



Community Engagement Statement

Compiled by IPB Communications on behalf of:
Barratt Homes
Dearne Hall Road, Low Barugh



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1. SUMMARY

This report summarises the consultation that has taken place in advance of a reserved matters planning application for the development of new homes on a site off Dearne Hall Road, Low Barugh.

The proposal being brought forward by Barratt Homes is for 170 new homes to be constructed ranging from two to four bedrooms.

This document details the pre-application consultation activity of Barratt Homes and their engagement with stakeholders and the public.

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2. BACKGROUND

The community engagement programme has met both national and local guidelines for pre-application consultation. It also fulfils the aspirations for engaging the local community outlined by 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, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely

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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 2006. Appendix 4 sets out the Council's expectations for pre-application consultation:

"we strongly recommend that you talk to us, people who live near the site and anyone else who might be affected by the development before making the application." Page 45

Table 2 goes on to explain what the Council expects in terms of activities for various levels of development. This ranges from writing to local people to engaging professional planning advice.

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. We have benchmarked our proposals with the requirements listed in the Act, in particular:

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 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:

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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.

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3. THE CONSULTATION PROCESS – AIMS

The key aims of the consultation were:

- To engage with local representatives, local residents and the wider community on the development of proposals for the site.
- Gain an understanding of the views of the local community on the proposals.
- Engage the local community about the proposals for the site and allow for constructive feedback through the appropriate mechanisms.

3.1 Achieving the Aims

In order to best achieve these key aims it was decided to engage with local representatives directly and the wider public through a brochure mailout.

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4. THE CONSULTATION PROCESS – METHODOLOGY

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

4.1 Officer Discussions

Barratt Homes has engaged with Barnsley Council Planning Officers on planning, highways, conservation, drainage, landscape and sustainability whilst developing the application. A number of meetings and email exchanges have taken place.

4.2 Informing Local Elected Members

Barratt Homes' representatives have informed local ward councillors.

4.3 Brochure mailout

Packs containing a covering letter, consultation brochure, response card and freepost reply envelope were posted first class to 962 homes and businesses near the site.

4.4 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 :

1. **Discussions with local council officers**
2. **Informing local elected members**
3. **Wider public engagement, according to the following principles:**
 - a. Maximum reach of consultation sought
 - i. *962 brochure packs distributed to nearby residents and businesses*
 - b. Meaningful feedback sought, through:
 - i. *discussion*
 - ii. *freepost feedback forms and email*

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5. PUBLIC CONSULTATION RESPONSE

This section details the outcome of the consultation through the brochure mailout.

5.1 Brochure

962 consultation packs were posted to local homes and businesses.

37 feedback forms were completed and returned via freepost and 2 emails received.

This is a response rate of just under 4% which may suggest that the vast majority of the local community are not concerned by the development.

16 (43%) of the responses could be subjectively classed as positive and 21 (57%) as negative.

A number of residents expressed an interest in buying one of the homes.

A clear majority of respondents expressed support for affordable homes on the site.

The comments covered a number of themes:

- New Homes – a number of respondents were supportive of the development and welcomed the provision of new homes
- Impact on Low Barugh – comments were made regarding the loss of green fields around the village, impact on near neighbours and potential impact on property prices.
- Services – questions were raised about the ability of local services such as schools and health to accommodate the number of new homes and families
- Highways – a number comments expressed concerns about possible impacts on local road congestion and local junctions, although some respondents recognised the potential of the proposed new link road and mini-roundabout improvements to make a positive difference to traffic flows.

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Questions and concerns about the detail of the scheme will be considered through the planning application.

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6. RESPONSE TO THE CONSULTATION

Those respondents who expressed an interest in living in one of these new homes will be kept updated with how the planning application progresses and with sales materials when appropriate.

The main issue of concern raised by the local community was traffic. The outline planning application was supported by detailed transport documents and surveys and the principle of residential development on this site and vehicular access in and out of the site was approved by the Council. The proposed link road will have a positive impact on the local area in terms of traffic and congestion.

A large number of surveys were undertaken in preparation for the outline planning application submission including various ecological surveys to ensure that there is no detriment to any existing ecology. There is a section of the site which is ecologically sensitive and the proposed layout has been designed to ensure that this part of the site is not built on.

A requirement of the outline planning permission via a S106 agreement is to provide a financial contribution towards enhancing the existing local school provision.

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.

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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:

- 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.

