



BARRATT
HOMES



Community Engagement Statement

Lee Lane, Royston

November 2016

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	Informing Local Elected Members	8
4.3	Summary of Consultation Methodology	8
5.	Exhibition response	10
5.1	Comments	11
6.	Response to the consultation	12
7.	Conclusion	14
8.	Appendix 1 – Consultation Documentation	15

Community Engagement Statement

1. SUMMARY

This report summarises the method of public consultation that has taken place in advance a planning application for the development of new homes on land off Lee lane in Royston, Barnsley.

The proposal being brought forward by Barratt Homes is for 164 new homes to be constructed.

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 has included meetings with planning officers, councillors and local residents, and therefore meets both national and local guidelines for pre-application consultation. It also fulfils the aspirations for engaging the local community set out in 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, proactive approach, and provide advice in a timely manner throughout the

Community Engagement Statement

development process. This assists local planning authorities in issuing timely 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 is 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. Although the scheme is not large enough to be considered a large scale application we have benchmarked our proposals with the requirements listed in the Act.

The Act under 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.

Community Engagement Statement

3. THE CONSULTATION PROCESS – AIMS

The key aims of the consultation were:

- To inform the local representatives, local residents and the wider community of the proposals for the site.
- Gain an understanding of local views towards the proposals.
- Engage the local community about the plans for the site and allow for constructive feedback through appropriate mechanisms.

3.1 Achieving the Aims

In order to best achieve these key aims and adhere to national and local guidelines it was decided that the main element of the community engagement programme should be a public exhibition. In addition, there would be meetings with planning officers and local elected members.

Community Engagement Statement

4. THE CONSULTATION PROCESS – METHODOLOGY

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

4.1 Officer Discussions

A pre-application enquiry was submitted to the Council on 20 September 2016. A meeting was held with Council Officers on Monday 24th October 2016 to discuss the proposals. A comprehensive breakdown of the pre-application advice received from the authority and design changes taken on board as a result of the pre-app can be found within both the Planning Case Report (Johnson Mowat) and Design & Access Statement (KSL Design).

4.2 Informing Local Elected Members

All three ward members were emailed on 19 August 2016 to update them on progress and explain that a planning application was being prepared. They were emailed again on 13 October 2016 to invite them to the public consultation event. Councillor Clements attended to discuss the proposal on behalf of all three ward members.

4.3 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 this pre-application process is shown below:

1. **Discussions with council officers**
2. **Informing local ward members**
3. **Wider public engagement, according to the following principles:**
 - a. Appropriate reach of consultation sought
 - i. 266 exhibition invites distributed to nearby residents and businesses
 - i. The exhibition was held on 20 October 2016 at Royston Working Mens Club, 52 Church Street, Royston, Barnsley S71 4QU between 3.30pm and 7pm in order to maximise possible attendance

Community Engagement Statement

- b. Meaningful feedback sought, through:
 - i. Feedback forms available at the exhibition*
 - ii. Email facility for feedback*

Community Engagement Statement

5. EXHIBITION RESPONSE

35 people attended the exhibition. Nine completed feedback forms were received.



Community Engagement Statement

5.1 Comments

Highways issues were of great importance to local residents, especially traffic flows along Lee Lane towards the junction of the A61, traffic speeds along Lee Lane and possible use of Applehaigh View.

A number of residents of Applehaigh View attended to discuss the boundary between their homes and the proposed site. Comments were made about a buffer zone and a number of detailed discussions were had with individual home owners about possible changes to the scheme layout including the possibility of re-orientating some plots to a side-on rather than end-on view to avoid looking a brick walls.

Comments were also received about drainage of the site, possible impacts on local services such as GPs, loss of open space, the perceived lack of need for new homes and whether bungalows could be part of the scheme.

Community Engagement Statement

6. RESPONSE TO THE CONSULTATION

The main issues raised by the local community within the scope of the planning application were drainage and traffic.

We have engaged highways specialists WSP to undertake a transport assessment which is included in our planning application. The Transport Assessment shows that the development will be accessible by a range of travel modes. There is a range of key facilities and services, including employment, retail, health and education uses near the site which is therefore in a sustainable location .

It has been demonstrated that in the last five years there have been no more accidents along Lee Lane than would normally be expected for this type of road. Neither is there is a common cause to the accidents which have occurred. The road network is operating safely at present and a scheme of this size will not have a detrimental impact on the level of road safety in the vicinity. Nevertheless, it is proposed to extend the 30 mph speed limit along the site frontage in order to restrain traffic speeds.

The development is forecast to generate some 99 and 113 two-way vehicle trips during the morning and evening peak hours respectively. It will be accessed by a simple priority site access junction and will have ample capacity to accommodate the forecast development traffic levels.

The layout of the houses around the proposed site access junction has been designed to enable the junction to be upgraded to a roundabout in the future. The subsequent construction of the roundabout would enable any future development on the south side of Lee Lane to proceed.

The site access will have ample capacity to accommodate the development generated traffic and the adjacent junctions will only experience a modest increase in queuing as a result of the development traffic.

Community Engagement Statement

A Travel Plan has been prepared which sets out measures to encourage sustainable travel patterns and reduce the reliance on private car use.

It is therefore concluded that the scheme can be accommodated without resulting in a significant detrimental impact upon the highway network.

