Statement of Community Involvement

Land to the south of Coniston Avenue, Darton

December 2021

Introduction

This Statement of Community Involvement has been prepared by Royal Pilgrim Communications on behalf of Barratt Homes. It forms part of a suite of documents in support of an application which seeks detailed planning permission for 53 new homes on land to the south of Coniston Avenue, Darton.

The applicant places great importance on public consultation and despite Covid-19 restrictions preventing a public exhibition event, Barratt Homes has undertaken thorough consultation.

About Royal Pilgrim Communications

Royal Pilgrim Communications is a communications consultancy dedicated to delivering inclusive community and stakeholder consultation to support planning applications and development projects.

The proposals

The site is allocated for housing in Barnsley's Local Plan (site HS6) and the proposals will contribute to Barnsley's housing requirements now and in the future.

The proposed development will deliver high-quality new housing and will include:

- 53 residential properties, which will be a mix of 1,2,3 and 4 bedroom properties
- 11 affordable homes
- One Vehicular access served from Coniston Avenue. The original intention was to take access from Pennine View, but this was changed in light of comments raised during the consultation process.

Barratt Developments plc group is the UK's largest and best-known housebuilding company and is comprised of Barratt London, Barratt Homes and David Wilson Homes. They aim to provide the highest standard of design, construction and customer service in the business, resulting in a host of major industry awards in recent years.

Consultation is key

National and local government encourage developers to consult with local communities and stakeholders before submitting a planning application.

Consultation and communication with local communities is an important element of the planning process. It is important that local communities are made fully aware of proposals affecting their area and are provided with opportunities to view any plans and discuss issues with the developers or their professional team. This process should also enable the community to provide feedback.

As responsible developers, the applicants are keen to engage with the community throughout the planning process.

National Planning Policy Framework (NPPF)

Paragraph 39 of the National Planning Policy Framework (2021) places emphasis on improving communication and engagement at pre-application stage. It advises that:

'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'.

Paragraph 40 states the local authority should:

'…encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.'

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

Barnsley Metropolitan Borough Council's Statement of Community Involvement encourages developers to engage with communities in advance of submitting a planning application. Paragraph 3.6 states:

"All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted."

Informing residents, stakeholders and the public

Councillors

Emails were issued to the ward councillors for the site and a virtual meeting was held with two Councillors to explain the plans and consultation process to them.

Residents

Residents and the wider community were invited to take part in the consultation via an information leaflet that was distributed to the closest approximately 500 properties surrounding the site during the week beginning 19th July 2021. The leaflet included information about the proposals, details of the consultation website and a tear-off, freepost feedback form. The leaflet also included contact details for the team, including an 0800 freephone number. *See Appendix 1.* Feedback will also be taken into account throughout the planning process.

The wider public

The proposals and consultation website were promoted via advertising on Facebook. *See Appendix 2.* A media release inviting comment on the proposals and promoting the website was also issued (*see Appendix 3*).

Consultation website

A dedicated consultation website (barratthomes-pennineview-darton.co.uk.) was launched to enable people to view and comment on the proposals. *See Appendix 4.*

As set out above, the website was widely publicised in correspondence to stakeholders, information leaflets distributed, media release and via Facebook advertising.

An online feedback form enabled visitors to comment on the proposals from the website and contact details, including an 0800 freephone number and email address were included should people have any queries or wish to discuss with the development team.

The website is still live and will remain so throughout the planning process. The applicant will continue to engage and accept feedback throughout.

Feedback

To date, 63 feedback forms have been received either via the website or through the post, in addition to several emails.

Key issues and themes raised by respondents include:

- Highways & safety on Pennine View – Various respondents raised the highway impact of the development on Pennine View. Children's safety, safety of the junction and the width of the road were specific comments about this issue.

  Following comments from local residents, and having had further discussion through our pre-application enquiry with the local planning authority, it is considered that a more suitable and acceptable vehicular access can be served from the north. This enables the site to control the visibility splays from the development on to the existing highway network.
- Community infrastructure – Some respondents raised impacts on local community infrastructure such as education and healthcare as an issue.

  This will be assessed as part of the planning application and contributions will be discussed with the Council.
- Interest in buying new homes

  Various people enquired about prices and timescales as they were interested in buying new homes on this site
- Questions on construction traffic and methodology

Should planning approval be granted, we would expect a pre-commencement condition to be imposed requiring us to submit a construction traffic management plan, which would need to be submitted and approved by Barnsley Council, prior to construction.

Feedback will continue to be taken into account throughout the application process.