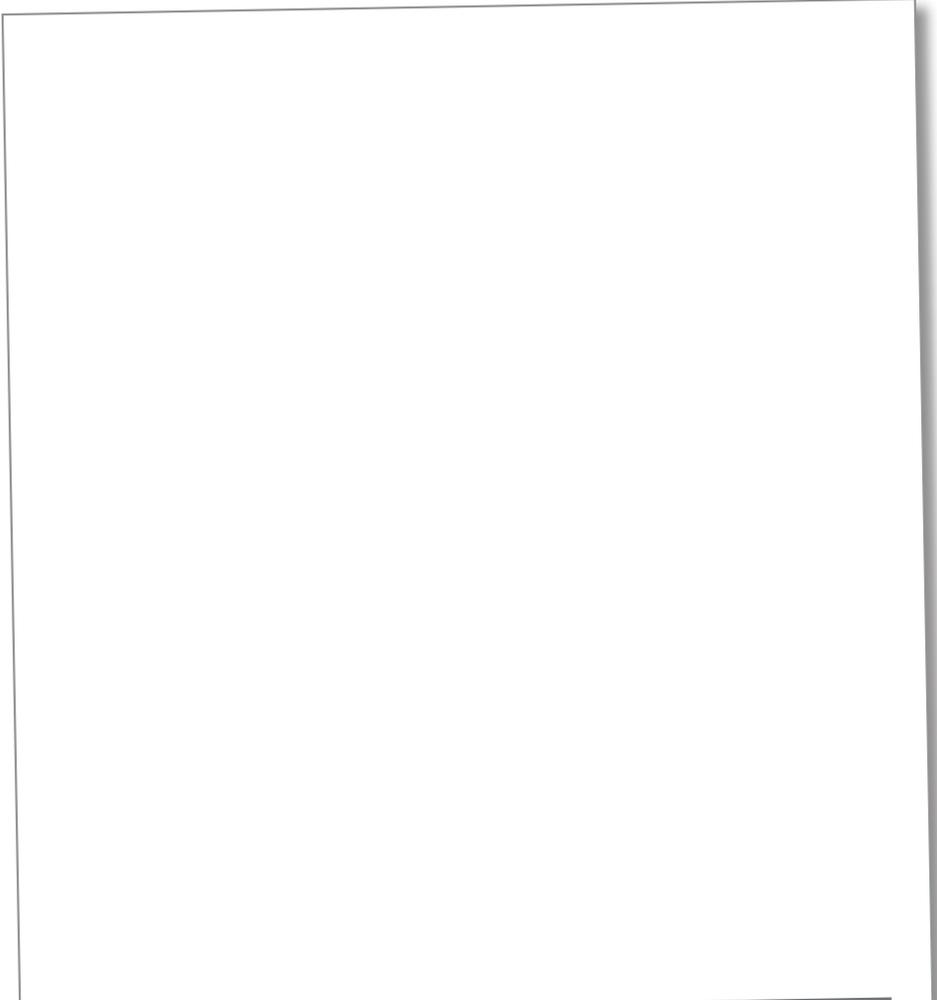
The low response rate and significant number of positive responses suggests that vast majority of the local community are not concerned by the development.

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.

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8. APPENDIX – CONSULTATION DOCUMENTATION

Envelope





Plans for new family homes off Dearne Hall Road, Low Barugh



Covering Letter



BARRATT
HOMES



Barratt Homes
Vico Court, Ring Road, Lower Wortley, LEEDS LS12 6AN
Tel: 0113 279 0099
Fax: 0113 279 0038
www.barratthomes.co.uk

July 2015

Dear Resident,

Land off Dearne Hall Road, Low Barugh – Consultation on the development of up to 175 new Homes

Following the approval of the outline planning application for up to 175 new homes in January 2014, we are writing to you to let you know that Commercial Estates Projects and Hallam Land Management have selected Barratt Homes to build the new homes. We are working on a reserved matters application to seek approval on detailed matters such as layout, scale, appearance and landscaping. At present, our draft layout results in new homes with on-site public open space, on-site drainage and the retention of the on-site pond and ecological habitats.

We submitted a pre-application enquiry to Barnsley Council last year to give us the opportunity to discuss our proposal with officers prior to submitting a reserved matters application. Now, we are interested to hear your views, so that we can take account of any comments made to assist us in reaching a final scheme for submission.

Therefore we have enclosed with this letter a consultation brochure which includes our draft layout for the site and a response form which can be returned to me with your comments in the freepost envelope provided or via email to consultyw@barratthomes.co.uk

Once our reserved matters application is submitted, it is expected that Barnsley Council will take around 13 weeks to consider it, giving us sufficient time to discuss any matters of the reserved matters application further with local residents as the application progresses. In addition to this, Barnsley Council will undertake separate consultation with local residents as part of the statutory planning process.

We look forward to receiving any comments that you may have.

Yours faithfully,

Mark Jones
Planning Manager

Enc: Consultation Brochure and freepost reply envelope

