

Land South of Barugh Green Road, Barugh Green

Statement of Community Involvement

February 2025



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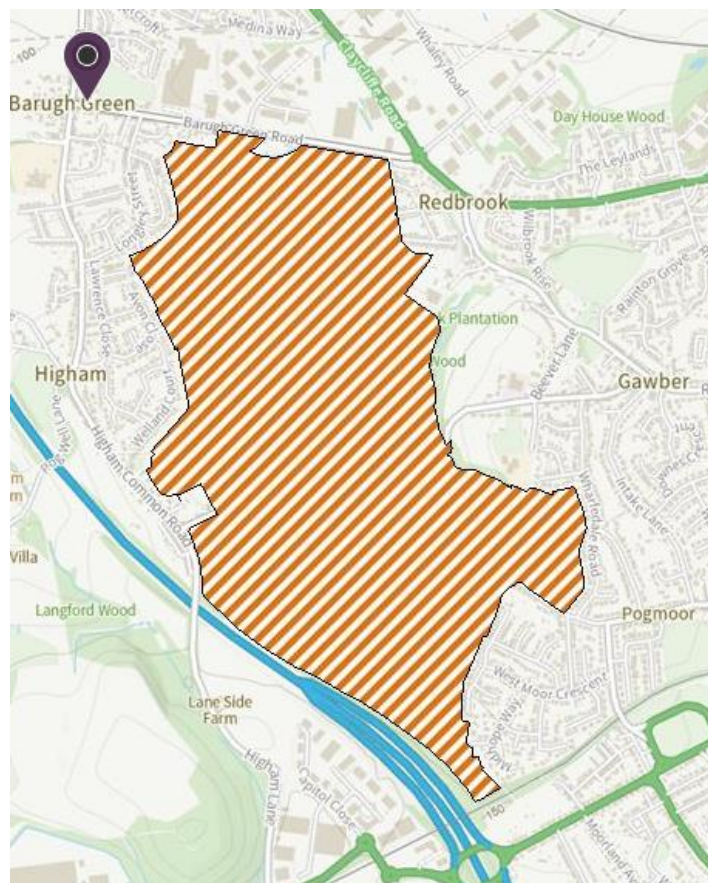
Appendices

Appendix 1 Consultation Leaflet

1. Introduction

1.1 This Statement of Community Involvement has been prepared by Avant Homes (West Yorkshire) Ltd. It accompanies a full planning application for the erection of 155no. residential dwellings (Use Class C3) including associated works and provision of on-site space on land south of Barugh Green Road, Barugh Green, Barnsley.

1.2 This site is allocated and falls within the MUI allocation in the adopted Local Plan document, which was adopted in January 2019. This site is also subject to an adopted masterplan framework to guide development across the whole allocation (including the site). Please see below:



1.3 The Government's National Planning Policy Framework (NPPF, 2024) states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties"* and

that “*good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community*” (paragraph 40).

1.4 The Barnsley Council Statement of Community Involvement (SCI) was adopted in April 2020. In respect of planning applications, the document puts emphasis on the importance of giving the community and other interested parties the opportunity to become involved in the consideration of individual planning applications.

1.5 A public consultation exercise was carried out by Avant Homes (West Yorkshire) Ltd in line with the recommendations of the Council’s SCI. The remainder of this Consultation Statement is structured as follows:

- Section 2 explains the consultation process and methodology, and provided a summary of engagement which took place with Local Ward Members and the Local Planning Authority;
- Section 3 describes the issues that were raised by respondents, and explains how each matters will be addressed through the planning submission; and
- Section 4 provides a summary and conclusions.

2. Pre-application Engagement

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's approach to community consultation and highlights the importance of pre-application engagement, stating that:
- 2.2 'Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.
- 2.3 Applicants are encouraged to engage with the Local Planning Authority (LPA) and community before an application is submitted and it is suggested that the more issues that can be resolved at the pre-application stage, the greater the benefits. Statutory consultees are also encouraged to take a pro-active approach to pre application discussions to enable the consideration of all of the fundamental issues and avoid delays at a later stage.
- 2.4 A Pre-Application enquiry was submitted to Barnsley MBC on 21st May 2024 (LPA reference REQ554647) which included a Site Location Plan, indicative layout plan and a description of the proposed development.
- 2.5 A full written response was received from Barnsley MBC on 31st July 2024. The key points of feedback from the formal pre-app response are summarised as follows:
- 2.6 **Strategic Housing** – The pre-application covering letter outlines a proposed housing development that includes 20% affordable housing, in line with Policy H7 of the Local Plan. The affordable units primarily consist of 2 and 3-bedroom properties. However, since the overall plan includes 7.3% of 4-

bedroom homes, it is expected to include larger affordable homes to create a tenure-blind development.

