



STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

**MULGRAVE DEVELOPMENTS LTD &
REBECCA SCOTT**

LAND OFF WATERMILL GARDENS, PENISTONE



STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

On behalf of: Mulgrave Developments Ltd & Rebecca Scott

In respect of: Land off Watermill Gardens, Penistone

Date: September 2023

Reference: 4718LE/R002.A

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1.0 Introduction

- 1.1 This Statement of Community Involvement (the 'SCI') has been produced on behalf of Mulgrave Developments Ltd & Rebecca Scott (the 'Applicants') to accompany a full planning application which seeks permission for the erection of 17 dwellings with associated parking, drainage and landscaping (the 'Proposed Development') on land off Watermill Gardens, Penistone (the 'Site').
- 1.2 The Proposed Development is described in full within the accompanying Planning Statement and is shown on the associated drawings.
- 1.3 This SCI specifically refers to the scope of community involvement and consultation which has taken place in relation to the preparation of the Proposed Development.

2.0 Planning Policy

2.1 This Chapter provides an overview of national and local policy in relation to community involvement in the planning system.

National Planning Policy Framework ('Framework') (2023)

2.2 The NPPF was updated in September 2023 and sets out the Government's proposed economic, environmental and social planning policies for England.

2.3 The NPPF carries forward the Government's commitment to support sustainable economic growth and indicates that significant weight should be placed on the need to support economic recovery through the planning system.

2.4 It highlights, at Paragraph 39, the importance of early engagement in improving the efficiency and effectiveness of the planning application system for all parties.

2.5 It also outlines in Paragraph 42 that the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage.

Barnsley Metropolitan Borough Council's Statement of Community Involvement (2020)

2.6 Barnsley Metropolitan Borough Council's Statement of Community Involvement was adopted in April 2020. It sets out how the Council intend to encourage more people to participate in planning decisions, together with the minimum standards for consultation on new developments.

3.0 Pre-Application

Introduction

- 3.1 The Applicants undertook pre-application discussions with the LPA with regard to the Proposed Development. The pre-application request was submitted in July 2022, alongside an earlier iteration of the layout plan for 9 dwellings.
- 3.2 The pre-application took the form of a meeting between the Applicants and a planning officer from the Council (hereafter referred to as the 'LPA') on the 22nd August 2022 over Microsoft Teams.
- 3.3 A formal written response was provided by the LPA on October 13th 2022 and summaries of the key sections of the written response are provided below:
- **Principle of Development** – No objections were raised given that the Site forms part of housing allocation HS70, however, concerns were raised that the development, as proposed, would be piecemeal. These concerns were based on a discrepancy between the indicative capacity of 32 dwellings envisaged in the allocation policy and the pre-app proposal of 9 dwellings. A revised scheme of 17 dwellings has subsequently been proposed with the layout showing connectivity into the remaining part of the allocation and the Planning Statement accompanying this application describes the constraints on the Site and why it is considered that the Proposed Development will achieve an appropriate density in line with policy.
 - **Layout** – It was stated that a cul-de-sac layout may be acceptable but a layout featuring small court yards to reflect historic precedents would be preferable. It was confirmed that the proposed garden sizes would meet the minimum standards as stipulated in the South Yorkshire Residential Design Guide, however, not enough information was provided to ascertain whether separation distances, as required by the Design of Housing Development SPD, would be met. The Proposed Development has subsequently been carefully designed to ensure that all garden sizes standards and separation distance guidance is complied with, this is evident when scaling off the submitted site layout plan. With regards to the cul-de-sacs, the Proposed Development features a main access road in a 'T' shape which safeguards the delivery of the two adjacent plots of land. Two smaller courtyard areas have then been provided to service plots 12 and 13 and 14-17.
 - **Housing Mix** – The LPA confirmed that, in line with Local Plan Policy H6, the proposals would be expected to include a broad mix of house sizes, types and tenures to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. It is considered that the proposed scheme provides a genuine mix of accommodation options, with no size of dwelling being higher than 42% of the total mix. The Proposed Development also includes semi-detached and smaller dwellings, all of which will contribute to creating a mixed and

balanced community. Further information on policy compliance is provided within the Planning Statement.

