

AGENCY

INVESTMENT

HEALTHCARE

VALUATION

Dacres
COMMERCIAL

Statement of Community Consultation

for

Residential development
of 41 dwellings on land at
Higham Lane, Dodworth
Barnsley

On behalf of

Redrow Homes

Prepared by:

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Date: September 2012

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LANDLORD & TENANT

PLANNING & DEVELOPMENT

PROPERTY MANAGEMENT



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1 Introduction and Background

- 1.1 This report details the consultation programme undertaken by Dacres Commercial and the consultant team for Redrow Homes on their proposals for a residential housing scheme on land at Higham Lane, Dodworth.
- 1.2 The consultation undertaken has assisted in informing local residents and stakeholders who may have specific concerns and queries in relation to these proposals. Redrow Homes will continue to maintain dialogue with the local community during the planning process.

2 The 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. Redrow Homes recognise that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for the Higham Lane proposals has been formed by the latest Government policy and the Planning and Compulsory Purchase Act 2004.
- 2.2 The Government has made it clear in the guidance accompanying this legislation that developers should be encouraged to undertake public consultation, particularly on major developments. The approach taken towards consultation for the Higham Lane proposals has been informed by the latest Government policy, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2012. The National Planning Policy Framework (NPPF) was adopted by the Government on the 27th March 2012 and at paragraph 188 it states 'pre-application engagement is encouraged'.

The Local Authority's Requirements

- 2.3 The Planning and Compulsory Purchase Act requires each local planning authority to prepare a 'Statement of Community Involvement', which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.4 Barnsley Metropolitan Borough Council has issued guidelines for consultation in its Statement of Community Involvement, which was formally adopted in September 2006. The SCI establishes a number of recommendations by which public consultation should be carried out in Barnsley and advises developers on how the public should be involved in the plan making process before a planning application is made for for a relatively large development.

"If you are making a planning application 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 " (Barnsley MBC - Statement of Community Involvement 2006, appendix 4).

- 2.5 Three levels of development are set out and each level of development includes examples of the type of development.
- Level 1 – Large development and development that may interest people across a wide area. Examples of this are residential development of 150 or more homes; all development listed in the Environmental Impact Assessment Regulations as 'Schedule 1 Development' and any development that is not in line with the development plan.
 - Level 2 – Development that is smaller than the development listed in stage 1 but which may interest people across a wider area. Examples of this are residential

development of 80 to 150 homes and all development listed in the Environmental Impact Assessment Regulations as 'Schedule 2 Development', including development that is likely to have a significant effect on the environment because of its size, type and location.

- Level 3 – Development that is smaller than the development listed in stages 1 and 2 but which may interest people across a wide area. Examples of this are residential development of up to 80 homes and development that would be locally significant where we think people should be involved.

2.6 A table is provided in Barnsley's SCI which shows the methods that should be used to involve other people before planning applications are made. The methods are identified which are considered to be appropriate for the different levels of development. The following methods are identified for a level 3 development:

- "Write to people who live in the local area to tell them about your proposals and where they can see any plans or documents you have that show and explain what you want to do.
- Involve the town or parish council. They will tell you what they think and may be able to help you solve any issues that are causing problems.
- Use the local media, such as a local newspaper or radio station, to tell people about your plans. An advert in a local newspaper can be seen by a lot of people.
- Use your website, or set one up, so that people you tell about your plans can see them on-line".

2.7 Consequently, the consultation programme has been developed with regard to Barnsley Metropolitan Borough Council's SCI recommendations. The development team is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.

2.8 This report outlines the methods employed, the results generated and the way in which we have responded to the various issues that were raised. It is submitted in support of the planning application for the development of the site at Higham Lane, Dodworth by Redrow Homes.

3 The Consultation Exercise

Technical Consultation

3.1 Consultation between the Council and the applicant (Redrow Homes) and their technical team first took place about this site in a pre-application meeting held in November 2010. The meeting and subsequent advice letter were based around the following topics:-

- Local Policies
- Greenspace Provision
- Affordable Housing
- Design
- Highways
- Levels/Residential Amenity
- Trees
- Noise
- Contaminated/Unstable Land
- Flood Risk
- Drainage

3.2 The outcome of this meeting provided advice on amendments that would make the scheme more acceptable, particularly in relation to the scheme design.

3.3 Advice was also given on the reports that would be required for the application which includes a tree survey, ecology report, noise assessment, and S106 agreement heads of terms in relation to public open space and affordable housing provision.

