

Land off High Street, Great Houghton, Barnsley
Statement of Community Involvement
September 2024



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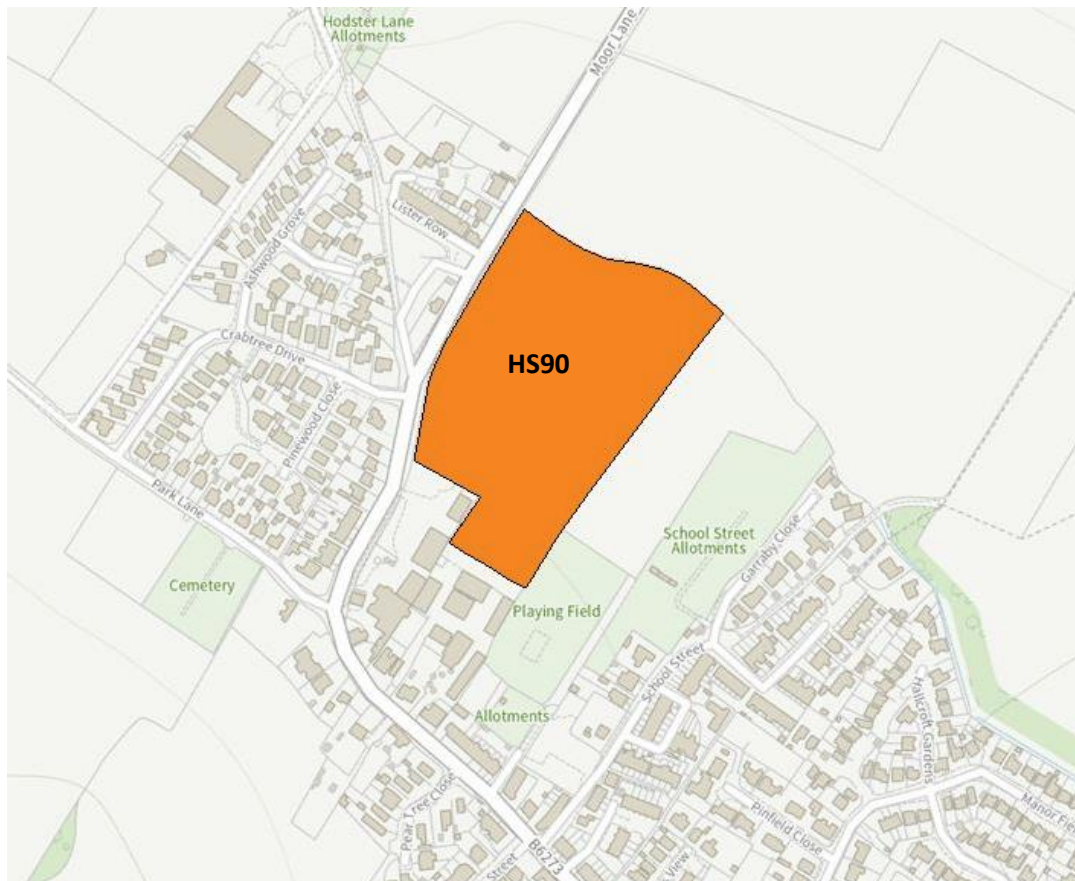
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Appendices

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 108 dwellings and at a site known as land off High Street, Great Houghton, Barnsley.
- 1.2 This site is allocated under reference HS90 in the adopted Barnsley Local Plan (January 2019). Please see below:



- 1.3 The Government's National Planning Policy Framework (NPPF, 2023) 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 39).
- 1.4 The Barnsley Metropolitan Borough Council Statement of Community Involvement (SCI) was adopted in April 2020. In respect of planning applications, this 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 provides a summary of the 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 raised will be addressed through the planning submission; and
- Section 4 provides a summary and conclusions.

2. Consultation Process

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

Public Consultation Leaflet

2.2 To publicise the proposals, leaflets were sent to properties within the catchment area adjoining the development (total of 278 homes). Leaflets were delivered on Wednesday 27th September 2023. A copy of the public consultation leaflet can be found at Appendix 1 of this report.

2.3 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.

2.4 The consultation period ran for three weeks, closing at midnight on Wednesday 18th October 2023.

Public Consultation Website

2.5 A public consultation website was also set up (<https://www.avanthomes.co.uk/about-avant/corporate/land-consultations/community-consultation-great-houghton-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.

Engagement with the Local Planning Authority

2.6 A copy of the Public Consultation leaflet and an electronic link to the Public Consultation website was sent to the Parish Council clerks email address. They got in touch to request longer to comment as they had a Parish Council meeting at the end of November and would welcome the time to discuss it to ensure any issues raised can be responded to accordingly.

2.7 Initially Avant responded to this explaining the deadline of the application and that this would not be possible. Following this, however, there were delays in application submission and

therefore Avant got back in touch to inform them of this and allowed them to comment after their meeting.

2.8 The Councillor therefore noted their main concerns related to the impact of the potential development of site allocation reference HS90.

