



Statement of Community Involvement

The Seam, County Way, Barnsley

On Behalf of Barnsley Metropolitan Borough Council

December 2024

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

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Client:

Barnsley Metropolitan Borough Council

Project:

The Seam Car Park, County Way, Barnsley

Report Title:

Statement of Community Involvement

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Approved by:



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SECTION 1: INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by nineteen47 on behalf of Barnsley Metropolitan Borough Council [the "Applicant"]. The Application site comprises an existing surface car park know as The Seam (lower) at County Way, Barnsley.
- 1.2 This Statement supports two separate full planning applications, comprising Application 1, herein referred to as the **Main Application** (comprising Alterations to existing car park and provision of new public open space and landscaping) and Application 2, the **Sculpture Application** (comprising Installation of three new sculptures).
- 1.3 Full details regarding the proposals are provided in the supporting documents submitted as part of each planning application, and this Statement should be read along with this information.
- 1.4 The purpose of the SCI is to outline the steps taken by the Applicant during the preparation of the application to inform the final submission. In this case, this includes consultation with the Local Planning Authority ["LPA"] and stakeholders, including Ward Members and the Town Council. The applicants have also sought pre-application feedback from the Local Planning Authority (LPA).
- 1.5 The feedback received and discussions during the period of consultation has informed the final design as set out within this Statement.
- 1.6 The Applicants have taken active steps to engage in a coherent, meaningful and insightful manner with regard to the development proposals and the collation of the final application.

SECTION 2: PLANNING POLICY CONTEXT

- 2.1 The central theme of current planning legislation and guidance places increased importance on community involvement, as the planning system operates in the public interest, to ensure that development results in a better place for people to live. The National Planning Policy Framework (NPPF, 2024) encourages engagement with Local Communities with Paragraph 40 stating:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.'

- 2.2 Paragraph 42 emphasises the importance of pre-application discussions, stating that the more issues that can be resolved at this stage, the greater the benefits. Furthermore, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process, in order to have a positive and effective impact. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

- 2.3 Paragraph 137 outlines the importance of considering early discussion between key stakeholders:

'Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

- 2.4 The Localism Act has placed increased emphasis on consulting with Local Communities and, in this regard, CLG produced the Plain English Guide to the Localism Act and this states that:

'To further strengthen the role of local communities in planning, the Act introduces the new requirement for developers to consult Local Communities before submitting planning applications for certain development. This gives local people the chance to comment when there is still genuine scope to make changes to proposals.'

Barnsley Metropolitan Borough Council - Statement of Community Involvement (2020)

- 2.5 Barnsley Council's SCI, as updated in April 2020, explains how the Council will engage with Barnsley's communities, businesses and organisations in the planning process. The Council's previous SCI was adopted in 2015. Since then, the Local Plan has been adopted (January 2019) and planning guidance has been revised.
- 2.6 The SCI outlines the methods used to encourage and facilitate participation at the different stages of the Local Plan preparation and encourages community involvement in the preparation of development proposals. The latest version outlines the increasing use of electronic communication for both engagement and communication purposes, such as social media, websites and emails.
- 2.7 Section 3 outlines how the Council seeks to actively engage in community consultation with regard to planning applications and encourages discussions between developing parties and statutory bodies.
- 2.8 Paragraph 3.5 states the councils welcome pre application discussions with applicants alongside an emphasis to consult with local communities and Ward Members before making their application.
- 2.9 Paragraph 3.6 highlights applicants should consider the benefits of involving the community in developments which are considered likely to have an impact of the community. This is encouraged at an earlier stage prior to the application being submitted
- 2.10 Paragraph 3.7 recognises the cost of undertaking consultations. However, continues to encourage applicants to do so, in order to promote an inclusive and transparent process which aims to improve the quality of applications.
- 2.11 Table 4 identifies the stakeholders involved for different types of applications. For Major applications the stakeholders are neighbours, general public and wider community as well as statutory consultees and non-statutory consultees.
- 2.12 Paragraph 3.17 identifies the requirements of ensuring consultation with Statutory Consultees. A list of these consultees can be found in Appendix 3 which details the Council's Statutory Consultees for planning applications.
- 2.13 Paragraph 3.18 confirms there are various other internal and external consultees that provide specific technical guidance and support on the determination of the planning application. The SCI states who to consult and when beyond the statutory consultees is determined by the planning officer on the case.
- 2.14 Paragraph 3.19 states the Council's system for consulting with statutory and non-statutory consultee's is for an e-mail to be sent to them with a link to the application on Planning Applications Online asking for comments within 21 days.
- 2.15 The remainder of this Statement sets out the Applicant's response to this guidance.

