

STATEMENT OF COMMUNITY INVOLVEMENT

Hemingfield Road, Barnsley

July 2026



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Section 1: Introduction

This Statement has been prepared by JRP on behalf of our client Homes by honey.

Proposed Development

The proposed development scheme that is the subject of this application and its rationale is more fully explained in the accompanying Design and Access Statement (DAS) but can be summarised as follows: -

Reserved Matters application (layout, scale, landscape and appearance) for the erection of 173 dwellings, laying out of open space and associated infrastructure pursuant to outline planning consent 2024/0122 (APP/R4408/W/25/335991).

Background

Since 2004, the Government has undertaken major reforms of the planning system, a key aim of which is to strengthen community involvement in the planning process. The Localism Act received Royal Assent in November 2011 and gives new rights and powers to communities and individuals through the planning process. The Act introduces a requirement to conduct pre-application consultation in certain circumstances and places a duty on the Applicant to take account of responses.

Section 2: Policy Framework

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (2023) sets out the national policy approach to Pre-application engagement and front loading.

Paragraph 16 states that plans should, amongst a list of other things, *‘be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.’*

Paragraphs 40 to 47 refers to early engagement at pre-application stage.

Paragraph 131 advises how effective engagement with communities, local authorities and other interested parties can help is fundamental to the creation of high quality places which are acceptable to communities.

Paragraph 137 confirms that the approach recognised by the Local Planning Authorities and states that

‘Applicants should work closely with those affected by their proposals to evolve design that take account 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.’

Section 3: Purpose of Consultation

The Applicant was keen to obtain the views of the community and stakeholders to help shape proposals and to keep them informed of progress. This has been central to the preparation of the proposals for the site and has ensured that the Government’s objectives for community consultation have been fully embraced.

This Statement documents the consultation process, feedback and demonstrates how it has informed the proposals. The pre-application consultation is in addition to the statutory consultation that will be undertaken by the Council following the submission of a planning application.

Section 4: The Consultation Process

The Applicant has entered into pre-application discussions with the following: -

Community Consultation

A leaflet was prepared and issued to 255 properties, outlining the intention to progress with a reserved matters planning application. The leaflet contained the proposed plans and explained the intentions and reasons behind the development.

Residents were encouraged to give feedback on the proposals through a designated email address or by postal address.

Throughout the consultation process there has been an intention to respond to consultation feedback in a meaningful way and, where practicable, provide information and address concerns

Section 5: Feedback and Responses

The comments received are summarised below together with our responses:

Concerns raised around the safety of the existing highway network, and the impact that the development proposals will have on the existing situation.

A Transport Assessment (TA) was prepared by Bryan G Hall at the outline planning stage. Traffic surveys were undertaken at the Hemingfield Road Roundabout and the Briery Meadows / Hemingfield Road and Cemetery Road/School Street priority T-junctions to ascertain current traffic flows. Two 7 day automatic traffic counters (ATC) were also put in place on Hemingfield Road in the vicinity of the proposed site access to collect traffic and speed data. The safety and ability to access the site was therefore fully assessed at the outline stage and the access details into the site is therefore already approved. The designs being taken forward as part of this Reserved Matters application fully reflects those already approved details. To confirm:

The site will be accessed by way of a new ghost island right turn priority T-junction on Hemingfield Road, at the western site boundary.

Suitable visibility splays of 2.4 metres x 53 metres to the north and 2.4 metres x 43 metres to the south are achievable at the proposed site access junction, in accordance with highway guidance.

Existing services and facilities within Hemingfield (school, doctors etc.) were claimed to be at capacity. Concerns were raised about how the village will be able to cope with additional demand generated by the development.

When considering planning applications for new homes, the availability of pupil places in local schools is a material consideration. The Framework requires planning authorities to assess the capacity of schools when deciding planning applications. At the outline planning stage, the local authority informs the Applicant of any deficit in capacity at local schools and request a financial contribution where appropriate to provide physical space needed to accommodate new pupil places at the local school which would serve the new housing development. At the time of the outline, it was determined that there is sufficient capacity and therefore no financial contribution was sought in respect of education.

There are currently 4 General Practitioners Surgeries within 1.3 miles of the application site (Wombwell Medical Centre, Wombwell General Medical Services, Hoyland Medical Practice and Waderslade Surgery) who are all accepting new patients. It is considered that there is a substantial provision of local doctors within the immediate locality that have capacity to accommodate the new patients generated by the development proposals.