2.9 The main site-specific concerns raised by the Local Ward Councillors were as follows:

- Great Houghton is an ageing community and would benefit from bungalows being provided;
- The access/egress to the site causes concern due to visibility and a track record of accidents. Therefore, a speed camera was request;
- Congestion;
- Impact on primary schools due to the existing over subscription;
- No GP surgery in the Village residents have to go to Goldthorpe.

3. Consultation Responses

- 3.1 A total of 20 responses were received at the end of the Public Consultation period. These were all received via email. As a total of 278 leaflets were issued, this represents a 7.2% response rate.
- 3.2 The comments received have been analysed by Avant Homes (West Yorkshire) Ltd below, with comments being divided into themes. As the majority of people commented upon more than one theme, the totals set out in the below table add up to more than 20.
- 3.3 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 'access/highway', 'local infrastructure', 'school capacity/local services', 'loss of green space/ecology', 'drainage', and 'housing mix'.

Topic	Number of respondents
Access/Highways	16
Local Infrastructure	8
School capacity / Local services	6
Loss of green space / ecology	5
Drainage	3
Housing Mix	3

Access / Highway

- 3.4 Many respondents have raised concerns regarding access and highways. Several responses highlighted that the proposed access road falls within the beginning of a national speed limit zone. Additionally, there have been reports of several fatal crashes along this stretch of road, which is worrying for current residents.
- 3.5 Furthermore, the narrow road, combined with the presence of a bus stop and car parking near the shop and pharmacy, contributes to congestion and limits drivers' visibility, thereby increasing the risk of accidents involving pedestrians. Respondents have pointed out that congestion is already a significant issue in this area, and further development would exacerbate the problem.

- 3.6 Additionally, existing retail outlets already face insufficient parking capacity, which would be unable to accommodate the additional traffic generated by further development.

Response

- 3.7 The proposed access road falls approximately 150m south-west of the change from National Speed Limit to 30mph. Further to this, the site access points have been designed with visibility splays commensurate with the actual recorded speeds of vehicles travelling along High Street rather than just in line with the 30mph speed limit.

- 3.8 The development will implement a package of measures in line with the submitted Travel Plan to encourage the use of sustainable transport methods to minimise the additional traffic on the local road network. The development will inevitably however result in an increase in the number of vehicle trips to and from the site; the modelling carried out as part of the submitted Transport Assessment shows that the development can be expected to result in an additional 49 two-way vehicle trips in the morning and afternoon peak traffic periods. Of which, 41 will be coming from/heading toward the south, where the identified congested area mentioned is located. The additional two-way flow will have a negligible impact on any local peak time congestion in the area. Further to this, the accident data reviewed as part of the Transport Assessment doesn't identify any particular road safety issue in the local area, or that the traffic generated by the proposed development will exacerbate the current situation.

- 3.9 The mentioned facilities are within 10–15-minute walking distance of the site, and we will be implementing a package of measures in line with the submitted Travel Plan which will encourage residents to walk/cycle for short journeys such as this. We will also be providing a 2m footway along the site frontage to link with the existing footway provision to the south to ensure a safe/accessible route into the centre Great Houghton is available for journeys on foot.

Local Infrastructure

- 3.10 Current residents have expressed concerns about the inadequacies of the local infrastructure, emphasising its inability to support further development. The current road infrastructure is unable to accommodate additional traffic, and there is a pressing need for weight and size restrictions on existing roads.

- 3.11 Moreover, it has been noted that there is already a shortage of parking spaces at the existing shops, and further development would exacerbate this issue. Additionally, the lack of public

transportation infrastructure poses challenges for existing residents commuting to work. The reduction in local bus services means that any new residents would face difficulties accessing public transportation.

Response

- 3.12 The planning application is supported by a Transport Assessment. The Transport Assessment looks at the local highways network and the junction capacity. This concludes that all junctions in the study area are operating within capacity and as such, the impact of development will be accommodated.
- 3.13 Cathill roundabout has recently been improved and this junction can now accommodate traffic from the proposed development and general traffic growth which represents other committed and Local Plan development in the local area.
- 3.14 The application is also supported by Travel Plans which promote sustainable modes of travel and encourage reduction in the use of single occupancy travel.

School capacity/local services

- 3.15 A significant number of respondents have highlighted concerns about the strain that any new development would place on local services, particularly in terms of school capacity. It has been observed that the nursery, infant, and junior schools in the village are already operating at full capacity.
- 3.16 Current residents have reported that the village already suffers from a lack of shops and GP surgeries. The village no longer has a resident doctor and the surgeries services have been reduced where they now are combined with two other local villages. The emergency services are also operating at maximum capacity.

Response

- 3.17 In terms of schools, Sandhill Primary School is located centrally to Great Houghton, approximately 800m from the application site. Ward Green Primary School is circa 350 metres to the south of the site. There are 2no. primary schools in the nearby village of Darfield, 1no. secondary school within Goldthorpe and 1no. special needs school located at Thurnscoe, all of which are accessible by car/bus from the site.
- 3.18 Further to this, as per the Barnsley Metropolitan Borough Council, Financial Contributions to School SPD, we will also be required to make a contribution based on the number of units we

are providing. These contributions help to provide physical space needed to accommodate new pupil places at the local school that would serve the new housing development.