Public Consultation

3.4 A total of 46 letters were sent to local residents on the 9th August 2012 notifying them that we are acting on behalf of Redrow Homes in submitting a residential scheme for the development of land off Higham Lane, Dodworth. As well as the consultation letter, residents were also sent an indicative layout plan, a location plan, some photographic examples of Redrow dwellings and a feedback response form. The feedback response form invited resident's comments and they were provided with pre-paid envelopes. A copy of the residents letter is enclosed at Appendix1.

Local Councillors Consultation

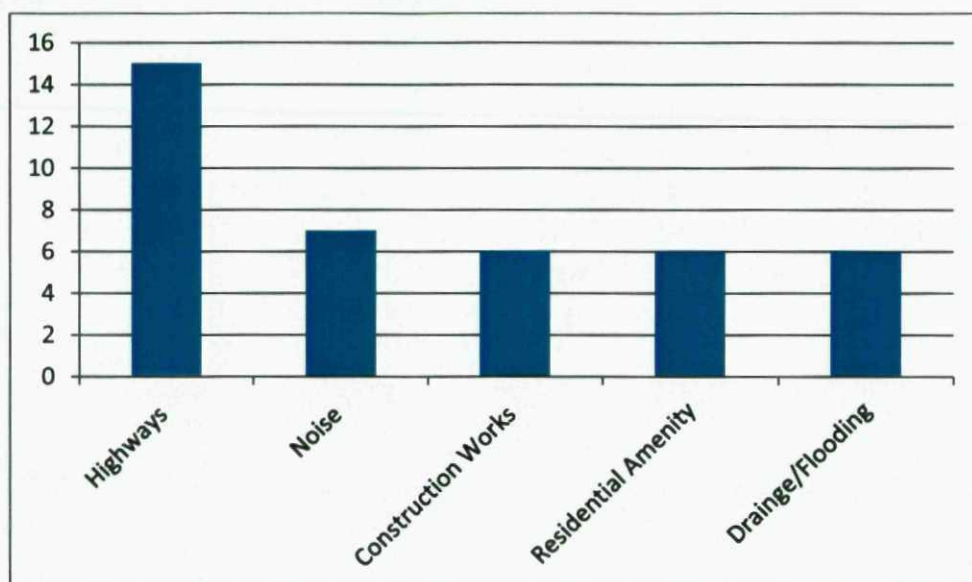
3.5 A letter was sent to the 3 ward councillors for Dodworth on the 9th August 2012 explaining that we are undertaking a pre-application consultation exercise in the form of writing to residents about the proposed residential scheme. Accompanying this letter was the material that was sent with the residents' letter (layout plan, location plan and photographic examples of

Redrow dwellings). Councillors were also provided with a feedback response form and pre-paid envelope which asked for their comments on the proposed scheme. A copy of the councillor letter is enclosed at Appendix 2.

- 3.6 A copy of the layout plan is enclosed at Appendix 3 and a copy of the response form is enclosed at Appendix 4.

4 Consultation Responses

- 4.1 Residents and local councillors were asked to respond by 31st August 2012 and a total of 23 responses were received from local residents regarding the application for residential development on land at Higham Lane, Dodworth. These are enclosed at Appendix 5. As well as the consultation response forms, several phone calls were taken from the public with questions about the scheme.
- 4.2 No responses were received from the local ward councillors.
- 4.3 Of those 23 responses, 13 stated that they were opposing/objecting to the development. Of the responses the following concerns were the most common as can be seen from the bar chart.



Highways

- 4.4 Highways issues were mentioned most often in particular that the development may bring extra traffic, increased traffic noise and problems with cars parked on the road. There are concerns that extra traffic may make the road more dangerous, with worries about accidents, and concerns that there may not be enough room for existing residents to turn if there are more parked cars on the streets. It was also identified that Higham Lane is already congested with school traffic from the nearby St John the Baptist C of E Primary School.

Noise

- 4.5 Numerous residents said that they currently enjoy the peace and quiet of where they live and there were concerns that if more houses are built then general noise levels will increase in the area.

Construction Works

- 4.6 There were concerns about various aspects of the construction process such as noise, dust, pollution and security. Construction traffic was also mentioned as a potential problem with concerns that it may block the road, or be dangerous.

Loss of Residential Amenity/Privacy

- 4.7 Some residents raised the issue that with new housing development there may be a loss of residential amenity particularly a loss of privacy. These concerns were mostly from residents with gardens that will be adjacent to the new site, such as those on Hawthorne Crescent. The main concerns were that existing resident's privacy will be reduced, there may be overlooking of gardens and the proposed development is too close to existing homes.