SECTION 3: ENGAGEMENT WITH KEY STAKEHOLDERS

- 3.1 To adhere to the guidance set out in the NPPF and the SCI published by the Council, the Applicants have sought early engagement with the LPA and stakeholders surrounding the site.
- 3.2 The following consultation has taken place to inform the preparation of this planning application:
- Submission of a pre-application enquiry to the LPA, seeking a pre-application meeting with Barnsley Council.
 - Communication with stakeholders and consultees.

Pre-application enquiry

- 3.3 A pre-application enquiry was submitted to the LPA in August 2024. This followed a period of initial stakeholder engagement regarding the proposals between a number of Council departments.
- 3.4 A formal pre-application meeting was held with officers on 1st October 2024. During this meeting, the approach of the proposal was discussed alongside key technical considerations for the development. These include highways, parking, maintenance and management of the site as well as. Further considerations discussed where Urban design, Conservation, Biodiversity, alongside tree and landscaping considerations.
- 3.5 Following the pre application meeting, the proposals have been developed further to respond to relevant comments, resulting in enhancements to the overall scheme.
- 3.6 A pre-application response letter was also provided by the planning officer, confirming the planning policy considerations and an assessment of the proposal, which addressed the technical considerations discussed in the pre application meeting.
- 3.7 The response provided a summarised conclusion that the principle of the proposal is welcomed and acceptable subject to flagged considerations being addressed. The comments focused largely on highway matters given the nature of the existing and proposed uses, as well as further consideration to the urban design. Final justification and supporting documents required for submission were also set out.

Communication with Stakeholders and Consultees

- 3.8 The aim of the consultations with the stakeholders, ensured the quality of the approach and design ensured it was meeting the overall aims of the development and meeting the adequate requirement of providing a high-quality sustainable design.
- 3.9 With the work being carried out on behalf of the council, providing a development which is inclusive and offers an evident benefit for the local community was an integral component of the approach, demonstrated through the stakeholder consultations.

3.10 Table 1 below, displays a summarised discussion of the stakeholder consultations, addressing the approaches to be made ensuring the aim of the proposed development is achieved.

Table 1: Summary of Stakeholder Meetings

Stakeholder Meeting	Summary
<p>CCTV and Car Park Management Strategy</p> <p>9th May 2024</p>	<p>Confirmation of CCTV being reviewed, with Mytec being appointed supplier for the proposed development. Current camera coverage is fed back to the Yorkshire Police monitors 24hrs.</p> <p>Key factors for the management of the car park included addressing access for the DMCO1 building and the Courthouse pub which both about the Site boundary. Management during car park surveys was also addressed.</p>
<p>EV Charging and Substation Location</p> <p>9th May 2024</p>	<p>Aimed to rationalise the substation location, with greater understanding for EV charging design. Confirmation of car park open 24/7. Possibility of future proofing car park to provide 10 EV charging near the top of the site close for college students. Informed that Articulated wagons will use this access route. Location of the proposed substation and stated that the preferred position would be away from the network rail boundary.</p>
<p>Park Mark Plus & Counter Terror</p> <p>21st May 2024</p>	<p>Overview of the present design, outlining the single access route for private maintenance and delivery vehicles to the DMCO1, The courthouse Pub and associated buildings. The three areas of the public realm were discussed as the Bio-diversity Garden, the DMC garden and the Town Centre Link. Confirmed the largest vehicle that has been tracked was a refuse vehicle. Sandersons to track the Articulated wagon to inform the size of the path.</p> <p>Park Mark Puls Requirements were addressed including the assessment process by identifying the management process, infrastructure and car park will all be assessed. Concerns of current crime statistics were addressed. Confirmed clash detection of CCTV, lighting and trees will be considered to ensure all areas are covered. Confirmed clash detection of CCTV, lighting and trees will be considered to ensure all areas are covered. Preventing the amount of clear open turf will prevent tents being set up in this area. hostile architecture can be used to ensure this space remains safe. Phasing proposal needs to consider the security of the entrance around DMC building where fencing may provide a barrier to the current CCTV.</p> <p>CCTV Proposal - presented the current CCTV proposal which has been worked through with the advice and includes 5 column mounted panoramic cameras. Cameras are currently recorded to Barnsley but monitored from Doncaster. Option to have the proposed developments CCTV monitored in the Glassworks which is much more effective to security. Current DMC cameras are only monitored inside the DMC building. AMPR camera will need to be fitted on a lighting/CCTV column which has power. Current site has 2 Tannoy systems which will be replaced in the new scheme.</p>