- 2.7 The pre-app layout does not specify where the affordable units will be located, so it is advised that these units be spread evenly across the site rather than grouped together, as per the guidelines. The applicant is encouraged to consult the Affordable Housing SPD and First Homes Technical Note for guidance on tenure distribution and design.
- 2.8 Additionally, the development must comply with the Design of Housing Development SPD, requiring 26% of the dwellings to meet M4(2) standards (accessible and adaptable) and 6% to meet M4(3) standards (wheelchair accessible), which should be reflected in the housing mix.
- 2.9 **Urban Design** – The site should adhere to the frameworks design and layout guidelines. Residential development cannot start until the Northern and Southern Access Roundabouts have been completed.
- 2.10 A separate entrance off Barugh Green Road has been tentatively approved, provided it does not create traffic rat-runs. The development must include clear pedestrian and cycle connections to the rest of the MUI site.
- 2.11 The layout must include a 'heartspace' as per the design code, and the proposed location for the Local Area of Play (LAP) is discouraged. A detailed plan showing plot divisions and car parking arrangements is needed for further review.
- 2.12 Concerns need to be addressed about front of dwelling and visitor parking. The SPD requires 1 visitor space per 4 dwellings. Consult Highways Development Control early to ensure compliance and avoid issues later.

- 2.13 Future applications must comply with the design code and include a compliance statement. The proposal should be reviewed by the Design Review Panel.
- 2.14 **Highways** – Residential development cannot start until both the Northern and Southern Access Roundabouts are completed, as specified in the Barnsley West Masterplan Framework. Parcel A, the site in question, is not included in the initial phasing plan.
- 2.15 An indicative layout plan has been provided. At the application stage, a designer's checklist in line with CD123 of the DMRB is required. The design must consider pedestrian and cycle links, with 3m wide footways to ensure connectivity with existing and future networks.
- 2.16 The footway along Barugh Green Road needs widening to 2m along the site frontage. The surface water attenuation pond should be at least 5m away from the public highway.
- 2.17 A full Transport Assessment is required, including all junctions with 30 or more two-way trips. The Traffic Team should review any Road Safety Audit (RSA) and consider using STATS19 data for personal injury collisions. The assessment must account for committed developments in the area.
- 2.18 **Education** – A new primary school is planned for the MUI site, with its location specified in the masterplan framework. In the review of the ongoing residential application (ref: 2021/1090), the developer has agreed to contribute to the school's construction. Since this pre-application site is part of the MUI allocation and falls within the school's catchment area, this development will also need to provide a contribution toward the school's construction.

- 2.19 The Education Supplementary Planning Document (SPD) is currently being revised, with figures updated to reflect current requirements. Further discussions are recommended to ensure that the contribution from this development is appropriate and proportional to the number of primary-aged children expected to live there.
- 2.20 Additionally, there will be a secondary S106 contribution required, amounting to £384,000.
- 2.21 **Biodiversity** – The development site must follow the Local Plan 2019 and Barnsley West Masterplan Framework, including:
- Hedgerows: Retain, buffer, or transplant hedgerows as necessary with an agreed method statement.
 - Wildlife Corridors: Create or retain wildlife corridors.
- 2.22 An existing ecology survey should be reviewed, and additional data from local biological groups should be collected. Although within the Dearn Valley Wetlands SSSI Impact Risk Zone, consultation with Natural England is not needed.
- 2.23 Conduct a Preliminary Ecological Appraisal (PEA) as per CIEEM guidelines (2017) and potentially an Ecological Impact Assessment (EcIA) (2018). Consider potential impacts on farmland birds.
- 2.24 The application must include a Biodiversity Net Gain (BNG) assessment, showing how at least a 10% increase in biodiversity will be achieved, even though the site has low strategic significance.
- 2.25 **South Yorkshire Mining Advisory Service** – Part of the site falls within a Coal Authority High Risk planning referral area due to the presence of opencast

backfill and shallow coal, indicating potential risks from mining legacy issues such as instability, differential settlement, and potential fugitive gas emissions.