- **Conservation** – It was confirmed that officers had no objections in principle, however, detailed design of dwellings will need to reflect local historic vernacular, methods, and materials to ensure adequate sympathy with setting of adjacent listed buildings. The comments provided specific guidance as to how to achieve this and, where possible, this has been reflected in the Proposed Development.
- **Highways** – Officers advised on some technical requirements for private drives and garages and made a number of recommendations as to ensure sufficient turning space for refuse vehicles and efficient roadside waste collection for residents. In line with these comments, the swept path analysis of a refuse vehicle has been provided so as to demonstrate that such a vehicle can satisfactorily turn within the Site. Also, one EV charging point per dwelling is to be provided.

4.0 Consultation Programme and Outcomes

Leaflet Drop

- 4.1 A total of 54 consultation leaflets were sent out to local residents in the immediate vicinity of the Site. The extent of the consultation area can be found at **Appendix 1**.
- 4.2 A copy of the leaflet sent to the local residents can be found at **Appendix 2**. The leaflet summarised the Proposed Development and provided a link to a consultation website where further information and plans were available to download. The website also provided a feedback box where comments on the plans could be made. A copy of the website can be found at **Appendix 3** or via the following link: <https://dppukltd.com/penistone/>.

Feedback

- 4.3 A total of 18 responses were received via email and/or via the feedback form contained on the DPP website over the 2-week period.
- 4.4 The key comments that arose from the consultation are summarised in the table below, along with our response.

Theme	Comment	Response
Support		
(General) Positive Comments	<p><i>“Having looked at the proposed site layout this evening with my wife we have come to the conclusion that the proposal is largely a well thought out scheme given the constraints of the site.”</i></p> <p><i>“The public space is a pleasing addition.”</i></p>	These comments are noted and welcomed.
Objection		
Highways/Access		
Traffic	<p><i>“Absolutely the last thing that part of Penistone needs. The Bridge End junction is well over capacity by BMBC’s own admission, local roads are inadequate and the 400 new houses are problematic (and ugly) enough without more.”</i></p>	The accompanying Transport Note (produced by Local Transport Projects) has assessed the current operation of the local highway network establishes that the Proposed Development would not have a significant impact upon traffic generation, parking or highway safety

Theme	Comment	Response
	<p><i>“The development access proposed leads onto 2 already very congested roads with significant delays at peak periods which will lead to potential additional traffic volumes and safety concerns.”</i></p> <p><i>“Particularly at school times for Penistone Grammar School, adjacent to the development site, Huddersfield Road is densely congested by both vehicular and pedestrian traffic. Exiting Kings Court at these times is dangerous and long-winded due to pedestrians crossing two busy main roads often traffic gridlocked by the juxtaposition of accessing from Huddersfield Road into Barnsley Road, and compounded by adjacent traffic lights controlling the traffic meeting on the narrow road bridge from Manchester Road and the main access into Penistone via Bridge Street.”</i></p>	<p>within the area.</p>
<p>Road Safety</p>	<p><i>“Watermill Gardens is currently a busy road for traffic around school pick up and drop off as parents use the road to drop, park and pick up (which is already something that we have addressed with the Local Authority) and the addition of 17 further houses will make the road busy at certain periods of the day. we would want to see some traffic calming measures and some parking restrictions along Barnsley Road to prevent parking on site lines in and out of the development.”</i></p>	<p>A road casualty study forms part of the Transport Note (described above) and considers a study area around the Site (during a five-year study period).</p> <p>Analysis confirms that a total of eight personal injury collisions occurred within the study area, however, there was found to be no underlying cause or issues in the road network. Therefore, given the small scale of the Proposed Development it would not have a detrimental impact on road safety or the operation of the highway network.</p>
<p>Access for Plots 14-17 via Kings Court</p>	<p><i>“I object to the use of access from Kings Court on the grounds of existing congestion without additional traffic, and in terms of road safety due to inadequate existing infrastructure provision.”</i></p>	<p>Plots 14-17 consist of 4 smaller 2-bedroom dwellings. A sufficient number of parking spaces is provided for in the Proposed Development and there is no prejudice or impact on the car parking arrangement for the existing residents at Kings Court. As</p>

