



BARRATT
HOMES



Community Engagement Statement

Lidgett Lane, Pilley

July 2018

Community Engagement Statement

CONTENTS

1.	Summary	3
2.	Background	4
2.1	Relevant National & Local Guidance Relating to Consultation	4
2.1.1	National Guidance	4
2.1.2	Barnsley Council's Statement of Community Involvement	5
2.2	Localism Act	5
2.3	Purpose of this Report	6
3.	The Consultation Process – Aims	7
3.1	Achieving the Aims	7
4.	The Consultation Process – Methodology	8
4.1	Officer Discussions	8
4.2	Discussions with Local Elected Members	8
4.3	Consultation document	8
4.4	Summary of Consultation Methodology	8
5.	Public consultation response	10
5.1	Consultation document and meetings	10
6.	Response to the consultation	12
7.	Conclusion	13
8.	Appendix 1 – Consultation Documentation	14

Community Engagement Statement

1. SUMMARY

Public consultation prior to submitting a planning application is not mandatory but Barratt Homes as a company always engage with the local community. How they do this often depends on the circumstances, with factors such as previous planning history and what is being proposed determining what measures are taken to consult with local residents.

This report summarises the consultation that has taken place in advance of a planning application for the development of new homes on a site off Lidgett Lane in Pilley.

The proposal being brought forward by Barratt Homes is for 75 homes.

This document details the pre-application consultation activity of Barratt Homes and their engagement with stakeholders and the public.

Community Engagement Statement

2. BACKGROUND

The community engagement programme complies with relevant guidelines for pre-application consultation. It also fulfils the aspirations for engaging the local community outlined by the Localism Act.

2.1 Relevant National & Local Guidance Relating to Consultation

2.1.1 National Guidance

The National Planning Policy Framework places great emphasis on community consultation within the planning system. The principles of consultation detailed in this report are based on the government's advice in the Decision Taking section of the NPPF. It makes clear the central role in the planning process for consultation and participation:

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 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 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, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely

Community Engagement Statement

decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

2.1.2 Barnsley Council's Statement of Community Involvement

Barnsley Council's 'Statement of Community Involvement' (SCI) was adopted in September 2015 and Section 1.3 states:

"It is important to us that all sections of the community are given the opportunity to take part in the planning process at the earliest opportunity so that decisions can take account of the range of community views and reflects, as far as possible, the concerns and aspirations of the people affected by them."

with Section 20.3 continuing:

"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 encourages [sic] at an early stage before the application is submitted."

2.2 Localism Act

The aim of the Act is to increase public participation in the decision-making process and has particular emphasis on the planning process. The Act, for large scale applications, has introduced a statutory requirement for the developer to consult local communities.

We have benchmarked our proposals with the requirements listed in the Act, in particular:

Chapter 4 61W states:

The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the

Community Engagement Statement

attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

It goes on to indicate in 61X (Duty to take account of responses to consultation) that the applicant must take in to consideration responses made during the community consultation process:

The person must, when deciding whether the application that the person is actually to make should be in the same terms as the proposed application, have regard to any responses to the consultation that the person has received.

2.3 Purpose of this Report

This document details how Barratt Homes have had regard to the principles laid out in the NPPF, the Council's Statement of Community Involvement and the Localism Act throughout the consultation process. It also demonstrates that Barratt Homes take consultation seriously, aim to deliver a thorough consultation process and endeavours, where practicable, to reflect the outcomes in the final scheme plans.

Community Engagement Statement

3. THE CONSULTATION PROCESS – AIMS

The key aims of the consultation were:

- To engage with local representatives, local residents and the wider community on the development of proposals for the site.
- Gain an understanding of the views of the local community on the proposals.
- Engage the local community about the proposals for the site and allow for constructive feedback through the appropriate mechanisms.

