Statement

The Adopted Statement of Community Involvement sets out how local people should be involved in our plans before a planning application is made. As a Level 3 development, the methods we used in our exercise included a letter drop, a local newspaper ad, and a dedicated website. Resulting queries, comments or objections were listened to and addressed.

Methodology

In order to make residents and business owners as aware as possible of what we propose to develop on the land we composed a letter and hand delivered it to 250 properties in the local area (see attached copy). The roads covered in the area included: Snape Hill Road, Doveside Drive, Alder Grove, Aspen Grove, Fern Close, Celandine Grove, Maytree Close, The Willows, Beech Court, Larch Close, Mulberry Close, Honeysuckle Close, New Street, Edward Street, Havelock Street, Verona Rise, Hill Street, Upperwood Road, The Pastures, Primrose Avenue and Oworm Street. The letter referred readers to the website www.havelockstreet.sevenhills.co.uk, where they could see the proposals in detail.

We also placed an advertisement in the Public Notices section of the Barnsley Chronicle on Friday 17th February 2012, inviting readers to view our proposals on the website and contact us should they have any questions.

The website (see attached home page) contained a comments page and our telephone number for any interested parties to give us any feedback, good or bad about the scheme, and also ask any questions relevant to the development. In all, comments were received from four residents. These are reproduced below, along with our responses.

Feedback

Comment no.1

Question received from Mrs Beevers, resident of 104 Snape Hill Road, Darfield for last 39 years.

Tel: 01226 754 795.

Q) *"Will the access area to the rear of the terrace houses on Snape Hill Road be restricted to one way access on the back path as proposals showed on the two previous schemes?"*

A) No, there will be no such restrictions.

Mrs Beevers did also comment that she *"like the idea of the scheme, but am not keen on the grey slate roof"*

Reply – I'm glad you like the idea of the scheme, and sorry to hear about your views on the roof. The actual materials that will be used will be Conditioned. That is, it would be a condition of any planning consent that the materials would have to be agreed separately with the planners, and they would only agree to something that looks the part. In fact this sort of roof material is commonly used in the local area, though sometimes it's a different colour such as red.

Comment no.2

Question received via email from Susan Oddy, a.oddy123@btinternet.com

Q) *"Is the footprint of this site over the Yorkshire Fault? If it is, please save potential occupants from the heartbreak of subsidence arising from movement of the fault."*

A) Thank you for enquiry in relation to the proposed development at Havelock Street. This was an interesting query. I did Google 'the Yorkshire Fault' and all it came up with was

'a belief that Yorkshire is the centre of the Universe'. However, I don't see this as a fault and

I'm sure I was taught it at school.

On a more serious note, we did commission a Ground Investigation by Eastwood & Partners, Consulting Engineers. They did drill at various points to check for coal workings,

and found a negative result, concluding that "no precautions against mining will be required.

I fully agree with you that subsidence is an awful thing for any resident to experience. My understanding is that any subsidence experienced in the local area is due to coal mining, and our site has been cleared of any danger on that front. However, if you have any relevant information on the Yorkshire Fault by all means send it through.

Comment no.3

Question received Michelle Lockwood, resident of 10 Verona Rise Darfield. Tel: 07720 376716

Q) *"The current drawings do not show the site to scale. What are the height, length and width measurements of the proposed dwellings and how far from the perimeter fencing will they be located? Will this affect the amount of sunlight that my property currently gets?"*

A) The buildings nearest your house are only two-storey, and their location conforms to the standard distances that planning requires. Moreover, they are situated to the east/north-east of your house, so wouldn't affect your sunlight to any noticeable degree anyway.

Comment no.4

Question received via email from Andy White andy.white64@ymail.com resident of 116 Snape Hill Road

Q) *" I think the new layout works very well, but have a couple of concerns. The third bedroom window on plot 1 appears to be very close to my bedroom window. if this was swapped for the bathroom then i feel it would not encroach on my privacy. Also the area of land between my boundary wall and the wall of the first house is highlighted. could you please tell me what this is as my water supply runs down the outside of the boundary wall and cuts through to my drive near to the end of the garage/bedroom extension. Also is access to the development going to be via the current access road."*

A) Thank you for your positive response. I fully understand your concerns, but hope I can put your mind at rest.

The gable wall of the house on plot 1 faces towards your house, and it is a wall with no windows. The bedroom window faces to the west, so not directly at yours. The bathroom window is on the same wall, so if it were possible to flip them it would only move the bedroom window further along the same aspect. However, I will make a note of your comment and if it is at all possible to change them round we will be happy to do so at the full application stage.

The area of land adjacent to your boundary would become a drive and single parking spot, with some garden. Before any construction takes place, the plan of the water supply of the site and neighbouring properties would be looked at in fine detail, and any new works would be planned carefully in conjunction with Yorkshire Water. Your supply would certainly be maintained, but I will make a note of your comments just to make absolutely sure.

Access is going to be via the current access road, and it will continue to be two-way access.

