September 2019

Statement of Community Involvement

Reserved Matters Planning Application for the development of 119 dwellings on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe

On Behalf of

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1.0 Introduction

1.1 This Statement of Community Involvement (SCI) has been prepared to support a Reserved Matters Application for the development of 119 dwellings on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe.

1.2 The site has outline planning permission (Ref: 2018/0103) for residential development that was granted in 2018. The site has a varied planning history allowing for development of up to 190 dwellings. The outline permission retained flexibility on the number of dwellings proposed to allow a high-quality residential scheme to be designed with the total number of dwellings to be finalised as part of the reserved matters.

1.3 The Reserved Matters application follows on from the Outline permission and seeks to agree the outstanding reserved matters relating to appearance, landscaping, layout and scale of development.

1.4 The SCI sets out: -

1. The background to the site and why it has been brought forward for development;

2. Relevant national and local guidance on community involvement;

3. The applicant's approach to community involvement in respect of the planning application submission;

4. The specific feedback from the community and a response where required.

1.5 The SCI forms part of a comprehensive package of documents submitted in support of the applicant's planning application and is intended to be read in conjunction with them.

2.0 The Proposed Development

2.1 The proposed development comprises of the development of 119 residential dwellings on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe with associated landscaping and parking.

2.2 The site has outline planning permission (Ref:2018/0103) for residential development therefore the principle of residential development in this location has already been agreed.

2.3 Additionally, the site is part of a wider residential allocation in the adopted Local Plan (2019) under Ref: HS49.

3.0 Guidance on Community Engagement

National Guidance

3.1 Community engagement forms an increasingly important component of the planning process and has a key role to play in delivering the Government's objectives for sustainable development. In particular, paragraphs 39 & 40 of the National Planning Policy Framework (NPPF3) (February 2019) sets out the importance of community consultation.

Paragraph 39 states: -

"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."

Paragraph 40 states: -

"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, 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.

Local Guidance

3.2 At a local level, Barnsley's Statement of Community Involvement (adopted September 2015) actively encourages developers to engage the community at an early stage and, in the case of major developments and/or those of community significance prior to the submission of a planning application.

3.3 Paragraphs 20.3 and 20.4 are most relevant which state:

"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.

We recognise that there are significant costs associated with undertaking consultation with the community. However, the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications."

3.4 This SCI seeks to meet the requirements of the NPPF3 and the Council's SCI by detailing what public engagement has been undertaken prior to the submission of the reserved matters planning application. Full details of engagement undertaken are detailed in Section 4 of this Statement.

4.0 Community Consultation Strategy

4.1 In preparing a strategy for community involvement for the proposed development, the overall aim was to provide interested parties with an opportunity to view, understand, comment on and influence the proposals prior to the submission of the reserved matters planning application as far as was possible.

4.2 In this context, the objective of the consultation undertaken was to seek feedback from Councillors and local residents on the proposed development in order to shape the final proposals prior to the reserved matters application being submitted.

4.3 The previous 2014 and 2018 outline planning permissions for developing the site were also subject to public consultation therefore the principle of development of this site for residential use and the access arrangements have already been agreed. Comments were invited only to matters relating to the reserved matters of the scheme.

4.4 The following section now details what consultation has taken place prior to the submission of the reserved matters application.

Pre-Application Discussions

4.5 The applicants undertook a pre-application enquiry with Council Officers prior to the submission of the reserved matters application.

4.6 A meeting was held and written advice was received on the 24th June 2019 under Ref: 2019ENQ00326.

4.7 Advice received from pre-application discussions has been used to shape the final reserved matters proposals.

Consultation with Councillors and Residents

4.8 In order to obtain the views of local Councillors and residents, a letter dated the 23rd May 2019 was sent to 100 properties that immediately surround the proposed development site and to the three Ward Councillors. Letters were sent to properties on Shafton Gate, Thornham Meadows, Parkgate, Meltonfield, Garden Street, Doncaster Road and Beever Street.

4.9 The letter advised of the intention to submit a reserved matters planning application for up to 138 residential dwellings and provided a site layout plan to demonstrate how the site would be developed and the key design features. It was made clear that the site already has outline residential planning permission and comments were invited with regards the layout and design of the development.

4.10 Interested parties were invited to provide written comment to the proposals either via email or post to the applicant's Agents, ID Planning.

4.11 The plans have been revised following consultation responses received and the final number of dwellings proposed is 119.

Feedback Received

4.12 A total of three responses were received from residents with no responses received from Ward Councillors.

4.13 The following comments were made:

- Glad to see retention of trees along Kingsmark Way;
- Concern over there being one single access road and the volume of traffic entering and leaving at the same time. Will speed bumps be implemented?
- New housing puts pressure on the local Doctors Surgery;
- Local schools are undersubscribed so new housing for families is welcomed;
- Is the proposed roundabout a mini roundabout or actual roundabout?
- The footpath at the end of Kingsway is used by quadbikes and subject to anti-social behaviour, what is planned for this?
- Glad to see there is no vehicle access proposed onto Beever Street.
- We do not want any pedestrian access from Beever Street from the new development.

Response to any concerns or questions raised

4.14 The access road was approved under the outline planning permission (Ref:2018/0103) and has been assessed by the Highways Authority as being acceptable without the need for speed controlling measures.

4.15 The site is allocated for residential development and has outline planning permission so the impact on local services has already been assessed as acceptable. S106 monies from the development can be secured towards health provision if required.

4.16 A new roundabout is proposed, not a mini roundabout which was approved under the outline permission.

4.17 Pedestrian accessibility and site connectivity are a key design proposal. There is a right of way from Kingsmark Way running south through the site which is to be retained within the area of public open space.

4.18 The landscaping proposals shown on the submitted plans include an area of public open space to the south east which contains the existing public footpath southwards. It is understood that there have been incidents of vehicle trespass on the public right of way and measures are being considered as to how to implement a feature such as a K/A frame to restrict motor vehicle access here. Any incidents of vehicle use on the footpath would be a police matter. The development as proposed would assist in reducing anti-social behaviour in this area as there are houses fronting the public open space which would provide natural surveillance.

5.0 Conclusions

5.1 The Applicants, Sir Robert Ogden CBE LLD and Countryside Properties have adopted a proactive and collaborative approach to undertaking consultation prior to the submission of the reserved matters planning application for the development of 119 residential dwellings on land at the former Goldthorpe Colliery, Kingsmark Way, Goldthorpe.

5.2 The aim of the consultation undertaken was to offer interested parties an opportunity to view and comment on the proposals in advance of an application being submitted to the Council but also to meet the requirements of the NPPF3 and the guidance within the Council's SCI.

5.3 In doing so, the applicant has ensured that all interested parties have had the opportunity to view the proposals and provide comment if they so wished prior to submission of the reserved matters application.

5.4 Comments raised during the public consultation process have been considered and assessed through the submitted technical reports and where applicable, amendments have been made to the proposals prior to its submission to the local planning authority. A response to questions or concerns raised has also been provided where necessary in Section 4 of this Statement.