- 2.26 For developments in such coal mining referral areas, a Coal Mining Risk Assessment is required as part of the planning application. This assessment should be conducted by a qualified professional following Coal Authority guidelines and may be included in a broader Geo-environmental appraisal of the site.
- 2.27 The risk assessment will likely indicate the need for Phase 2 site investigations to finalize the housing layout and design mitigations, such as appropriate foundations. There may be a need for a no-build exclusion zone around the opencast highwall area to prevent issues related to differential settlement. Further consultation with the Coal Authority is recommended.
- 2.28 **Conservation** – The only heritage concern in the vicinity is a listed milestone located approximately 180 meters to the west. This issue was previously addressed through listed building consent (2019/1567) and planning permission (2020/0027) related to the highway works for MUI. As a result, there are no current heritage concerns regarding this development.
- 2.29 However, additional archaeological information will be required in line with the Local Plan's site-specific policy. This will involve consulting with the South Yorkshire Archaeology Service to ensure compliance with any archaeological requirements.
- 2.30 **Pollution Control** – Any future application for the development must include a Noise Impact Assessment (NIA), which should outline necessary mitigation measures to ensure acceptable noise levels within dwellings. The required sound levels are as follows:

- Bedrooms: Should achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A) and an 8-hour LAeq (23:00 to 07:00) of 30dB(A). Individual noise events should not exceed 45dB LAFmax more than 10 times during the night (23:00 to 07:00 hours).
- Living Rooms: Should achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A).
- Dining Rooms: Should achieve a 16-hour LAeq (07:00 to 23:00) of 40dB(A).

2.31 The NIA should also provide a scheme to protect external amenity areas from noise, aiming to achieve the lowest practicable sound levels in these areas.

2.32 Additionally, conditions regarding construction hours will be attached to any approved permission to minimize disturbance during the building phase.

2.33 **Public Health** – A Health Impact Assessment would be required within the submission of any future planning application.

2.34 **Drainage** – Part of the site is identified on the Environment Agency's surface water flood maps, indicating a potential risk for surface water flooding. The development must ensure there is no increase in surface water runoff. The National Planning Policy Framework (NPPF) emphasizes a catchment-wide approach to flood risk management, beyond just floodplains.

2.35 There are existing combined and surface water sewers on Barugh Green Road. The developer should contact Yorkshire Water to discuss allowable discharge rates if they plan to connect to these sewers.

- 2.36 Any surface water balancing facility on-site must be capable of managing a 1 in 30-year flow below ground and retaining a 1 in 100-year flow within the site (with a 30% allowance for climate change) without causing flooding to any buildings.
- 2.37 The authority prefers using Sustainable Urban Drainage Systems (SUDs) where ground conditions permit. These techniques include features like soakaways, permeable pavements, grassed swales, infiltration trenches, ponds, and wetlands to control surface water runoff. These methods help in attenuating flood peak flows, improving water quality, and enhancing the environment.
- 2.38 A full list of validation requirements was also included in the response.

3. Consultation Process

- 3.1 This section sets out the strategy by which Avant Homes (West Yorkshire) Ltd, publicised the consultation exercise along local stakeholders, including members of the public, Local Ward Councillors and Local Planning Authority.

Public Consultation Leaflet

- 3.2 To publicise the proposals, leaflets were sent to the properties within the catchment area adjoining the development (total of 1,600 homes). Leaflets were delivered on 18th September 2024. A copy of the public consultation leaflet can be found at Appendix 1 of this report.
- 3.3 The leaflet provided high level detail of the site, the draft proposals and direct residents to the consultation website (see below) and confirmed that interested persons could view the proposals online, and submit any feedback or comments via email, or alternatively by posting responses to Avant Homes' West Yorkshire office.
- 3.4 The consultation ran for three weeks, closing at midnight on Wednesday 9th October 2024.

Public Consultation Website

- 3.5 A public consultation website was also set up (<https://www.avanthomes.co.uk/about-avant/corporate/land-consultations/community-consultation-barugh-green-road-barugh-green-barnsley>). The webpage provided information setting out the site context, the key features of the development proposals, provided as summary of the initial technical work undertaken to date, and how such technical and design work had informed the proposals. The website also

provided details of the different ways in which members of the public could provide any written feedback.

4. Consultation Responses

4.1 A total of 3 responses were received at the end of the Public Consultation Period. These were all received via email. As a total of 1,600 leaflets were issues, this represents a 0.2% response rate.

4.2 The comments received have been analysed by Avant Homes (West Yorkshire) Ltd below, with comments being divided into themes.

4.3 The table below shows the number of comments made in relation to each broad topic It confirms that most comments were made in relation to the themes of 'boundary treatments', 'loss of greenspace', 'overlooking', 'highways', 'drainage' and 'amenities.'