END OF FEEDBACK



Havelock Street Neighbourhood
Darfield
Barnsley
S71

10th February 2012

Our Ref: NM160

Dear Resident

**Community Involvement
Havelock Street – Proposed scheme**

As the owners of the plot of land on Havelock Street, off Snape Hill Road, we have drawn up a residential scheme. The land used to have houses on, but they were demolished in the 1970s. It is allocated for housing in the Local Development Framework. We have been in dialogue with the planning department at Barnsley Metropolitan Borough Council for nine months, and made a presentation to the Barnsley Urban Renaissance Design Advisory Panel, from which a number of useful suggestions have been made and, wherever possible, incorporated into the scheme. This is your opportunity to have a look at the plans and, if you so wish, let us know your opinion. The details can be found on the following link: www.havelockstreet.sevenhills.co.uk. You can contact us from there, or by writing to the address below.

I should stress that we are only proposing to submit an outline planning application at this stage. That means you would have another opportunity to make your views known once the application is submitted, and a further opportunity as and when a full application is made.

After carefully researching the market, we have focused on providing starter homes, with 2 or 3 bedrooms, aimed especially at families, but also couples and singles, and downsizers. They would be for sale on the open market, all except for 5 units that would be offered through the Affordable Housing scheme. There is a small area of open space in the centre, which would be planted. Darfield is a thriving area with good facilities, and more houses will add to the viability of those services, be they shops, schools, buses or community groups.

If there is any further information you require or you would like any clarification, please don't hesitate to ask. The deadline for your comments is **Friday 24th February**.

Yours faithfully,

Katy Greaves
Community Co-ordination Officer

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HAVELOCK STREET HOUSING PLAN

CONTACT US TODAY

Telephone

0114 268 2688

Email

info@sevenhills.co.uk

ADDRESS

Havelock Street
Darfield
Barnsley
South Yorkshire
S73 9LP

DEVELOPMENT PLANS

Site Plan (PDF, 0.35mb)
[Download Now](#)

Perspectives (PDF, 3.7mb)
[Download Now](#)

Typical Plans & Elevations (PDF,
0.44mb)
[Download Now](#)

Site Sections (PDF, 0.06mb)
[Download Now](#)

CONTACT FORM

* Your Name:

* Your Email:

Your Message:

[Send Message](#)



IN ASSOCIATION WITH
SEVEN HILLS

Site designed & Developed By
Creative Designer Nicky Lock

COMMUNITY INVOLVEMENT HAVELOCK STREET – HOUSING PLAN

The site is located on Havelock Street, off Snape Hill Road in an established residential area in Darfield, approximately 4 miles from Barnsley town centre. The land used to have houses on, but they were demolished in the 1970s. It is allocated for housing in the Local Development Framework. We have been in dialogue with the planning department at Barnsley Metropolitan Borough Council for nine months, and made a presentation to the Barnsley Urban Renaissance Design Advisory Panel, from which a number of useful suggestions have been made and, wherever possible, incorporated into the scheme. This is your opportunity to have a look at the plans and, if you so wish, let us know your opinion.

We are only proposing to submit an outline planning application at this stage. That means you would have another opportunity to make your views known once the application is submitted, and a further opportunity as and when a full application is made.

The mix of housing will be two- and three-bedroom terraced properties arranged around a new court with frontage and side parking, and an area of open space.

The properties will be predominantly two-storey with a small contingent of two-and-a-half-storey to break up the roofscape. They will be built in red brick with contrasting details and grey concrete interlocking roof tiles.

They would be for sale on the open market, aimed at first time buyers, families, couples and singles, and downsizers, all except for five units that would be offered through the Affordable Housing scheme. Darfield is a thriving area with good facilities, and more houses will add to the viability of those services, be they shops, schools, transport or community groups.

If you would like to comment, please do so via the Contact Us button, or write to:

Sevenhills Estates Ltd, Hudson House, 9 Newbould Lane, Broomhill, Sheffield S10 2PJ, attention Katy Greaves. Please do so by **Friday 24th February**. If there is any further information you require or you would like any clarification, please don't hesitate to ask.

[Download Plans \(PDF, 5.4mb\)](#)

SITE LOCATION

Havelock Street, off Snape Hill Road in an established residential area in Darfield, approximately 4 miles from Barnsley town centre. The land used to have houses on, but they were demolished in the 1970s.

Photographs of the local area...

[\[Show as slideshow\]](#)



FIND US ON A MAP



[View Havelock Street – Housing Plan in a larger map](#)

[Download Larger Plan \(PDF, 0.35mb\)](#)

NEW SCHEME 2012



HOUSING ACCOMMODATION SCHEDULE

Type	Accommodation	Size (sq ft)	Number
A	3 bedroom semi detached house	861	1
B	3 bedroom semi detached house	861	1
C	2 bedroom apartment	701 & 748	4
D	2 bedroom semi / terrace house	630	10
E	3 bedroom semi / terrace house	1192	11
F	3 bedroom terrace house	1026	3
G	3 bedroom semi detached house	995	1
H	2 bedroom semi detached house	630	1
TOTAL			32