

STATEMENT OF COMMUNITY ENGAGEMENT

Thurnscoe, School Street, Phase 2 and 3

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1. INTRODUCTION

- 1.1 This Statement of Community Engagement has been prepared by Keepmoat Homes Yorkshire East Ltd in support of a full planning application for a residential development forming phase 2 and an outline planning application for a residential development forming phase 3 of a scheme that received outline planning permission on 13th January 2010 (Ref: 2009/1408).
- 1.2 The current application is a hybrid application with the full application (phase 2) comprising a scheme of 129 dwellings, internal landscaping and public open space. The outline application comprising approximately 310 dwellings, internal landscaping, public open space and formalisation of public rights of way across the site.
- 1.3 Keepmoat Homes Yorkshire East Ltd has engaged with local residents and sought dialogue with Barnsley Metropolitan Borough Council's Planning Officers, Highways Officers and Urban Design team. This is to ensure the views of the local community have been taken into account during the evolution of the scheme, and that local planning policy and guidance have been considered.
- 1.4 Keepmoat Homes Yorkshire East Ltd has also submitted a pre-application enquiry to the Local Planning Authority in May 2017 and details of the Council's pre-application advice and how the scheme has responded is also set out in this statement.
- 1.5 This Statement will outline the consultation process that has informed the preparation of this full planning. It is considered that the pre-application consultation techniques used by the application have accorded with the Council's Statement of Community Involvement policies.

2. CONSULTATION APPROACH

- 2.1 Barnsley Metropolitan Borough Council adopted their revised Statement of Community Involvement in September 2015 and this along with feedback from the pre-app process in relation to this application has informed the community involvement process.

Pre Application Discussions

- 2.2 A request for pre-application advice was submitted by Keepmoat to BMBC in May 2017 and a meeting was held with officers of the Council on 14th June 2017. The written response from this meeting forms an appendix to this report. The key points and how they have been addressed in the development of the scheme are listed below:
- a. It was confirmed that the submission of phase 2 would need to be a full planning permission as the period afforded by the original outline permission to submit under a reserved matters application had expired but that consideration of the lack of POS delivered within the Phase 1 Keepmoat development would be given to the subsequent application. It was agreed that a hybrid application would be submitted with phase 2 forming a full planning permission application and phase 2 forming an outline planning permission and this is how the application has been formed. Phase 2 provides 16% POS, which is in line with BMBC requirements and Phase 3 provides min 20% POS, which is above BMBC requirements.
 - b. Proposed site layout was discussed and it was felt that in general terms this met with the Design New Housing Development SPD. Turned heads to dead end streets have been revised in-line with comments raised by the Highways Officer and boundary treatments have been added to main routes in line with comments raised by the Urban Design Officer.
 - c. In-line with discussions undertaken at the pre-app meeting a LEAP has been incorporated into the phase 2 development and a large area of open space maintained to the North West corner of the scheme. An additional LEAP will be developed within phase 3 and discussions held with BMBC as to the most appropriate form of additional open play area.
 - d. Desire lines across the site that connect into existing footpath networks have been considered and incorporated into the revised site layout.
 - e. Refuse Collection Vehicle comments are incorporated into the layout.
 - f. A recycling hub has not been incorporated as Keepmoat Homes provide a hardstanding for all properties that allows for the bin allocation of the local authority; included all recycling bins.

- g. The design comments have been taken on board with the adoption of a contemporary aesthetic with varied brick detailing picking out prominent corner plots. Plots along the main routes will incorporate metal railings – in line with the requirements that arose during the pre-app meeting and all dwellings will incorporate plot front landscaping.
 - h. A construction method statement will be submitted prior to construction starting on site to ensure compliance with the council's policy on pollution limitation.
 - i. **Tree survey**
 - j. A sustainable drainage strategy has been developed for the scheme in line with Sustainable Urban Design Technique's and through discussions with Yorkshire Water.
- 2.3 Full details of the design evolution are contained within the submitted drawings and the submitted Design and Access Statement.