Example comments (some are extracts) included:

"Thank you for contacting us regarding this proposed development. Our main concern is not the actual building of the houses, but having access via Pennine View / Pennine Close and Sack up Lane. The visibility turning into Pennine View from the top of Sack up Lane is already very dangerous due to its bad bend. Drivers turning into Pennine View cannot see any oncoming traffic. We feel that an addition of minimum 50 cars from this new estate would tremendously increase the traffic in and out of Pennine View / Pennine Close onto Sack up Lane and would have a huge implication on Pennine View / Pennine Close residents' safety. Furthermore, Pennine View is much more narrower than Coniston Avenue and by using Coniston Avenue and Keswick Road onto Windhill Lane traffic will disperse itself quicker and safer."

"I have seen the proposed plans online for a development in Darton. When finalised and reservations/sales of properties are due to begin is there any chance I could be updated or have details of the houses being built please? We are interested in purchasing."

"The proposed development would have far better access from Coniston Avenue. The estate road has no width restrictions, it is wider than Pennine View and the road layout consists of a loop through the estate. The estate has through roads already in place. The estate is on a bus route, which would give pedestrians the most direct access to bus services."

"A far better access is available from Coniston Avenue. The road layout consists of a loop through the estate and so does not suffer from the problems of a cul-de-sac. It also connects more quickly to a main road (Windhill Lane). The estate road is also wider than Pennine View and is a bus route. Connecting onto Coniston Avenue will also give pedestrian the most direct access to a bus stop. Coniston Avenue does not have any width restrictions."

"I wish to raise my concerns over the Pennine view - Darton potential development. We live very close by and the traffic is already high and at times fast and dangerous. the existing pennine close junction is already difficult to get in and out of. the local infrastructure is already struggling with all the new houses."

"I welcome the plans for new homes on Pennine view and would be interested in moving to this development if the plans go ahead."

"I am against this proposed development due to the fact that the infrastructure of the area will not support extra traffic, partially because of the blind bend on Pennine View when coming down Sackup Lane."

"Concerns over access to site and construction traffic on sackup lane which already has width and weight restrictions on."

Changes to the scheme through the consultation process

Following comments from local residents, and having had further discussion through our pre-application enquiry with the local planning authority, it is considered that a more suitable and acceptable vehicular access can be served from the north. This enables the site to control the visibility splays from the development on to the existing highway network.

Conclusion

Engagement is continuing and feedback will be accepted from the community throughout the planning process. Comprehensive pre-application consultation has been undertaken in relation to this planning application and engagement has been open and transparent.

Various people have enquired about the new homes on this development as they are unable to find a suitable local property at present. Key stakeholders and interested parties will be kept up to date throughout the planning process.

APPENDIX 1: Information leaflet



Freepost RUCB-BJRG-YBZX
Royal Pilgrim Communications
PO Box 208
HECKMONDWIKE
WF17 6FE

NEXT STEPS

We intend to submit a planning application for the proposals in the near future. Before that happens, we would like to know what you think of the plans. To have your say, please complete the attached feedback card and return it to the FREEPOST address. You can find out more information and comment online at www.barratthomes-pennineview-darton.co.uk

If you have any queries, please contact us on 0800 089 0362 or ben@royalpilgrim.com

HAVE YOUR SAY

BARRATT HOMES

Barratt Homes would like your feedback on proposals to deliver a mix of new homes on land off Pennine View, Darton. The site is allocated for housing in Barnsley's Local Plan (site HS6) and the proposals will contribute to Barnsley's housing requirements.The plans will include 20% much needed affordable homes.

To have your say, please complete the feedback form in this leaflet and return it to the FREEPOST address provided. Visit the website for more information on the proposals and to comment online.

www.barratthomes-pennineview-darton.co.uk



THE PROPOSAL

The proposed development will deliver high-quality new homes and a much needed affordable homes provision.

- Around 50 new, high-quality homes
- A mix of 1, 2, 3 and 4 bed properties – 20% will be affordable homes
- All properties will be 2-storeys in height
- Existing mature trees and hedgerow on the site boundaries will be retained where possible and further landscaping will be added
- Vehicular and pedestrian access will be from Pennine View
- Rainwater run-off rates will be controlled and managed via a detailed drainage mitigation strategy.

KEY BENEFITS

- Much needed new homes with 20% affordable homes
- Employment opportunities created during construction
- Increased custom for local shops and businesses
- Contributions to help improve local infrastructure through a S106 agreement as part of the planning process

Please tell us what you think about the proposals.

Name

Address & Postcode

Email

How would you like us to keep you updated on the proposals?

Post Email Please do not contact me

Please let us have any comments (you can also give feedback at www.barratthomes-pennineview-darton.co.uk):

Please tick here if you do NOT want to be contacted about the project.

APPENDIX 3: Consultation website, example pages