Drainage/Flooding

- 4.8 It was mentioned that there are some existing natural springs in residents gardens and it was described as being 'like a bog when it rains'. It was noted that there is a stream on the application site and therefore residents are worried that their gardens may flood in the future. A resident noted that there is a sewer under the existing houses on Hawthorne Crescent and that water pressure is not very good. There are concerns that more development may increase the risk of flooding to existing residents.

- 4.9 Other concerns that fewer people had were:

- Loss of wildlife
- Decrease in house prices
- Insufficient services such as schools
- Loss of views/outlook
- Loss of trees
- Decreased security
- Radon gas

5 Proposed Scheme Changes Resulting from the Consultation Process

- 5.1 The most significant changes to the proposed layout took place following the November 2010 pre-application meeting between the Council and Redrow. This included pulling built development further away from existing properties along Hawthorne Crescent.
- 5.2 The majority of residents comments in 2012 relate to the principle of development on the site and this is a matter for Barnsley MBC to determine.
- 5.3 Additional comments relating to highways, noise and drainage, are all addressed in the technical reports that accompany this application.

APPENDIX ONE

Our Reference: MTJ/gbe
Your Reference:

Dacres
COMMERCIAL

9th August 2012

Resident
59 Hawthorne Crescent
Dodworth
Barnsley
S75 3JZ

Regent House
Queen Street
Leeds
LS1 2TW

Tel: 0113 386 3100
Fax: 0113 244 6118

Dear Resident

**RE: PROPOSED RESIDENTIAL DEVELOPMENT OF LAND AT HIGHAM LANE, DODWORTH.
RESIDENT CONSULTATION PRIOR TO PLANNING SUBMISSION.**

Dacres Commercial have been appointed by Redrow Homes to act as planning consultant in submitting a residential scheme for the development of land off Higham Lane, Dodworth. We have enclosed a location plan, an indicative layout plan and some examples of Redrow dwellings, which is provided for your information and feedback prior to a planning application being made in early September 2012.

This site has been identified by the Council in their latest Development Sites and Places Consultation Draft (July 2012) as a Phase 1 Housing Allocation with an indicative capacity of 48 dwellings. In the UDP Proposals Map the site is within a Housing Policy Area, in Dodworth, which is contained within Urban Barnsley. The site is also identified as a potential housing site in the Council's Strategic Housing Land Availability Assessment (2009 Update), with a yield assumption of 46 dwellings.

The enclosed indicative layout proposes to develop 41 dwellings on this site, comprising of a mix of 8 x 2 bed, 20 x 3 bed, and 13 x 4 bed dwellings and an area of public open space. 25% of the dwellings will be affordable dwellings, in line with Barnsley Council current policy. The proposed layout has been drawn having regard to a number of national and local design standards working with a team of appointed consultants advising on matters such as highways access, landscaping, ecology and drainage.

As stated above, we are seeking your initial feedback prior to an application being submitted and have additionally provided a pre-paid envelope and feedback response form. Please note all responses will form part of the submitted application unless specifically requested otherwise.

We look forward to your responses and request you make contact with this office should you have any immediate questions. We request that all comments are received by Friday 31st August 2012.

Yours faithfully



Mark Johnson MRICS, MRTPI
Head of Planning Unit

E: mtj@dacres.co.uk
Tel. 0113 204 2247

Enc

APPENDIX TWO

Our Reference: MTJ/gbe
Your Reference:

Dacres
COMMERCIAL

9th August 2012

Councillor Jack Carr
PO Box 634
Barnsley
S70 9GG

Regent House
Queen Street
Leeds
LS1 2TW

Tel: 0113 386 3100
Fax: 0113 244 6118

Dear Councillor Jack Carr

**RE: PROPOSED RESIDENTIAL DEVELOPMENT OF LAND AT HIGHAM LANE, DODWORTH.
COUNCILLOR CONSULTATION PRIOR TO PLANNING SUBMISSION.**

Dacres Commercial have been appointed by Redrow Homes to act as planning consultant in submitting a residential scheme for the development of land off Higham Lane, Dodworth. As Ward Councillor for Dodworth this letter seeks to inform you of the plans and encourage your comments. We have enclosed a location plan, an indicative layout plan, along with some examples of Redrow dwellings, which is *provided for your information and feedback prior to a planning application being made in early September 2012*. Local residents living close to the application site have also been notified with a letter and the same plans and information as you have been provided.

This site has been identified by the Council in their latest Development Sites and Places Consultation Draft (July 2012) as a Phase 1 Housing Allocation with an indicative capacity of 48 dwellings. In the UDP Proposals Map the site is within a Housing Policy Area, in Dodworth, which is contained within Urban Barnsley. The site is also identified as a potential housing site in the Council's Strategic Housing Land Availability Assessment (2009 Update), with a yield assumption of 46 dwellings.

