
July 2014

Land at Littleworth Lane, Lundwood, Barnsley
Proposed Residential Development comprising 198 dwellings
Statement of Community Involvement

On behalf of

Harron Homes

Prepared by

I D Planning
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1	Copy of letter (dated 25-06-2014) sent to local residents advising of the proposal
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1.0 Introduction and Proposed Development

- 1.1 This Statement of Community Involvement ("SCI") has been prepared in support of a full planning application for residential development of 198 houses on land of the former Priory School, Littleworth Lane, Lundwood, Barnsley ("the site").
- 1.2 The planning application seeks to secure full planning permission for residential development of 198 dwellings on the site together with a new access from Littleworth Lane, open space and balancing pond. Further details of the proposed development are set out in the accompanying Planning Statement.
- 1.3 The SCI sets out the background to the site in terms of the consultation carried out by the applicant in relation to the proposed development. The SCI then addresses the applicant's approach to community consultation in respect of the Proposed Development as well as setting out the specific feedback from the community.
- 1.4 Technical reports and proposed plans have been produced which demonstrate how the proposed development can be accommodated on the site. The SCI is one of a suite of documents prepared to support the application and reference should also be given to the following documents and plans:
 - Planning Application Forms and Certificates;
 - OS Site Location Plan;
 - Site Layout;
 - Streetscenes and Sections;
 - Floorplans and elevations of proposed dwellings;
 - Landscape plan;
 - Details on new link road;
 - Planning Statement;
 - Design and Access Statement;
 - Draft Section 106 Heads of Terms;
 - Phase 1 Ecology Survey;
 - Geo-Environmental Phase 1 Reports (Ground);
 - Flood Risk Assessment and Drainage Statement;
 - Transport Assessment;
 - Travel Plan;
 - Air Quality Assessment;
 - Noise Impact Statement; and
 - Tree Survey;
- 1.5 The applicant and their agents have therefore sought to engage with the local community in order to deliver a high quality scheme which satisfies their objectives together with those of local residents.

2.0 Background

- 2.1 The proposal is submitted in full for 198 dwellings on land between Rotherham Road and Littleworth Lane. The site is now cleared of buildings and hard standing areas having previously been occupied by Priory School prior to its demolition and redevelopment.
- 2.2 Vehicular access will be taken from Littleworth Lane. This will be designed and layout to facilitate future highways improvements comprising a new link road which will eventually join Rotherham Road with Pontefract Road. In the first instance Harron Homes will create the new access from Littleworth Lane to serve the proposed residential development with an agreement in place that the Council complete the link to Rotherham Road in the future.
- 2.3 The application is submitted in full with a full suite of technical reports as set out above. Further details on design principles of the scheme are set out in the accompanying Design & Access Statement.
- 2.4 The full suite of technical reports (as set out in section 1.4) which set out findings of assessment and survey work undertaken and demonstrate how the site can be developed for residential use.

3.0 Community Consultation Planning Policy

3.1 This chapter of the SCI provides an overview of Government policy and other guidance in relation to community involvement in the planning system as outlined within the following documents:

- The Localism Act;
- The National Planning Policy Framework ("NPPF"); and
- Barnsley Statement of Community Involvement.

The Localism Act

3.2 The Localism Act was given Royal Assent in November 2011 and contains details on a number of matters, including the requirement for developers to consult local communities before submitting planning applications for certain types of developments.

3.3 These changes to the requirement for public consultation are contained within Section 122 of the Localism Act and the circumstances in which a developer is required to carry out pre-application consultation are as follows:

- A person proposes to make an application for planning permission for the development of any land in England; and
- The proposed development is of a description specified in a development order.

3.4 Consequently, it is necessary to wait for the publication of a new development order before there is an indication as to what type of development the new requirements will apply to.

3.5 It is important to note however the indication from the Government is that the legislation would only apply to large scale major applications.

3.6 In light of the above, there is a need to undertake public consultation for the Proposed Development

National Planning Policy Framework

3.7 The National Planning Policy Framework ("NPPF") was published in March 2012 and provides national guidance on the planning system. The document replaces the majority of previous national guidance (PPGs / PPSs).

3.8 Paragraphs 188 to 195 of the NPPF set out guidance on pre-application engagement with paragraph 188 stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties.

3.9 The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits.

Barnsley Statement of Community Involvement

- 3.10 At a local level, the Barnsley Statement of Community Involvement was adopted in September 2006. The SCI encourages developers to engage with the local community at an early stage and in the case of major developments prior to the submission of a planning application.
- 3.11 The adopted Statement of Community Involvement also requires applicants to support planning applications with information of the extent of community consultation undertaken, the outcome of the consultation and any amendments made to the proposal as a result.
- 3.12 The Council's overall objective is to ensure developers take a planned approach to their community involvement programmes.

4.0 Consultation Programme

- 4.1 This section of the SCI details the pre-application public consultation that has taken place so far. In preparing a strategy for community involvement, the overall aim was to provide the community with an opportunity to understand, comment on and therefore influence the Proposed Development prior to the submission of the planning application.
- 4.2 In order to do this, it was important to ensure local Ward Councillors and residents were aware of the proposals and that it was made as easy as possible for those who wished to become involved to do so. Achieving this would ensure the key objectives and requirements of the Localism Act, the NPPF and the Barnsley Statement of Community Involvement were met.
- 4.3 In this context, the approach taken was to meet with local councillors and undertake a letter drop to local residents advising of the proposal giving contact details for any comments to be made.