	<p>Vehicle access for maintenance will be feasible and so TILT columns are not required. Lighting variation whilst walking whether its tracked lighting or setting minimum light level.</p> <p>Security/Counter Terror/ Vehicle Mitigation - discussed the one-way access road which passes the public realm and the risks of vehicle incursion. Informed although this is a one-way access route, the design team will need to consider both access routes as possible vehicle entrances as well as round the back of the EV spaces and into the public realm. Security consultant will complete a Security Threat and Risk Assessment to determine what is required to prevent or reduce the impact a vehicle may have. Security Consultant should consider the threshold of people that this space will hold at one time to determine the level of mitigation measures.</p> <p>Further discussions surrounding suicide prevention, scope for mobile screening and test areas. possibility of thermal cameras on this site regarding concerns around EV cars setting alight</p>
<p>Landscape Design Overview</p> <p>21st May 2024</p>	<p>Overview of the proposed scheme with the public realm that meets the EV charging and the car park. PA discussed the one-way access route for the delivery/maintenance vehicle visiting the DMCO1, The Courthouse Pub and associated buildings.</p> <p>Artwork strategy including the three ways of processing an artwork was discussed:</p> <ol style="list-style-type: none"> 1. Through single tender 2. Tender to a limited number of artists, 3. An open tender to any artist. <p>Maintenance needs to be addressed along with the sculpture and the public realms lighting should be explored and ensure the public realm lighting does not distract from the central piece.</p> <p>Landscape Design involved an overview of the Public Realm Landscape Design with raised planters, mounding, lawn, trees and seating. More soft landscaping in replace of hard landscaping is to be introduced. Design should appeal to those working in the DMC building for an area to have lunch and an access route for people entering Barnsley from the interchange. More seating to be allocated.</p> <p>Trees - proposed three types of trees, confirmed tree root barriers need to be considered to prevent damage to flooring and avoid LV and drainage. Confirmed a water supply would be required to maintain the landscape. Noted to avoid fruiting trees which can cause damage to the flooring</p> <p>Planting current planting consists of wildflowers and shrubbery, confirmed maintenance would not be an issue with either of these. Confirmed real grass as opposed to astra turf.</p>

	<p>Hardstanding - proposed flooring of the public realm consists of gravel resin and the metal flooring with 'The Seam' running through it which could be underlit. Confirmed the entrance and access route of the one-way system must have mechanical bollards and not manual. Manual bollards to access the sculpture for maintenance would be appropriate. Accessibility of the design was further discussed addressing inclusivity including dementia groups conservation.</p> <p>External Furniture - referred to the seating used in the town centre with backs and handrails, confirmed the current bins are steel. Current signage around the town centre consists of totems which may be replicated on this site. Raised a discussion around the central car park footpath leading to Old Mill Lane rather than terminating in the car park.</p>
<p>External Lighting 10th June 2024</p>	<p>Overview of the scheme discussing the car park element with a one-way access for service vehicles to DMC and The Courthouse Pub. Run through of Lux Level Model which is in line with Park Mark Plus accreditation. Holophane will be responsible for the car park area lighting and bollards. LDL are responsible for the lighting tape in the public realm.</p> <p>For public realm lighting issues surrounding dim limiting and women's safety and facial recognition were highlighted. street lighting to public realm and raise bollard lighting to ensure facial recognition is to be added. pedestrian lighting activation was discussed and will be set at 50% until activation where it will rise to 100%. Further discussions on design and integration of lighting including border lights, paths, the car park and public spaces to have sufficient lighting.</p>
<p>Drainage Strategy 11th June 2024</p>	<p>Previous drainage strategy was discussed and confirmation of the development occurring on a brownfield site the requirement is for 30% improvement of the drainage strategy across the whole site. Drainage strategy including infrastructure, monitoring of drainage as well as maintenance and management plans to be required. Size of the bays upgraded to the 5x2.7m bays. Accessible bays to be increased to 5x3.8m. Confirmed Joju will partner with Mer to provide the infrastructure for the EV chargers. EV infrastructure will be provided for up to 40 EV chargers. Scope to rise to 50 under future phase of works.</p>
<p>Network Rail 13th June 2024</p>	<p>Overview of the site, explaining the new one-way access route and confirmed we are avoiding any works to Eldon Street retaining wall. The car park will be upgraded as well as a public realm space and EV charging being introduced. Easement Zone, SI and Public realm discussion. Confirmed any new fence that is to be introduced in front of the current Network Rail fence should allow for a maintenance gap. Presented the current substation location at the Northern end of the site. Vehicle incursion should be maintained along the car park edge to prevent cars rolling on to the track. Stated all drawings should now show the 4m boundary line from the Network Rail.</p>