3.1 Achieving the Aims

Given that the site already benefits from a residential planning permission, it was felt the best way to achieve these aims was via the delivery of a consultation document to local homes and businesses. Especially given that the principle of housing and vehicular access to and from the site had been previously considered and approved. Therefore, Barratt Homes were interested to hear from local residents on what they thought about the housing layout, highways and other general matters.

Community Engagement Statement

4. THE CONSULTATION PROCESS – METHODOLOGY

This consultation process comprised of a number of methods including the following:

4.1 Officer Discussions

The pre-application meeting was held on the 9th of June 2018 at Barnsley Council.

4.2 Discussions with Local Elected Members

A meeting was held with Councillors Dennis Simpson and Danny Ogden alongside the Parish Council Clerk, Kerry, on the 26th April.

4.3 Consultation document

Consultation packs containing a draft site layout, comment card and freepost reply envelope were posted using Royal Mail to 339 local homes and businesses. The distribution area is shown below by the black line:



4.4 Summary of Consultation Methodology

The consultation process has followed a methodology in order to be as inclusive and as effective as possible. A summary of the process is:

Community Engagement Statement

1. Discussions with local council officers
2. Discussions with local elected members
3. Wider public engagement, according to the following principles:
 - a. Maximum reach of consultation sought by
 - i. 339 consultation packs distributed via Royal Mail to nearby residents and businesses
 - b. Meaningful feedback sought, through:
 - i. discussion
 - ii. freepost feedback forms and email

Community Engagement Statement

5. PUBLIC CONSULTATION RESPONSE

This section details the outcome of the consultation

5.1 Consultation document and meetings

The meeting with ward councillors and the parish council clerk in April discussed the following:

- The possible closure of Lidgett Lane above the future access into the site in order to dissuade traffic from travelling down there
- The parish council stated a desire to see some on street parking on Lidgett Lane, potentially diagonal parking spaces to the side of the footpath
- Concerns were raised about roots from a tree on site damaging the church wall
- It was requested that the local parish council is involved in naming the streets marketing name for the site – this could also potentially involve the local school
- The Parish Council wanted to ensure access to the sales area was properly assessed and safe
- It was requested that we ensure dust and noise whilst on site is mitigated as much as possible.

27 completed feedback forms were received via freepost by the deadline

Emails were received from two individuals. This gives a response rate of around 9%.

Supportive comments acknowledged the mix of new homes and the importance of affordable homes to for local people. However, the majority of respondents expressed concerns about the proposal.

The single biggest area of concern was the increase in the proposed number of homes. This was mentioned by almost three-quarters of respondents. As a consequence of the increase in the number of homes, respondents also expressed concerns about highways, the impact on the nature of the village and the lack of existing facilities in the village to cater for the new homes. Highways concerns focused on the volume of traffic, the location of the site access in terms of the topography of Pilley Green and its proximity to other junctions, and the narrow nature

Community Engagement Statement

of local roads. Mentions were also made about increased demands on local services including health, public transport and school places.

Other concerns mentioned included the loss of views, loss of privacy for neighbouring properties, concerns over surface water run-off and flooding, loss of a greenfield, environmental impacts, disturbance during construction, financial benefits not being spent in Pilley, concern over the suitability of affordable housing and a general objection to development on the site.

General comments included:

- Whether improvements to Lidgett Lane/Pilley Green to alleviate traffic issues would be possible
- Parking provision to be created for existing residents on Lidgett Lane as part of the scheme
- A preference for the executive housing scheme instead
- The need for bungalows
- Concern over any three story buildings and their fit with the existing village

Community Engagement Statement

6. RESPONSE TO THE CONSULTATION

Many of the concerns raised during the consultation have been addressed in the previous approval for the site and a Highways Assessment is included with the planning application.

An ecology assessment has also been submitted.

Barratt Homes' site managers have won the most NHBC pride in the job awards for site management of all major developers and Barratt Homes will use this experience and strive be a good neighbour during construction.

Community Engagement Statement

7. CONCLUSION

Whilst not mandatory and not a planning requirement, Barratt Homes undertook public consultation, despite a previous planning permission in place.