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As stated above, we are seeking your initial feedback prior to an application being submitted and have additionally provided a pre-paid envelope and feedback response form. Please note, all responses will form part of the submitted application unless specifically requested otherwise.

We look forward to your responses and request you make contact with this office should you have any immediate questions. We request that all comments are received by Friday 31st August 2012.

Yours faithfully



 **Mark Johnson MRICS, MRTPI**
Head of Planning Unit

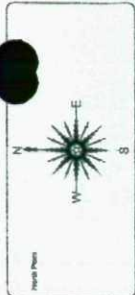
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APPENDIX THREE



Element	Area	Perimeter	Scale
Overall Site Area	1.11	1.11	1:100
Overall Site Area	2.89	1.20	1:100
Overall Site Area	0.17	0.27	0.75
Overall Site Area	0.04	0.21	1:48
Overall Site Area	13.03	1.00	1:100

Area	Area	Perimeter	Scale
A	13.03	1.00	1:100
B	13.03	1.00	1:100
C	13.03	1.00	1:100
D	13.03	1.00	1:100
E	13.03	1.00	1:100
F	13.03	1.00	1:100
G	13.03	1.00	1:100
H	13.03	1.00	1:100
I	13.03	1.00	1:100
J	13.03	1.00	1:100
K	13.03	1.00	1:100
L	13.03	1.00	1:100
M	13.03	1.00	1:100
N	13.03	1.00	1:100
O	13.03	1.00	1:100
P	13.03	1.00	1:100
Q	13.03	1.00	1:100
R	13.03	1.00	1:100
S	13.03	1.00	1:100
T	13.03	1.00	1:100
U	13.03	1.00	1:100
V	13.03	1.00	1:100
W	13.03	1.00	1:100
X	13.03	1.00	1:100
Y	13.03	1.00	1:100
Z	13.03	1.00	1:100

Development	Higham Lane
Location	DOODWORTH
Mastering Name	
Drawing No.	Sketch Layout
Drawing Number	HLD-16-02-SK02
Revision	A
Drawn By	DAC
Checked By	
Date	12.06.12

REDROW
HOMES
Redrow Homes Yorkshire
The Redrow Group, 100-102
The Redrow Group, 100-102
The Redrow Group, 100-102

This is a preliminary drawing and is not to be used for construction purposes without the written consent of Redrow Homes Yorkshire.



LOCATION PLAN – LAND OFF HIGHAM LANE, DODWORTH.



REDROW
HOMES
Redrow Homes Yorkshire
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Tel: 01924 822566 Fax: 01924 821 801 Web: www.redrow.co.uk

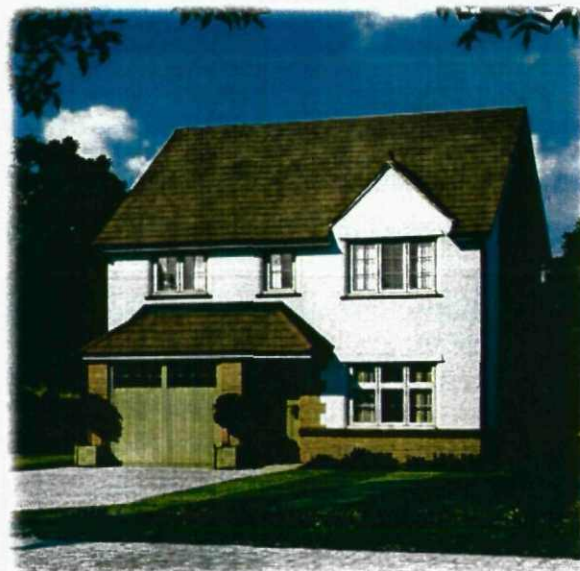


**REDROW
HOMES**

Redrow Homes Yorkshire

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Tel: 01924 822566 Fax: 01924 821 901 Web: www.redrow.co.uk

EXAMPLES OF REDROW DWELLING TYPES.



APPENDIX FOUR

PROPOSED RESIDENTIAL DEVELOPMENT OF
LAND AT HIGHAM LANE, DODWORTH

Community Consultation Comment sheet

CONTACT DETAILS

Name:

Address:

Telephone / Email:

Comments:

Date:

Please return your comment sheet to Dacres Commercial in the stamped addressed envelope provided by no later than **Friday 31st August 2012.**

APPENDIX FIVE

**A COPY OF THE CONSULTATION COMMENTS
RECEIVED WILL BE SENT TO THE PLANNING
AUTHORITY**

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