Topic	Number of respondents
Road Infrastructure	2
Pollution and Environment	1
Drainage concerns	2
Strain on existing facilities	1
Financial Risk	1
Location of POS	1

4.4 The table below outlines the comments received and the response to each of these comments;

Topic	Comments received	Developer Response
Road infrastructure	<p>There is already significant road congestion on Barugh Green Road and the surrounding network. The proposed development, along with the wider MUI allocation, will place immense strain on the existing road infrastructure due to the influx of private and commercial vehicles.</p> <p>The proposed access location is unacceptable. With the new roundabout on Barugh Green Road nearing completion, introducing another junction immediately west of the already busy Chestnut Tree roundabout is both irresponsible and poses a potential traffic hazard.</p>	<p>As part of the Transport Assessment, traffic flows on the surrounding road network were carefully evaluated. The findings from these surveys indicate that no mitigation measures are necessary, and the local network will continue to operate efficiently.</p> <p>Regarding the site access junction, capacity assessments have been conducted for this junction as well as two nearby junctions where the development was identified as potentially having a significant impact. The results of the traffic modelling indicate that all junctions will operate efficiently during peak hours, even with the additional traffic generated by the development, both in the current and design years. As a result, no mitigation measures are deemed necessary, and we</p>

		believe the proposed access arrangement to be fully acceptable.
Pollution and Environment	This concern directly stems from the growing road congestion, increased car usage, and the associated pollution and environmental challenges that accompany these trends.	<p>The developer will introduce a comprehensive set of measures to reduce pollution and address environmental concerns related to increased traffic.</p> <p>The proposal includes the installation of electric vehicle charging stations, the implementation of a travel plan promoting walking, cycling, and public transportation, and infrastructure enhancements such as improved pedestrian pathways, dedicated cycle lanes, and better access to public transport.</p> <p>By integrating these initiatives, the developer aims to minimize environmental impact, enhance air quality, and encourage sustainable transportation choices.</p>

<p>Drainage concerns</p>	<p>There are overarching concerns regarding the adequacy of the drainage proposals for the site. Numerous questions have been raised about the understanding of local flooding conditions and the capabilities of the required pumping facilities. Additional queries have been posed about whether the design can function independently of the main scheme and the assumptions made regarding runoff from the land to the south and west of the site.</p>	<p>The planning application is supported by a Flood Risk Assessment which assesses any sources of flooding and the opportunities for surface water drainage.</p> <p>The report found that the foul and surface water drainage systems for the new development have been designed to meet the local and national drainage policies. Further to this, suitably worded conditions can be applied to the grant of planning permission to control the delivery of the development.</p>
<p>Strain on existing facilities</p>	<p>The existing facilities in the area, including doctors' surgeries, shops, and public services, are already insufficient to meet the needs of the current residents. The proposed development would place an even greater strain on these resources, potentially overwhelming them entirely. Neither the plans for site MUI nor this proposal adequately address these critical concerns.</p>	<p>As developers, we are committed to working collaboratively with local authorities and stakeholders to ensure that infrastructure and community services are aligned with the needs of both current and future residents.</p> <p>The proposed development includes plans to contribute to the enhancement of local infrastructure, either through direct</p>

		investment or planning obligations such as Section 106 agreements. These contributions aim to support the expansion of essential services, ensuring that they can accommodate the growth in population.
Financial Risk	Concerns were raised about large-scale housing and infrastructure developments that have struggled due to insufficient preliminary investigations and the impact of volatile national and international financial conditions and conflicts.	<p>We acknowledge the concerns regarding challenges faced by large-scale housing and infrastructure developments. As a developer, we are committed to carry out thorough due diligence, including comprehensive site investigations and feasibility studies, to mitigate risks associated with any development.</p> <p>While we recognise the influence of national and international financial conditions, our approach incorporates robust financial planning and contingency measures to ensure project viability. We remain dedicated to delivering sustainable, well-planned</p>

		<p>developments that prioritise long-term success, even in the face of external uncertainties.</p> <p>By working closely with local authorities, stakeholders, and expert consultants, we aim to create developments that not only meet housing and infrastructure needs but also contribute positively to the community and economy.</p>
Location of POS	One comment raised concerns about the Local Area of Play, specifically its proximity to a busy highway, which poses potential issues with air and noise pollution.	Throughout the proposal's design process, adjustments were made to address these concerns. The Local Area of Play has been relocated from its initial position near the highway to a more central location within the site.

The public consultation process was a useful exercise in understanding the public perception and opinions on the proposed development. Reasonable measures will be taken to incorporate some of the feedback provided into the scheme, where it is practical to do so.