In determining the outline application, the Local Authority sought the following planning obligations which have been tied into a legal agreement. These will therefore be taken forward as part of the development:

Affordable Housing – To be provided at a level of 10% of dwellings

Bus Service Contribution: The applicant will pay £44,374.00 for the continued operation of services 67 and/or 72.

Bus Stop Infrastructure Contribution of £45,626.00 for improvements to bus stops 50030 and 50031 and the installation of bus shelters and real time passenger information displays.

Concerns were raised about the potential disruption caused during the construction period.

The construction impacts will be temporary and importantly a range of mitigation measures (limiting hours for deliveries etc.) have been secured via a planning condition. These will therefore be managed by a Construction Environmental Management Plan (CEMP) and Construction Management Plan.

The Construction Management Plan must be approved by the Local Authority before any work can commence. The details of which controls construction traffic during development and mitigates against the potential effects of this on other highway users and the environment. It controls surface water during construction to protect the environment and manages any risk of flooding. It also specifies the hours of working to protect the amenities of neighbours.

The proposals represent a first phase in enabling the development of wider Safeguarded Land parcel. Queries were raised regarding when the adjoining land will be delivered and by who.

The adjoining land located to the east is in the control of third parties. At this stage, they have not made an application for planning permission to develop the land. At the outline planning stage, the applicant demonstrated through the preparation of an illustrative masterplan and through the Transport Assessment (TA) that they will not prejudice the future delivery of the remaining area of Safeguarded Land. This is also the case for this detailed layout. It simply shows that the development would not prejudice this safeguarded land coming forward in the future if required.

Concerns were raised about the measures being put in place to ensure high levels of energy efficiency were considered to limit the climate impacts of the proposals.

An Energy and Sustainability Statement (ESS) was prepared by Brookbanks to demonstrate that the proposals will be underpinned by social, economic and environmentally sustainable principles through complying with international, national and local policy to deliver a sustainable development. Other tangible measures to reduce overall climate and environmental impacts include a commitment to deliver biodiversity net gain by delivering a high-quality landscaping scheme with various different species of trees, hedges and grassland and sustainable transport initiatives. All homes will be built to Building regulation standards meaning all plots will have PV panels installed and a thermally efficient fabric specification.

Queries were made in relation to the level of affordable housing being proposed and whether any accessible housing would be proposed for elderly people.

The outline planning consent requires a policy compliant 10% affordable housing on site. This is proposed as part of this detailed scheme. The asterisks on the layout demonstrate the homes that are proposed to be affordable homes.

The Design of Housing Development SPD was adopted in July 2023 that requires 26% of all new dwellings to be built to M4(2) accessible and adaptable standard, as well as 6% of new dwelling to be built to M4(3) wheelchair accessible standard. This is fully achieved as part of the development proposals and the types of homes that are being considered. All of the homes will be M4(2) compliant internally. This means that the homes are designed to be suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

Concerns were raised about the management of foul drainage for the site

A Flood Risk and Drainage Assessment (FRDA) was submitted and supported at the outline planning application stage. The FRDA presented a preliminary scheme for the management of surface water and domestic foul water and confirms the local foul sewerage network ability to receive and treat domestic foul water. Yorkshire Water (YW) has advised that there is existing capacity in the foul sewerage network to receive a treat domestic foul water from the site and that foul water can be discharged without restriction into the 300mm diameter combined sewer crossing the site.

Conditions have also been attached to the outline consent to ensure that detailed drainage proposals are considered and approved before any development on this site can commence.

Section 5: Summary and Conclusions

The pre-application consultation undertaken by the Applicant has met the requirements set at the national and local level.

This exercise has enabled the applicant to understand the key issues of the local community and to ensure that those concerns are addressed wherever possible.

Hopefully this document, however, explains how local matters and concerns are being heard, can be reviewed and further discussed to ensure they are addressed as we move forward towards a planning application.

The Applicant is committed to collaborating with the local community as far as is possible to develop proposals and to ensure that any concerns are addressed.

APPENDIX A

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT
Hemingfield Road, Hemingfield, Barnsley



The UK government is under a pressing need to address the housing crisis, which has been a persistent issue for decades. All types of areas across England need new homes, to help local people stay in the areas where they want to live, as well as provide for people moving to an area. The government estimates that 300,000 new homes are needed per year to meet the demand. It is within this context that Homes by honey are seeking feedback on the proposed development on land off Hemingfield Road, Barnsley.

It is the intention of Homes by honey to pursue a Reserved Matters planning application for the erection of residential dwellings with associated infrastructure and open space. The proposals show the erection of 173 dwellings.