The proposed development will be required to pay development contributions which will enable the Council to ensure investment continues to support local communities and will ensure there are sufficient places at schools and doctors.

Loss of green space/ecology

- 3.19 The majority of respondents who commented on the topic highlighted the loss of countryside and wildlife, specifically birds and owls. Residents are keen to ensure that relevant surveys had been conducted to guarantee that appropriate measures would be implemented to address this loss.

Response

- 3.20 This planning application includes an Ecological Impact Assessment, which outlines all the necessary mitigation measures to preserve the site's ecological value. These measures include installing bird and bat boxes on the dwellings, creating hedgehog highways within the gardens, and placing an owl box in the POS area. A native hedge will also be planted as a barrier to encourage the use of the owl box. Additionally, we have outlined a biodiversity net gain on-site, which will be achieved through the enhancement of both hedgerow and habitat units.

Drainage

- 3.21 A few respondents have raised concerns about the sewage and drainage systems struggling to cope with heavy rainfall, particularly in the lower end of the village. It has been noted that the village's sewage system is already functioning at full capacity, leading to sewer outflows.

Response

- 3.22 The surface water from the site is designed to be discharged at a greenfield rate of 5l/sec per hectare to the existing ditch along the northern boundary of the site, replicating the existing SW run-off routes. A basin will be constructed to attenuate surface water up to a 1:100-year storm event including a 40% allowance for climate change. Foul Water from the site will discharge to the combined sewer crossing the north of the site. There are no known capacity issues with this sewer.

Housing Mix

- 3.23 We've received numerous comments regarding the proposed housing mix in the application. The main concern revolves around the absence of bungalows on the site and the pressing need for more accessible housing options.
- 3.24 It has been brought to our attention that the village currently lacks housing suitable for the elderly or disabled, resulting in their inability to relocate within the village despite existing demand. Consequently, the demand remains unmet.
- 3.25 Additionally, comments were made regarding house prices. It has been noted that higher-priced properties are being purchased by individuals with no local connection to the area.

Response

- 3.26 The development fulfils a role by providing a mix of housing to expand the quality and type of housing in the area in line with the local demand and the requirements set out in the Strategic Housing Market Assessment (2021) for the area.
- 3.27 70% of the provision are 2 and 3 bed market dwellings which reflects the current demand in Barnsley.

4. Summary and Conclusions

- 4.1 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.
- 4.2 The responses received with various stakeholders has meant that the design of the scheme has positively evolved into the proposed development.
- 4.3 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 and the parish councillors.

Appendix 1

COMMUNITY CONSULTATION



Proposed Residential Development on land to the East of the High Street (B6273), Great Houghton, Barnsley.

THE PROPOSED DEVELOPMENT

Avant Homes are in the process of preparing a full planning application for the construction of 108 new homes on land to the East of the High Street (B6273), Great Houghton. The site has been confirmed by Barnsley Council as being suitable for housing and is allocated for residential development identified for housing within Barnsley Council's adopted Local Plan (date) under allocation reference HS90.

Key features of our proposed development include:

Deliver up to 108 high quality new and energy efficient new homes, 10% of which will be affordable homes to buy and to rent which will meet identified local housing needs.

An inclusive and accessible development offering a wide range of 1, 2, 3 and 4 bedroom terraced, semi-detached and detached types suitable for young and growing families, first time buyers and downsizers.

A development designed to be sympathetic whilst enhancing the existing character of the surroundings through creating contextual design features and using high quality materials.

The provision of public green spaces and considered structural landscaping, including the retention of existing trees and habitats where possible, along with compensatory native hedgerows and trees which will deliver ecological enhancements and biodiversity net gain.

Safe and segregated routes for existing and new residents to access and egress the site with direct links onto High Street and the existing Public Right of Way (4).

DRAFT PROPOSED SITE PLAN



TECHNICAL CONSIDERATIONS

Our professional team are in the process of undertaking assessments into the current site conditions and infrastructure covering several technical areas such as flooding, ecology, contamination, access, and highways. The conclusions of these assessments and any mitigation required will be set out within the full planning application.

FEEDBACK

A Draft Proposed Site Plan which is informed by the technical assessment work undertaken to date has been produced as part of this consultation exercise. This plan outlines our vision for sensitively developing this site.

As a part of the development process, we would encourage you to share your views, comments and questions of our initial proposals via the feedback form so that all views can be carefully considered and, where appropriate and practicable, be incorporated into a final scheme.

WAYS TO GET IN TOUCH

We would welcome your comments on the draft development proposals. Please submit all comments before Wednesday 18th October 2023. There are two ways in which you can make your views known.

1. Write to Avant Homes Planning Manager at: West 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 <https://www.avanthomes.co.uk/about-avant/corporate/land-consultations/community-consultation-great-houghton-barnsley>

PLEASE NOTE

Our community consultation exercise is designed to involve the public prior to submitting an application to the Council. It will not replace the statutory consultation exercise undertaken by the Council when dealing with any formal planning application.

All responses will be held by the company in accordance with the GDPR 2018. Your contact details will not be made public or be retained on any database.