5. Summary and Conclusions

- 5.1 In conclusion, the consultation undertaken with local residents and other stakeholders has helped Avant Homes (West Yorkshire) Ltd to understand the issues and concerns surrounding the development proposals.
- 5.2 The responses received with various stakeholders has meant that the design of the scheme has positively evolved into the proposed development.
- 5.3 The supporting documents submitted as part of this planning application describe and provide a more comprehensive response to the topics of concern raised by local residents.

Appendices

Appendix 1

Consultation Leaflet



COMMUNITY CONSULTATION

Proposed Residential Development to the south of Barugh Green Road,
Barugh Green, Barnsley

THE PROPOSED DEVELOPMENT

Avant Homes (West Yorkshire) Ltd are in the process of preparing a full planning application for the construction of approx. 152 dwellings on land south of Barugh Green Road, Barugh Green, Barnsley. The proposed development is part of the Barnsley West MUI allocation within the adopted Local Plan (2019) for housing.

Key features of our proposed development include:

- Deliver approx. 152 high quality, well designed and energy efficient houses, of which 20% will be affordable homes which will assist in meeting identified local housing need;
- An inclusive and accessible development offering a wide range of 1, 2, 3 and 4 bed terraced, semidetached and detached dwellings, designed to meet the needs of all community including young and growing families, first time buyers and downsizers;
- Our draft Proposed Masterplan indicates that a surface water attenuation tank will be located in the northeastern corner of the site below an area of public open space which bounds onto Barugh Green Road, intersects through the middle of our site and provides connectivity to the wider allocation to the south.
- A Local Area of Play (LAP) is located in the north-western corner of the site within the area of public open space.
- Existing trees and hedgerows around the perimeter of the site will be retained. The scheme will take into consideration the findings of ecology and tree assessments to deliver a complimentary landscape strategy that will increase the biodiversity by at least 10%;
- Designed with careful consideration of the existing landscape and neighbouring properties, the proposed scheme seeks to complement the existing character of the area and address the key site constraints.
- Highway improvement works will be carried out to the access of the site on Barugh Green Road. This is shown on the masterplan (S278 works).
- The development will feature several upgrades to the new homes to improve energy efficiency and support sustainable living. Specifically, these improvements will include the installation of advanced low-carbon technologies;
- Wastewater Heat Recovery Systems: These systems will capture and reuse heat from wastewater, reducing the amount of energy needed for heating water.

DRAFT PROPOSED SITE PLAN



Key features continued:

- **Solar Photovoltaic (PV) Panels:** These panels will be installed on rooftops to convert sunlight directly into electricity, helping to reduce reliance on the grid.
- **Electric Vehicle Charging Points:** Each home will have dedicated charging stations for electric vehicles, making it convenient for residents to charge their cars at home.
- To ensure that new housing development in Wakefield benefits the entire community, we will be making contributions through two key mechanisms: Section 106 (S106) agreements and the Community Infrastructure Levy (CIL). S106 contributions are designed to ensure that development contributes to local infrastructure and community needs. CIL is a charge that local authorities can levy on new developments to fund infrastructure projects that support growth.

Technical considerations

Our Technical Team are assessing a range of site-specific technical matters. These assessments cover matters such as current site conditions, ecology, contamination, archaeology, access, highways, drainage and noise. All supporting technical information underpinning the scheme will be publicly available at the time the application is submitted to Barnsley Metropolitan Borough Council as the Local Planning Authority.

Feedback

Avant Homes are committed to engaging with the local community about this proposal and would like to hear your views on this draft scheme. As part of our consultation, we would welcome and encourage you to share your views, comments, and questions of our initial proposals via the feedback methods listed below so that we can carefully consider all views and, where appropriate and practicable, be incorporated into a final scheme for submission as part of the planning application.

Ways to get in touch

Once you have reviewed our proposes, we'd ask that you submit all comments before Wednesday 9th October 2024. There are two ways in which you can make your views known. 1. Write to Avant Homes Regional Planner at: Yorkshire Planning, Avant Homes West Yorkshire, Unit 2, Mariner Court, Peel Avenue, Durkar, Wakefield, WF4 3FL. 2. Send an email to: yorkshire.planning@avanthomes.co.uk. A copy of this information leaflet, location plan, and the Draft Proposed Site Plan are available to view online at www.avanthomes.co.uk/about-avant/corporate/land-consultations/community-consultation-barugh-green-road-barugh-green-barnsley

Please note

Our community consultation exercise is designed to involve the public prior to submission of the full planning application to Barnsley Metropolitan Borough Council. It does not replace the statutory consultation exercise undertaken by the Council when dealing with any formal planning application. All responses will be help by the company in accordance with the GDPR 2018. Your contact details will not be made public or retained on any database.