Theme	Comment	Response
	<p><i>“How can you have a proposed access through the carpark of the apartments? I thought this was owned by the residents?”</i></p> <p><i>“The current description “suggests” that it will be possible to access the site via the Kings Court private car parking facilities, which gives the residents living there great cause for concern.”</i></p> <p><i>“The gate off the carpark into the development site was designated as agricultural access only, confirmed to original purchasing residents of Kings Court by the landlord developer Jones Homes.”</i></p>	<p>discussed above, the Transport Note that accompanies this application has assessed the Proposed Development’s access arrangements (including the proposed access via Kings Court) and concludes that they would not have a significant impact upon traffic generation, parking or highway safety within the area.</p> <p>Access from Kings Court is provided via a legal agreement that the Applicants have secured. Access is therefore achievable and there is no legal impediment to access the Proposed Development via Kings Court.</p>
Impacts on Residential Amenity		
<p>Impacts on Natural Light</p>	<p><i>“Your plan shows housing built right up to our perimeter fence and will block light to our living room window. I strongly object to this and would ask you to reconsider the location of this block of housing.”</i></p> <p><i>“if houses are built as close to our fence as your plans suggest our natural light will be blocked out. This is unacceptable and inconsiderate “</i></p> <p><i>“The siting of certain plots will have a considerable detriment on our amenity. The gable of the house will cut out light and will create an enclosed feeling in our garden especially if the levels are not considered We see no reason why the property has to be built so close to our boundary as there appears to be sufficient space to the west to create space and even offset the line of the house to soften any feeling of “prison wall”</i></p>	<p>The proposed housing units are principally located to the north of existing dwellings, therefore almost all neighbouring residents will not see a reduction in direct natural light as a result of the Proposed Development.</p> <p>Further, the scheme has been carefully designed to ensure suitable separation distances are achieved between all proposed and existing dwellings in the locality. The Barnsley Design of Housing Development SPD has specific guidance on separation distances and the Proposed Development fully complies with these.</p>

Theme	Comment	Response
<p>Noise/ nuisance from proposed area of Public Open Space</p>	<p><i>“The inclusion of a ‘public open space’ presents a concern relative to noise disturbance, litter, nighttime light intrusion and risk of potential activities which its users may choose to undertake in that area given its somewhat hidden location.”</i></p> <p><i>“With it being unclear who will own this land (ie is private or council owned) the plan for its use, I believe residents in the direct vicinity of this planned space should be offered a greater level of information about the future intentions for this space.”</i></p> <p><i>“I do have concerns over potential noise nuisance and privacy. I’d like to take this opportunity to share my concerns, in particular:</i></p> <ul style="list-style-type: none"> • <i>What is the proposed use for the land? i.e. Childs playground equipment, Benches, Tarmac pathways etc.</i> • <i>Who will own and maintain it?</i> • <i>What form and height will the boundary be?”</i> 	<p>It should be noted that there will only be one entrance to the open space from within the cul-de-sac which the Proposed Development will form part of, limiting access to the open space for potential nuisance makers and aiding in the natural surveillance of its approach.</p> <p>Concerning future management of the space, this will be subject to discussions with the Council through the application process. The Council could choose to adopt it or, otherwise, a management company will be appointed to ensure that upkeep and security of the space is maintained.</p> <p>Landscaping and boundary treatments will be carefully considered to ensure that privacy and amenity for existing and proposed neighbouring dwellings will be protected.</p>
<p>Impacts on Local Services/Infrastructure</p>		
<p>Strained local services/ infrastructure</p>	<p><i>“Penistone does not have the infrastructure to accommodate any more houses”</i></p> <p><i>“all the schools are full and the doctors you can’t get an appointment for love nor money”</i></p> <p><i>“No no no infrastructure is on its knees please leave Penistone alone enough is enough”</i></p> <p><i>“Quite concerned about the ever increasing development of houses here and the desperate lack of</i></p>	<p>The Site forms part of a housing allocation and it is Council policy that the Site should be developed for housing purposes.</p> <p>The Site forms part of the ‘HS70’ housing allocation in the Barnsley Local Plan. This document outlines that the remainder of the allocation has an indicative total capacity of 32 dwellings. In producing that document, and subjecting it to a series of public consultations and to the planning inspection process, the Council would have assessed the</p>

