
November 2013



**Former Goldthorpe Colliery,
Kingsmark Way, Goldthorpe**

Statement of Community Involvement

On behalf of

Sir Robert Ogden CBE LLD

Prepared by

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Appendix 1 - Letter sent to local residents

1.0 Introduction

- 1.1 This Statement of Community Involvement ("SCI") has been prepared on behalf of Sir Robert Ogden CBE LLD to support an outline planning application for residential development of up to 125 dwellings ("the proposed development") on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe ("the site"). The proposal is submitted in outline with all matters reserved except for partial means of access to, but not within, the site. Access is to be taken from Kingsmark Way in the form of a new roundabout.
- 1.2 In undertaking the public consultation, the applicant and their agents have sought to engage with the local community in order to deliver a high quality scheme which satisfies their objectives together with those of local residents.
- 1.3 The SCI sets out the background to the site in terms of the consultation carried out by the applicant in relation to the proposed development. The SCI then addresses the applicant's approach to community consultation in respect of the proposed development as well as setting out the specific feedback from the community.

2.0 Background

- 2.1 The proposed development is comprised accompanies an outline planning application for residential development. Details of the site access points accompany the application are applied for but all other matters, including the internal road layout, will form part of a reserved matters submission. Notwithstanding this the Design and Access Statement and submitted indicative plans show how the site could be developed in a manner which has regard to surrounding developments and policy requirements.
- 2.2 For the avoidance of doubt, the layout plans are for illustrative purposes only. However they demonstrate how the proposed residential development could be accommodated on the site. Access to the site is proposed to be from a new roundabout junction on Kingsmark Way.
- 2.3 The illustrative layout shows a variety of house types of varying sizes, all with parking facilities and private gardens. An area of open space is proposed in the south western corner of the site in order to create a green space which will benefit the whole community.
- 2.4 In total the indicative layout shows 125 dwellings which would provide a mix of bedrooms. It is anticipated the dwellings would respect the existing dwellings in the locality in terms of design. However these details would form part of the subsequent reserved matters submission.

3.0 Guidance on Community Involvement

National Guidance

The Localism Act

- 3.1 The Localism Act contains details on a number of matters, including the requirement for developers to consult local communities before submitting planning applications for certain types of developments.
- 3.2 These changes to the requirement for public consultation are contained within Section 122 of the Localism Act and the circumstances in which a developer is required to carry out pre-application consultation are as follows:
 - A person proposes to make an application for planning permission for the development of any land in England; and
 - The proposed development is of a description specified in a development order.
- 3.3 Consequently, it is necessary to wait for the publication of a new development order before there is an indication as to what type of development the new requirements will apply to.
- 3.4 It is important to note however the indication from the Government is that the legislation would only apply to large scale major applications.
- 3.5 In light of the above, there is a need to undertake public consultation for the proposed development.

National Planning Policy Framework

- 3.6 The National Planning Policy Framework ("NPPF") was published in March 2012 and provides national guidance on the planning system.
- 3.7 Paragraphs 188 to 195 of the NPPF set out guidance on pre-application engagement with paragraph 188 stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 3.8 The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits.

Local Guidance

- 3.9 At a local level, Barnsley's Statement of Community Involvement (adopted September 2006) actively encourages developers to engage the community at an early stage and, in the case of major developments and/or those of community significance prior to the submission of a planning application. Appendix 4 of the Barnsley SCI sets out methods that can be used to consult the local community.

4.0 Community Involvement Strategy

- 4.1 In preparing a strategy for community involvement the overall aim was to provide the community with an opportunity to understand and influence the proposals prior to the submission of a planning application. To make this possible, it was important to ensure local people became aware of the proposals and that it was made as easy as possible for those who wished to become involved to do so. Achieving this would ensure that the key objectives and requirements of both the NPPF and the Council's SCI were met.
- 4.2 To ensure the community involvement strategy is robust, local residents were consulted on the issue of the principle of development and the masterplan for the site. In this context, the objective of the community involvement was to secure residents views and feedback.
- 4.3 In order to obtain the views of residents a letter was sent to local residents and local Ward Councillors in November 2013 informing them of the proposal. A link to a website was provided where residents would be able to view the proposed layout and other technical drawings. A copy of the letter can be found at Appendix 1.
- 4.4 At the time of writing, three responses have been received from local residents. The responses raised comments on the creation of a new access from Beever Street and the potential highway impact.
- 4.5 In responding to these points, the indicative layout has been amended since the public consultation and the access from Beever Street has now been removed. The sole access point for vehicles will be from Kingsmark Way.
- 4.6 In terms of the potential highway impact, is considered there is capacity on the local highway for the proposed development and the access arrangements are acceptable. Further details on this matter can be found in the supporting Transport Assessment.
- 2.5 In view of the above, it is considered the applicant has made amendments to the proposal which will ensure a suitable development can be provided on the site. It is therefore considered the community consultation undertaken is in accordance with the aims of the NPPF and the Barnsley SCI.

5.0 Conclusions

- 5.1 This SCI has been prepared to support an outline planning application for residential development of up to 125 dwellings on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe.
- 5.2 The Statement refers to the scope of community involvement undertaken and it has been demonstrated the pre-application consultation has involved the local community and local Councillors. Comments have been received from local residents and have assisted in finalising the indicative layout for the development.
- 5.3 It is concluded the proposed development has given significant regard for local residents in the formulation of the design of the scheme. As such it is considered the consultation undertaken accords with the requirements of the NPPF and the Barnsley Statement of Community Involvement.

Appendix 1 - Letter to local residents

Our Ref: JD/NDB/JID1766

14th November 2013

Dear Resident

**FORMER GOLDTHORPE COLLIERY, DONCASTER ROAD, GOLDTHORPE, BARNSLEY
– PUBLIC CONSULTATION EXERCISE IN RELATION TO RESIDENTIAL
DEVELOPMENT PROPOSALS**

I act on behalf of The Ogden Group of Companies who are currently preparing development proposals for the aforementioned site for residential development in the form of an outline planning application for circa 125 dwellings.

Prior to the submission of the planning application for the development, my clients wish to engage with the local community in order to hear their views on the development of the site and to secure local input into the scheme proposed.

In this context, I have attached a plan showing the area to be developed and the illustrative layout, together with a feedback form and look forward to hearing your views either by email to jonathan@idplanning.co.uk or by post to the address below. Alternatively, you can view the proposals online at:

<http://www.enjoy-design.co.uk/goldthorpe.html> *(this link will be live by Monday 18th November)*

Please note the deadline for submission of feedback is 29th November 2013.

We very much look forward to receiving your views and in the meantime if you have any queries please contact me on 0113 243 6116.

Yours faithfully

**Jonathan Dunbavin BSc MCD MRTPI
Director**