The majority of matters raised by the local community were dealt with previously under the current planning approval. Matters such as highways, drainage and ecology were considered last time round. However, Barratt Homes will be providing further information on how all of these will be dealt with as part of their planning application submission.

All comments received have and will be considered and where feasible and reasonable, will be taken account of.

Barratt Homes have undertaken pre-application consultation and endeavoured to consult in accordance with the requirements set out in national planning guidelines by:

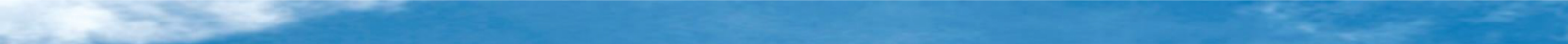
- Providing the opportunity for participation.
- Allowing those involved in the community engagement programme to comment on the proposals and, wherever possible, take their views into consideration.
- Allowing an inclusive approach which has seen the consultation programme being reported as part of the planning application process.

The consultation activity has included:

- Pre-application discussions with planning officers and local representatives.
- Consultation leaflets with feedback forms sent to 339 residents/business postal addresses closest to the site.

Consultation will be ongoing and Barratt Homes will listen to further comments sent directly to them or to Barnsley Council as part of the consultation for this planning application.

Community Engagement Statement



8. APPENDIX 1 – CONSULTATION DOCUMENTATION

Site Layout



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Lidgett Lane, Pilley

About Barratt Homes

Barratt Homes is the largest and best known housebuilder in the UK and we are committed to delivering high quality housing.

Our aim is to create communities where people aspire to live. In order to do this we are working closer than ever with our stakeholders and continually improving the design standards of our developments. Communities where people aspire to live cannot be created without engagement of the local people; listening and taking on board their views. However, this has to be balanced with the needs and wants of the Local Planning Authority and the viability of the proposal to ensure a tangible legacy can be left.

The site

The site benefits from planning permission for 49 large executive houses. We intend to submit an application for 75 units, which are a mix of 2, 3 and 4 bedroom homes. As well as providing a greater mix of homes for the local community, the increase in numbers brings the site closer to the minimum density per hectare as outlined in Barnsley's core strategy. Policy CSP13 requires sites in Barnsley to have a density of 40 dwellings per hectare. At 75 units, this site would have a density of 31 dwellings per hectare, which, whilst is still fewer homes than required in the core strategy, achieves more in delivering housing targets in the area. Before we submit our application, we would welcome your views on the proposed layout using the card enclosed. This can be returned using the freepost envelope provided. You do not need a stamp for this. To ensure that your comments are given due consideration prior to submitting our proposal, please could you send your feedback to us no later than **18 May 2018**. Comments received after this date will be considered if possible.

The proposal

- Circa 75 new homes
- New affordable homes on site
- A mix of 2, 3 and 4 bedroom homes



Economic benefits of our investment

- A £7.76 million housing investment
- Supporting 38 direct construction jobs and 3 apprenticeships per year during construction
- New families supporting local shops and facilities
- Around £688,500 New Homes Bonus over 6 years for Barnsley Council to spend on local facilities and infrastructure
- Around £114,750 per year in Council Tax receipts for Barnsley Council to spend on maintenance and improvements to the local area

Comment Card



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Pilley Feedback Form

What do you think of our plans?

Would you be interested in buying one of these properties?

Yes ☐ No ☐

Any other comments

Please continue overleaf

[illegible]

Name:
Address:
..... Postcode:
Tel:
Email:

You can also email us with your views at consultyw@barratthomes.co.uk

Your enquiries and comments will be analysed by Barratt Homes. Copies may be made available to the relevant planning authority so it can note your comments. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Barratt Homes and their agents in accordance with the Data Protection Act 1998, will be used solely in connection with the Pilley proposals and any subsequent planning applications and, except as noted above, will not be passed to any third parties.

Please return in the FREEPOST envelope provided. You do not need a stamp.