Theme	Comment	Response
	<i>infrastructure eg police , schools , and public transport.”</i>	capacity of the services and facilities in Penistone to accommodate additional growth and, in that context, the Council plainly concluded that there was either sufficient capacity in the services and facilities or that additional capacity could be made available either through a financial contribution or through direct negotiations with the supplier or that any obligation to increase capacity lies with the providers.
Other		
Impacts on Green Space	<i>I also do not think anymore Greenland space needs to be taken away for new builds as there is a very large development being constructed a few fields north called Penning Ridge in Penistone with the same size housing you are proposing.</i>	<p>In allocating the Site for residential development, the Council concluded that it is appropriate greenfield site for such development.</p> <p>The Proposed Development will not impact on any existing habitats or protected species and it will retain and accommodate all healthy trees on the Site. A series of ecology reports have been undertaken to ensure that there are mitigation techniques in place to ensure that no wildlife is detrimentally impacted.</p> <p>Additionally, the overall development delivers a biodiversity net gain in habitat units of 19.37% and in hedgerows units of 100%.</p>
Construction Period	<i>“I am fed up of seeing building development out of my back window. I am already having to look at the massive build above Penistone Grammar School for many years.”</i>	Mulgrave Developments pride themselves on being a considerate constructor. A Construction Management Plan will be produced in the event planning permission is granted and this will provide details of all relevant measures to minimise disruption during the construction phase.

Theme	Comment	Response
<p>Design</p>	<p><i>“The houses wont be of any architectural merit and reflect the houses sot f (sic) the town why should you go to the expense of that nobody else has”</i></p>	<p>The Proposed Development is considered to be of a simple and high-quality design which will be in keeping with the surrounding area.</p> <p>The proposed external appearance will be treated to match both the local vernacular and the materials utilised within surrounding developments in order to achieve a visual link between the differing house types and tie the scheme to the neighbouring developments.</p>

5.0 Summary

- 5.1 Consultation has been undertaken by DPP on behalf of the Applicants prior to the formal submission of the planning application in line with the Framework and Barnsley's Statement of Community Involvement.
- 5.2 Issues have been raised by stakeholders and the Applicants have sought to address them where practically possible and necessary. These details are contained in the accompanying application documents and plans, and are summarised in this SCI.
- 5.3 We therefore conclude that this SCI demonstrates that the Applicants have had regard to the various views of the local residents and other stakeholders in the preparation of the Proposed Development.

Appendix 1: Map of Consultation Area



Appendix 2: A copy of the Public Consultation Leaflet

PUBLIC CONSULTATION LAND OFF WATERMILL GARDENS, PENISTONE

Introduction

Mulgrave Developments Ltd are preparing to submit a planning application which seeks full planning permission for the construction of 17 dwellings on land off Watermill Gardens, Penistone.

Undertaking public consultation with local residents in advance of submitting a planning application is an important part of the process for Mulgrave Developments Ltd and allows members of the public and the local community to engage with the vision for the site and to provide valuable feedback in relation to the proposals.

