JohnsonMowat

Planning & Development Consultants

STATEMENT OF COMMUNITY INVOLVEMENT

NEWETT HOMES

LAND OFF DODWORTH GREEN ROAD,

DODWORTH,

BARNSLEY

FULL APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF 50NO. DWELLINGS INCLUDING ASSOCIATED WORKS AND PROVISION OF ON SITE OPEN SPACE

MAY 2022

Newett Homes
Land off Dodworth Green Road, Dodworth, Barnsley

Statement of Community Involvement

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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.

Except as otherwise requested by the Client, Johnson Mowat Planning Ltd is not obliged and disclaims any obligation to update the report for events taking place after:

a) the date on which this assessment was undertaken; and

b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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1.0 INTRODUCTION AND BACKGROUND

1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of the Newett Homes to detail the community consultation undertaken in relation to the proposed residential development of the land off Dodworth Green Road, Dodworth, Barnsley.

1.2 The development proposals seek full planning permission for the residential development of 50 No. dwellings including associated working and provision of onsite open space. The application site is located within the development limits of Dodworth, within walking distance of the village centre.

1.3 Consultation material was distributed to residents within the immediate vicinity of the Application Site, and made publicly accessible on the Johnson Mowat website. Furthermore, the consultation material and detail was sent directly to Ward Members via email. This SCI documents the consultation exercise undertaken prior to the submission of the planning application and the outcomes of that exercise.

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. Newett 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 (2021)

2.2 The National Planning Policy Framework was first published in March 2012 and most recently revised in July 2021. With regards to pre-application consultation, the document states:

> *"39. 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"*.
>
> *"40. 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 and, where relevant, with statutory and non-statutory consultees, before submitting their applications"*.
>
> *"41 The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, 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 decisions, helping to ensure that applicants do not experience unnecessary delays and costs."

''43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). 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 (April 2020)

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. Recent revisions to the SCI were made in April 2020 following the coronavirus (COVID-19) pandemic, demonstrating the potential for innovative methods of engagement where current social distancing prevents face to face events. 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 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 ENGAGEMENT WITH THE LOCAL COMMUNITY

Leaflet drop

3.1 Due to the scale of the development 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 Newett 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. It should be noted that the scheme consulted with residents was for 50no. dwellings.

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 Leaflets sent out to properties within the immediate vicinity of the area and those sharing a boundary with the application site on 25th April 2022. A copy of this leaflet can be found in Appendix 1.

3.6 Details of the website and community consultation were also emailed directly to local Ward Councillors requesting their thoughts on the development proposals.

Dedicated website

3.7 Johnson Mowat have a dedicated website page for the proposed development. The website address is as follows:

https://www.johnsonmowat.co.uk/consultations/dodworth/

3.8 The website went 'live' on the 25th April 2022 to coincide with the community consultation leaflet distribution. The website remains live to allow for comments to be received both before and after a planning application is submitted. The consultation leaflet has been

downloaded from the website a total of 97 times, with the working draft layout downloaded a total of 136 times.

3.9 The website provided the opportunity for respondents to review and submit comments on the proposed development.

4.0 COMMUNITY REMARKS AND CONCLUSIONS

Consultation Outcomes

4.1 From the public consultation exercise a total of 16no feedback forms were received either through email or via the Johnson Mowat dedicated website feedback form. No response was received from Ward Members. The key issues raised by residents and our initial response are detailed below.

a) Residents were concerned with the impact on highways safety and increased volume of traffic leading to congestion..

Response: Andrew Moseley Associates have provided a Transport Statement which reviews the impact on highways safety and increase in volume of traffic. A new priority junction is proposed in the north western corner of the site, ensuring suitable visibility splays can be achieved. This has been established within previous planning approvals, with the Local Highway Authority confirming that the proposed development can be brought forward with no significant impact on highways safety.

On average, across the day, the proposals could lead to one additional vehicle movement every three minutes. As such, it can be concluded that the impact of the development on the local road network will not be material, and will not lead to any severe cumulative impacts, nor adversely impact upon the existing highway safety record.

b) Residents had raised concerns with impact on privacy and impact on the visual amenity of neighbouring properties.