Drainage is covered in the application drainage scheme and report from specialists ARP. It should also be noted that these technical matters were previously considered and accepted through grant of the previous application.

How the scheme interacts with the existing residential properties to the east of the site was an important concern raised by residents at the public consultation event. The eastern boundary of the site is characterised by the rear boundaries of the properties that front onto Applehaigh View and the side garden boundary of the large property off Parkhead Close.

The feedback received at the consultation event has been taken into consideration and, as explained in the Design and Access Statement, the new properties along this boundary have been set back further to allow a greater separation distance between the existing and new dwellings.

We are committed to ongoing engagement with the local community, key stakeholders and local politicians. We will continue to inform these groups about the progress of our proposals.

Community Engagement Statement

7. CONCLUSION

Barratt Homes has put together a team of experienced professionals to provide expert advice on the planning application. The community engagement programme has met the requirements set out in national planning guidelines. It has:

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

When creating the community engagement programme the project team has worked within Barnsley Council's Statement of Community Involvement, national guidelines and adhered to the spirit of the Localism Act by involving and informing the local community at the earliest opportunity.

Community Engagement Statement

8. APPENDIX – CONSULTATION DOCUMENTATION



BARRATT
HOMES



Public Consultation

Barratt Homes is proposing to submit a planning application to Barnsley Council in the near future for around 164 new homes on land off Lee Lane in Royston. You may recall a number of new homes have been previously approved for the site.

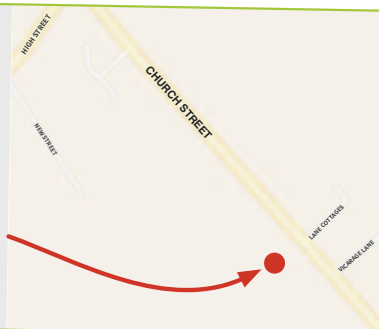
We would like to invite you to attend our public consultation so that we can tell you more about the proposal, answer any queries you may have and seek your views.

You can drop in at any time between 3.30pm and 7.00pm. We are usually busiest at the start so please come later if you are able to.



Thursday
20th October
3.30pm-7.00pm

Royston Working Mens Club
52 Church Street, Royston
Barnsley S71 4QU



Exhibition Panel



Land off Lee Lane, Royston

Need for Housing

The Barnsley Core Strategy requires at least 21,500 new homes across the district including a minimum of 1,000 new homes in Royston to be built between 2006 and 2026. Royston is designated as a Principal Town and therefore is a priority location for housing growth. Given that the Council has identified this site as a preferred housing site and at present does not have a 5 year housing land supply, this proposal will significantly contribute towards the housing requirements of both the district as a whole and Royston.

The Site

The site is located to the north of Lee Lane and would integrate well with the existing development to the east. Planning approval for housing has already been granted. We would welcome your views on our proposed layout.

The Proposal

Our proposal is to build approximately 164 new homes which would be two, three and four bedroom houses. A proportion of the housing will be affordable to accord with the Barnsley Core Strategy. Whilst our current draft layout varies from the indicative layout presented for the previously approved outline planning permission on this site, we are seeking to create a valuable high quality area of on-site public open space located centrally within the site. This new area of public open space will be accessible to both existing and future residents of Royston.

The Opportunities

- Provide much needed housing in the local area
- Delivery of affordable housing
- Building for Life 12 compliant scheme demonstrating good design
- High quality Barratt houses
- Provide a wide mix of housing



Benefits of our investment

The proposed development of around 164 new homes offers the chance to deliver a range of economic benefits.

- 49 full time equivalent construction jobs and 4 apprenticeships
- £19.7 million housing investment
- Over £250,000 per year in Council Tax receipts for Barnsley Council to spend on local facilities and infrastructure
- Around £3.9 million of gross potential spending power generated by residents of the scheme each year, a proportion of which would be spent locally
- Around £900,000 spent on first occupation
- Around £1.5 million New Homes Bonus over 6 years for Barnsley Council to spend on local facilities and infrastructure

We have representatives of Barratt Homes here today to help answer any questions you may have.

What next?

Barratt Homes is committed to engaging with the local community and want to hear your views regarding the proposal.

We would welcome your comments and ask that you complete one of our consultation forms so that we can take your comments into consideration prior to submitting a planning application to Barnsley Council.

Finally, there will be a further opportunity to submit comments directly to the Council once our application is submitted.

A3 Laminates



Land off Lee Lane, Royston



Feedback Form



BARRATT
HOMES



Feedback Form Lee Lane, Royston

What do you think are the benefits of our proposal?

.....
.....
.....

What do you think are the possible impacts of our proposal?

.....
.....
.....

Any other comments?

.....
.....
.....
.....
.....

Would you be interested in buying one of these properties? Yes No Not sure

Name:

Address:

.....

..... Postcode:

Email: Telephone:

Please feel free to use the back page for further comments should you need to.

You can also email us with your views at consultyw@barratthomes.co.uk, or write to us at Land Team, Barratt Homes, Raynham House, 2 Capitol Close, Morley, Leeds LS27 0WH.

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 in accordance with the Data Protection Act 1998, will be used solely in connection with the Royston proposals and any subsequent planning applications and, except as noted above, will not be passed to any third parties.

Barratt Homes thank you for taking the time to fill in this Feedback Form and will consider all comments made.