This is an opportunity for residents to view the development details and provide comments / feedback to the project team prior to the submission of a formal planning application to Barnsley Council.

THE DEVELOPMENT SITE

The site itself is located to the north of Hemingfield Road and is identified on the Location Plan below. The majority of the site is occupied by a single field and associated agricultural buildings to the southwest fronting Hemingfield Road. All of the buildings on site are proposed for demolition in line with the outline planning consent.

Aerial Image - Location of the development

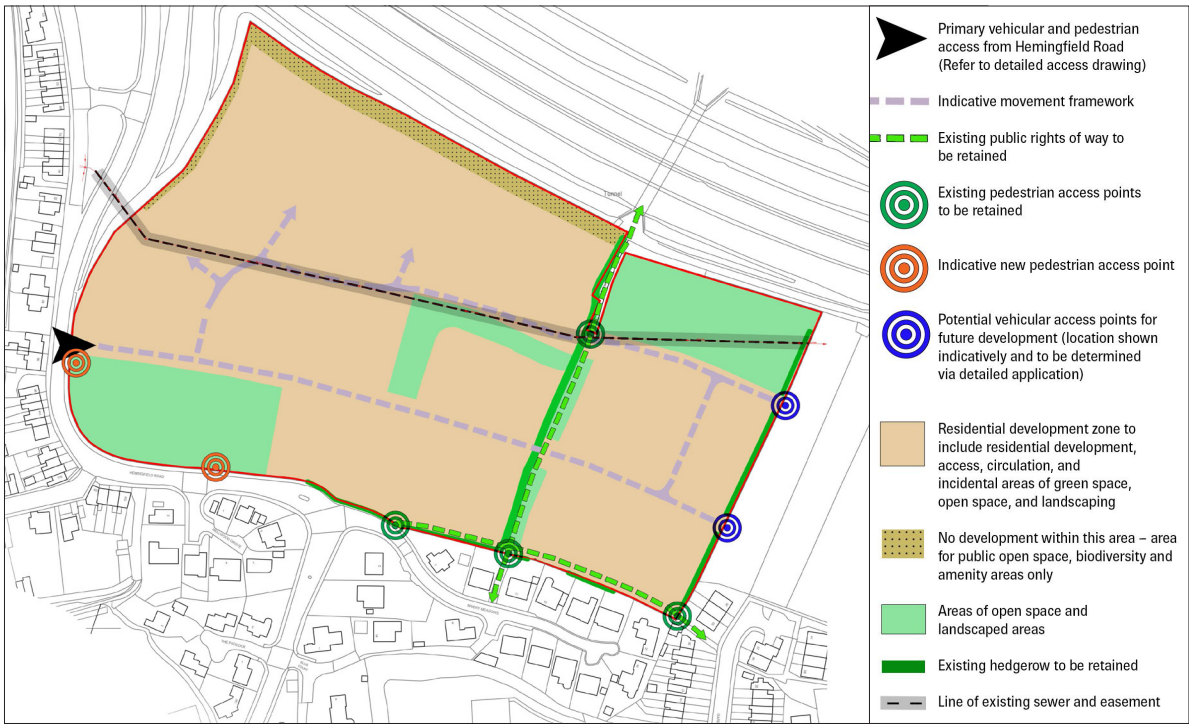


WHY BUILD HERE?

Outline planning was granted on the 1st August 2025 for the demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. It was considered at the outline stage that this site could deliver between 165 to 180 dwellings. This proposal is for 173 dwellings.

PARAMETER PLAN

The parameter plan opposite was considered at the outline stage and identifies areas for development, open space and the access position into the site. Any detailed development should be in general accordance with this plan.



honey



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A consultation event was undertaken as part of the outline application where a number of comments / concerns were raised. We would therefore like to take this opportunity to address some of those comments as part of this consultation letter: -

Concerns raised around the safety of the existing highway network, and the impact that the development proposals will have on the existing situation.

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Homes by honey aren't like other homebuilders. They believe each home should be built for today's lifestyles – with a unique approach to design, space and sustainability. Future owners get more included as standard, with better features and higher specifications. Homes by Honey are an environmentally conscious developer who operates to the highest standards of governance.

The images below provide visual impressions of the types of homes we are proposing as part of this development. The homes will be a mix of 1, 2, 3 and 4 bedroom types and be in a range of detached, semi detached and short terraces.



HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this by:

Emailing us via: info@jrpassoc.co.uk
Writing to us at: JRP, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Homes by honey will review all comments received as it finalises the proposed development.
- Following consideration of all comments and the associated review of all technical information, we plan to submit a full planning application to Barnsley Council.