The Site

The site is outlined in red on the aerial image below and comprises a parcel of grassland, located to the north of the settlement of Penistone. To the north of the site is Penistone Grammar school, whilst to the east, the boundary is comprised partly of residential development and partly of open countryside. Several cul-de-sacs of residential development lie to the south of the site (including 11 family dwellings that are within the wider housing allocation within which the site lies). To the west, the site is bounded by a dwelling and its curtilage.



Mulgrave Developments Ltd

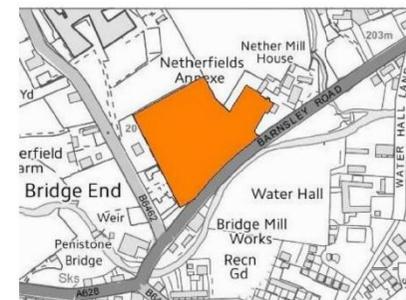
Mulgrave Developments is an award-winning housebuilder, specialising in the development of unique, high-quality residential properties. The business started life as the development arm of the Mulgrave Estate based in Lythe near Whitby. As the company has grown, it has expanded its area of operation and is now a significant provider of quality homes throughout Yorkshire. The company have recently completed developments in Shipton by Beningbrough, Tockwith, Pocklington and Harrogate.



Barnsley's Local Plan

Within Barnsley's Local Plan, the site is allocated for residential development under allocation reference 'HS70' and this proposal is seeking to develop part of the allocation.

The extent of the allocation is shown on the Policies Map extract to the right.



PUBLIC CONSULTATION

LAND OFF WATERMILL GARDENS, PENISTONE

Proposed Site Layout



The Proposed Development

The proposed development seeks to erect 17 new dwellings to be built by Mulgrave Developments Ltd.

The proposed layout, shown to the left, depicts how the development will be achieved. The scheme is comprised of a mix of two, three, four and six-bed dwellings, including semi-detached and detached properties. There will also be an area of public open space provided for to the east of the site.

Access into the site for the majority of the properties will be gained via the access point to the south from Watermill Gardens. A second access point is to be provided to the west via Huddersfield Road. An internal access road is proposed within the site, in conjunction with provision for parking.

The proposed development will use materials sympathetic to the local area in order to integrate seamlessly with the surrounding properties. This will be further reinforced through the implementation of both hard and soft landscaping that will enhance the proposed development. Each of the individual dwellings will have a private driveway and garden sitting within a carefully considered landscaped setting.

The scheme aims to provide a genuine mix of accommodation options.

Have Your Say

We would like to hear your views on the proposed development before a planning application is submitted.

Further information is provided on the website:

www.dppuktd.com/penistone

Please leave your comments on the feedback form on the website or alternatively please post your comments to DPP, One Park Row, Leeds, LS1 5HN. Please send your comments to us by 25th August 2023.

Appendix 3: Public Consultation Website



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PROPOSED RESIDENTIAL DEVELOPMENT AT PENISTONE

Proposed Residential Development at Penistone



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Providing your Feedback

We would welcome any feedback you may have on the proposed development. Please provide your comments via email to consultation@dppukltd.com (please note, all feedback will be anonymous once submitted).

Alternatively, if you prefer not to use a computer, please feel free to post your comments to: **DPP, One Park Row, Leeds, LS1 5HN**

Please submit your comments on or before **25th August 2023**.

Once the planning application has been submitted, full details will be available on Barnsley Metropolitan Borough Council's website and there will be a further opportunity to comment.

We look forward to receiving your comments on the proposed development.

FEEDBACK FORM

YOUR NAME	YOUR EMAIL
YOUR MESSAGE	
SUBMIT	

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our [Privacy Policy](#). Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the [Privacy Policy](#).

Your personal data will be retained on our secure database and will not be passed to our clients.

We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.

at any time.

Proposed Site Layout

[Download Proposed Site Layout](#)



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