	issue of a Glint and Glare assessment which was confirmed not necessary as the current lighting design is not in a driver’s eye line. Requested the Network Rail legal document which would make clear the red line boundaries.
<p>External Materials Design Overview</p> <p>24th July 2024</p>	Overview of the scheme and main aspects of the project addressed. Soft landscaping proposals and the plants/hedges/trees that are being proposed were presented, alongside shrubs and planters. Drainage aspect of planting was acknowledged. Hard landscaping strategy with specified materials was discussed including warm elements of the hard scaping which Barnsley tend to follow on all projects. Materials laid considered for wheelchair users. Seating/benches should be stand alone and separate to retaining walls. maintenance plan and how vehicles/ equipment would be accessible in the public realm was considered.
<p>Security</p> <p>1st August</p>	Overview of the project and Draft VDA and risk assessment. VFA and Risk assessment draft addressed.
<p>Boundary Treatments</p> <p>6th August 2024</p>	Discussion of the current site plan and proposed boundary treatments. The importance to achieve 10% BNG was highlighted alongside a confirmation from network Rail on their stance of the boundaries.
<p>Highways</p> <p>1) Initial – 14th May 2024</p> <p>2) Follow up – 9th October</p>	<p>1) PO7 which demonstrated the latest iteration of the drawing and discussed the one-way service route to the pub and related buildings was presented. Text flooring will run through the centre of the public realm to not be impacted by service vehicles. Parking numbers (existing vs proposed) was also covered along with a parking survey requirement and junction survey requirements. Pedestrian routes also highlighted including regent street and Old Mill land where pedestrian access is heavy. Discussion on accessible bays running through the current 12 accessible bays. Further discussion of Regent Street access arrangement and BMBC’s roadworks (Old Mill Land)</p> <p>2) Delivery of project overview noting key changes including the new cell web solution surrounding the existing trees and the proposed EV bays in the latest site plan. There are now 8 bays to the North of the site, 4 fed by 150kW rapid chargers and 4 fed by 50kw chargers. There are also 2 disabled parking bays to the south of the car park charged by 11kW chargers. Confirmation of new updated survey to be completed. Car park closure strategy was also discussed, identifying its best to not direct all traffic to one car park and rather to name all other car parks in the town that can be used including market gate. Biking parking strategy was raised, with confirmation the final revised site plan will show bicycle parking provision.</p>
<p>Tree</p>	Project overview which detailed car park area and public realm, including the one-way access system and biodiversity garden as well as EV charging proposals. Discussion of the tree conditions. 17

<p>9th May 2024</p>	<p>trees on site. 12 to the north had concerns. Agreed that the Stage 3 should carry on as is with full remediation and retaining the trees.</p>
<p>Sculpture Initial Concept 11th September 2024</p>	<p>Overview of the aspirations of the three sculptures on site and the brief which has led the initial concepts to be discussed. Discussion into the weaving history which has influenced the design. Discussed 3 options of design, Woven Bloom, Woven Flower and Woven Digital. Maintenance was addressed along with ensuring digital installing is integral in the design. Maintenance confirmed two packages; physical and digital.</p>
<p>Social Value 1) 11th September 2) 9th October</p>	<p>1) Introduction and social value overview with Wilmott Dixon’s (WDC), took a focus to understand the Bensley Councils priorities to look at the themes and outcomes and measures. 4 areas of social value focus; Economic, Employment, Education, Environment. Further discussion into the social value options and next steps. social value programme could begin from the end of October and will go through the pre-construction and construction phases of the project. Plan to present in next meeting with a social value manager supporting monthly meeting and quarterly reports.</p> <p>2) Discussion on social value options and next steps, checking 40% local spend aligns with BMBC’s internal procurement strategy. WD to assist with education and provide help and teaching in schools, consider a list of primary schools that WDC could work with as part of The Great Childhood Ambitions Project. Suggestion of community projects for WDC to support.</p>

SECTION 4: SUMMARY

- 4.1 In summary, this Statement of Community Involvement has positively considered the advice set out in the NPPF and Localism Act.
- 4.2 The Applicant has adopted a proactive approach to engaging with the Local Planning Authority and key stakeholders. The discussions outlined in table 1 demonstrate the extent that the Applicant has gone to in order to ensure all considerations have been adequately addressed, alongside ensuring the scheme is in line with the Council's strategic objectives for the town centre.
- 4.3 The comments received through early and continued engagement with the LPA, in addition to extensive communication with all stakeholders has provided insightful feedback which have been taken on board and helped guide the proposal towards achieving a sustainable development. This respects the aim to positively impact and enhance the local area offering an exciting community development.
- 4.4 The Applicant considers the engagement outlined in this Statement of Community Involvement to be invaluable to the development process and an open approach to consultation will continue during the application process, supported by the statutory consultation process.



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