3.0 PUBLIC CONSULTATION

Consultation Methodology

- 3.1 A Public Exhibition was hosted by Keepmoat Homes on Friday 14th July 2017 in order to consult local residents on the draft proposals and offer the opportunity for residents to provide their views, prior to the submission of the full planning application.
- 3.2 The consultation event took place at Houghton Road Community Centre – a venue easily accessible to members of the local community, between 15.30 – 17.00 hours to ensure as many people who wanted to attend were able to do so.
- 3.3 Invitations were issued to 764 addresses within the local community, concentrating on the properties closest to the proposed development site. A copy of the event invitation is included at Appendix 1. If residents were unable to attend the event itself, the invitation welcomed the submission of comments via email directly to Keepmoat Homes.
- 3.4 Specific letters of invitation were also issued to Councillors Alan Gardiner, Annette Gollick, Jeff Ennis, Pauline Phillips and Steve Green as key stakeholders of the local community.
- 3.5 The information on display at the consultation event included the following, contained within the Appendices of this Statement:
 - a. Phase 2 Site Layout
 - b. Phase 2 and 3 Masterplan
 - c. Illustrative scheme elevations
 - d. Illustrative POS images
 - e. Information on Community Engagement projects
- 3.6 Visitors were invited to record their attendance on a signing-in sheet when entering and these records indicate that a minimum of 30 residents attended the event.
- 3.7 In addition to the opportunity to discuss the proposals with members of Keepmoat's team, visitors were encouraged to provide written feedback by the completion of feed-back forms. Visitors also had the opportunity to submit further comments directly by email to Keepmoat Homes following the event.

Consultation Feedback

- 3.8 The feedback with regards to developing the site was 100% positive with people eager to see the new homes and associated public open space.
- 3.9 A total of 15 feedback forms were completed at the event.
- 3.10 The table below provides the key points, which emerged from residents' feedback:

Thurnscoe phase 2 pre planning consultation event feedback

30 people in attendance

Key issues	Count
Requirement for bungalows in the area both for sale and for rent in order to release family homes in the area for young families	7
Poor standard of maintenance of existing communal areas/POS	4
Lack of defensible boundary on existing properties	1
Objection to Blossom Way no longer being a cul de sac	1
Support of Blossom Way no longer being a cul de sac	1
Anti social behaviour on estate	1

includes local councillor support

Response to Feedback

- 3.11 Provision of bungalows to the area – the feedback at the consultation event has provided a level of confidence regarding bungalow delivery in the area and Keepmoat will be looking at differing tenures for the bungalows provided within the scheme.
- 3.12 Poor standard of maintenance of existing communal areas – this relates to Phase 1 and is currently being addressed by Keepmoat to ensure these areas are brought back up to standard and maintenance continued. Phases 2 and 3 will have a mechanism of phased handover of public open spaces to a management company so that areas are maintained from their completion.
- 3.13 Lack of defensible boundary on existing properties – this comment is in-line with those raised at the pre-app meeting and have been addressed by the inclusion of railing treatments to properties along the main routes within the scheme.
- 3.14 Objection to Blossom Way no longer being a cul-de-sac – it was always intended that this would become a through route with the development of the wider scheme and it will aid permeability of the scheme. This objection was counteracted by another resident who was in support of Blossom Way no longer being a cul-de-sac.
- 3.15 Anti-social behaviour on estate – All residents present were in agreement that development of homes on the site of the demolished REEMA estate should improve incidents of anti-social behaviour in the area.

4.0 SUSTAINABILITY STATEMENT

- 4.1 Keepmoat Homes Yorkshire East Ltd are committed to delivering homes as part of a sustainable community within the Thurnscoe area with the anticipation of delivering circa 430 homes over phase 2 and phase 3.
- 4.2 Keepmoat promotes sustainability from an environmental perspective by providing homes that exceed current building regulations in terms of thermal efficiency.

5.0 CONCLUSION

- 5.1 This Statement of Community Engagement has been prepared by Keepmoat Homes Yorkshire East Ltd, in support of a hybrid application comprising a full planning application for 129 dwellings and an outline permission for circa 310 dwellings in the area off Willow Road, Thurnscoe.
- 5.2 Keepmoat Homes Yorkshire East Ltd has sought to engage with the Local Planning Authority, local residents and key stakeholders in the local community during the evolution of the design proposals.
- 5.3 Pre-application advice has been sought and a meeting held with officers from the Council on 14th July 2017; details of how Keepmoat have responded to this are incorporated earlier in this statement.
- 5.4 A public consultation event was held in Houghton Community Centre on 14th July 2017 providing local residents the opportunity to view the development proposals and to engage in discussion with and provide feedback to the Keepmoat team. Invitations were issued to 764 local residents and 5 no. councillors.
- 5.5 The above measures are considered to demonstrate the applicant's commitment to engaging with the local community prior to submission of the planning application and have ensured that any feedback from the Council officers and members of the public have been considered in the evolution of the development proposals. It is considered that the pre-application techniques used by the application have accorded with the Council's Statement of Community Involvement policies.

6.0 APPENDICES