Response: The proposed dwellings all meet the minimum separation distances as set out in the Design of Housing SPD (May, 2019). The proposed quantum of development has already been established as acceptable in principle from the several historic Outline planning consents.

c) Residents were concerned in relation to the ecological implications of the residential development of the site.

Response: The Barnsley Local Plan requires a net gain in Biodiversity to be achieved in order for the development proposals to be deemed acceptable. This will be achieved

on-site through high quality landscaping and retention of landscape features which hold a high ecological value. Any loss in biodiversity will be compensated by off-site mitigation or commuted sums as appropriate to ensure net gain is achieved off-site.

d) A resident question the ability to gain the required visibility splays without removing trees covered by Tree Protection Order.

Response: As with previous consents, the proposed development requires the removal of a TPO'd tree to allow for acceptable visibility splays to be achieved. This has been established as acceptable through previous planning consents, and full details of mitigation for tree loss is provided within the supporting landscape masterplan.

e) Residents raised concerns with regards to the capacity of local infrastructure.

Response: The supporting Transport Statement confirms that the Highways Infrastructure has the capacity to accommodate the additional traffic flows. Furthermore, Dodworth is a sustainable location in Urban Barnsley with good access to sustainable transport methods. Any contributions required to benefit local infrastructure will be secured by the Council through a Section 106 agreement.

f) Residents have raised concerns about the drainage systems and how they will cope with the additional stress.

Response: A Flood Risk Assessment has been provided by OEC which details the proposed surface water and foul drainage systems. The proposed surface water drainage system shall be restricted to the agreed discharge rate with appropriate attenuation for a 1 in 100 year storm plus climate change event incorporated into the design, prior to discharge to watercourse. Foul water domestic waste shall discharge to the 300mm diameter public combined sewer recorded to the south of the site.

g) Residents expressed concerns of local schools and services capacity to accommodate additional residents.

Response: There are two Primary Schools within Dodworth (Keresforth Primary and Dodworth St John The Baptist C Of E Primary), with further options for Primary and Secondary education within Barnsley Town Centre. Any issues with capacity at local schools will be addressed via contributions for expansion secured via Section 106. Dodworth is within Urban Barnsley, where it is considered there are the highest

provision of services / facilities and there are a wide range of options for sustainable travel to access these services.

APPENDIX 1 – PUBLIC CONSULTATION LEAFLET

Community Consultation Leaflet

Dodworth Green Road, Dodworth, Barnsley

On behalf of our client Newett Homes, we write to inform you of their intention to submit a detailed planning application to Barnsley Metropolitan Borough Council (BMBC) for 50 no. residential dwellings on land at Dodworth Green Road, Dodworth, Barnsley ("Application Site"). See Proposed Indicative Site Layout overleaf.

The Application Site measures 1.86ha in size and is currently unallocated within the development limits of Dodworth. The Application Site is located within the centre of Dodworth and benefits from close access to the shops and services off High Street.

The preliminary site assessment confirms that the site has no significant development constraints, has good accessibility to services and employment and is located within Flood Zone 1; at the lowest risk of flooding.

In summary the proposal will provide:-

- A boost to housing supply and an enhanced choice of new housing in the local area. Residential dwellings will provide a varied housing mix to meet local housing need;
- Provision of usable Public Open Space;
- Retention of high quality trees on-site;
- The scheme has been sensitively designed to protect the setting of the Grade II Listed Building adjacent to the site (Travellers Inn);
- Installation of a Surface Water Attenuation Tank;
- Provision of 50 no. high quality residential dwellings; and
- Additional landscaping providing opportunities for improving biodiversity and assist in softening the appearance of the residential dwellings.

You are invited to review the indicative site layout (overleaf) and provide us with your thoughts, comments and ideas.

A copy of the site layout can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to:-

hello@johnsonmowat.co.uk

Following this consultation, the development team will review and consider all comments received prior to the submission of a formal planning application to Barnsley Metropolitan Borough Council.

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

JohnsonMowat
Planning & Development Consultants

PTO for Indicative Site Layout

Site Layout

Dodworth Green Road, Dodworth, Barnsley