Ward Councillor meeting 4 July 2014

- 4.4 Representatives from Harron Homes and I D Planning met with Ward Councillors Oliver, Sheard and Richardson on 7 July 2014. The meeting was held at Barnsley Town Hall. Also in attendance was Tim Hartley from the Council's Asset Management Team.
- 4.5 During the meeting the background to the scheme was given by Tim Hartley followed by a presentation of the proposal by Harron Homes. The key issues raised related to provision of suitable crossing facilities on Littleworth Lane and confirmation that monies will be sought from the scheme to improve existing greenspace facilities in the area. A request was also made for a footpath link through the site onto Littleworth Lane.

Letter drop (28 & 29 June 2014)

- 4.6 Letters dated 25 June 2014 and were hand delivered to 600 properties surrounding the site on 28/29 June. The letter advised of the scheme and provided contact details for any comments or if further details / discussions were required. The letter also included a copy of the proposed layout.
- 4.7 A copy of the letter can be found at Appendix 1.
- 4.8 The feedback received would then be used to inform the subsequent planning application.

Feedback

- 4.9 Following delivery of the letters a single phonecall was received by Harron Homes. The points raised were:
- No problem with proposal on this Brownfield site
 - Did not want an entrance on to Littleworth Lane
 - The estate to the north pre-dominantly elderly persons
 - Speed bumps already on Littleworth lane to deter joy riders and people using the estate as a rat run.
 - Already enough green space in the area
 - Traffic issues backing up on Rotherham Road
 - Asked if we could block traffic from travelling north on Littleworth Lane
 - Hedgehogs recently been released in the area by a local neighbourhood ecology team.

- 4.10 A further introductory phonecall was received from the Priory Campus suggesting a meeting to advise further on work undertaken with the local community. I D Planning met with representatives from Priory Campus and agreed to provide a gateway from the site to the Priory Campus and its associated community facilities.

Revisions to the scheme / additional work undertaken

- 4.11 In light of the comments received, a footpath link has been created from the site to Littleworth Lane. This will assist in accessibility to the school and Priory Campus on Littleworth Lane.
- 4.12 It should also be noted that a pre-application meeting took place with the Council on 10 June (in advance of consultation 'events') where Council Officers made a number of comments on the proposed layout.
- 4.13 Following that meeting the scheme was revised. The revised scheme was then used for the aforementioned consultation events.
- 4.14 The amends made following the pre-application meeting with the Council include:
- Reduction in numbers from 203 to 198
 - Remove/improve areas of car-dominated frontages because of linked/terraced block groupings to plots. Also improved boundary treatments to plots, especially along frontages
 - Retain trees to site frontage (plots 16-30)
 - Affordable housing to be in 3/4 groups throughout site. Also reduction from 15 to 10% affordable provision
- 4.15 In light of the above, it is considered the site is suitable for the proposed development and Members, residents and Council's comments have been appropriately addressed

5.0 Conclusions

- 5.1 The applicant has adopted a comprehensive approach to undertaking community consultation prior to the submission of a full planning application for residential development (198 houses) on land of Littleworth Lane, Lundwood, Barnsley.
- 5.2 In doing so, the applicant has ensured the community is aware of its proposals at an early stage and have provided interested individuals and groups with an opportunity to find out about the site and have a say in its future.
- 5.3 It is therefore concluded that the Proposed Development has given regard for local residents and stakeholders in the formulation of the design of the scheme. As such it is considered the consultation undertaken accords with the requirements of the Localism Act, the NPPF and the Barnsley Statement of Community Involvement.

APPENDIX 1

Letter to Residents advising of proposed scheme



Our Ref: AID1940

25 June 2014

The Owner/Occupier

Dear Occupier

LAND AT LITTLEWORTH LANE, LUNDWOOD, BARNSLEY

SUBMISSION OF PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

As a local resident, I am writing to you to advise of the submission of a full planning application by Harron Homes in July 2014.

Our clients, Harron Homes, are currently preparing proposals for residential development on the site comprising 198 dwellings.

The proposed development has been informed by discussions with the Council. The proposal will initially be served via a new road off Littleworth Lane with provision being made for this new road to continue through to Rotherham Road. This new link road would form part of Harron Home's planning application and be constructed by them up to the southern boundary of the site. The remaining section (linking to Rotherham Road) would be constructed by the Council. It is envisaged that the new link road between Rotherham Road and Pontefract Road (via Littleworth Lane) would assist in addressing congestion issues at the nearby roundabout junction. Access to the school, and use of existing layby on Littleworth Lane, would not be affected by the proposal.

The proposed dwellings will be a mix of 2, 3 and 4 bed units (2 and 2.5 storey in height) with 10% available as affordable housing (80% available for rent with 20% as part ownership). An area of open space will be created to the south of the site with existing boundary vegetation retained.

A copy of the current draft layout is attached with this letter.

The application is likely to be submitted in July, or early August. This letter seeks to advise of this submission in advance. Whilst there will be an opportunity to submit comments directly to the Council in due course we would be happy to consider any comments in advance. You can forward your views either to me at Alistair@idplanning.co.uk or by mail to the Leeds address below.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. Flatman', with a long horizontal flourish extending to the right.

**Alistair Flatman BA Hons Dip TP MRTPI
Director**

enc

Indicative Site Layout
Littleworth Lane, Lundwood
1:500 @ A0
17.06.2014
CSS/SRA

