



JohnsonMowat

Planning & Development Consultants

STATEMENT OF COMMUNITY INVOLVEMENT

SOUTH WEST YORKSHIRE NHS
FOUNDATION TRUST AND
ORION HOMES

MOUNT VERNON HOSPITAL,
MOUNT VERNON ROAD,
WORSBROUGH,
BARNSELY

FULL APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF 65NO.
DWELLINGS INCLUDING ASSOCIATED WORKS FOLLOWING DEMOLITION OF
THE VACANT FORMER HOSPITAL

25 April 2019



South West Yorkshire Partnership NHS Foundation Trust and Orion
Homes
Mount Vernon Hospital, Mount Vernon Road, Worsbrough, Barnsley

Statement of Community Involvement

Date: 25 April 2019

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LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

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CONTENTS

1.0 INTRODUCTION AND BACKGROUND

2.0 POLICY CONTEXT

3.0 ENGAGEMENT WITH BARNSELEY COUNCIL

4.0 ENGAGEMENT WITH THE LOCAL COMMUNITY

5.0 CONCLUSIONS

APPENDICES

APPENDIX 1 - COMMUNITY CONSULTATION LEAFLET



1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of the South West Yorkshire NHS Partnership Trust and Orion Homes to detail the community consultation undertaken in relation to the proposed residential development of the vacant former Mount Vernon Hospital, Mount Vernon Road, Worsbrough, Barnsley.
- 1.2 The development proposals seek full planning permission for the residential development of 65 No. dwellings including associated working following demolition of the vacant former Mount Vernon Hospital. The application site is an allocated housing site HS29 in the newly adopted Barnsley Local Plan (January 2019).
- 1.3 This SCI documents the consultation exercise undertaken prior to the submission of the planning application and the outcomes of that exercise.
- 1.4 This statement should be read in conjunction with the supporting application documents:-
- Plans and Details – Orion Homes;
 - Planning Case Report – Johnson Mowat;
 - Design and Access Statement – Johnson Mowat;
 - Heritage Statement – Johnson Mowat;
 - Preliminary Ecological Appraisal Report – Brooks Ecological;
 - Bat Roost Suitability Assessment – Brooks Ecological;
 - Bat Emergence Survey – Brooks Ecological;
 - Site Inspection Report – Brooks Ecological;
 - Arboricultural Survey – Altofts Tree Services;
 - Energy Statement – JSP Sustainability Ltd;
 - Landscaping Proposals – H2 Landscaping;
 - Flood Risk Assessment – ARP Associates;
 - Gas Monitoring – ARP Associates;
 - Stage 1 Desk Study Report and Stage 2 Site Investigation (including Supplementary Statement) – ARP Associates;
 - Rotary Coal Investigation – ARP Associates;
 - Transport Assessment – Optima Highways; and
 - Topographical Survey – Met Geo.



- 1.5 It should be noted that since the pre-application and public consultation the scheme has now been revised to 65no dwellings from the previous 66no dwellings.



2.0 POLICY CONTEXT

2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. The South West Yorkshire NHS Trust and Orion Homes recognise that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Barnsley Council’s specific guidance on community consultation.

National Policy

National Planning Policy Framework (2012)

2.2 The National Planning Policy Framework was first published in March 2012 and since revised in July 2018. With regards to pre-application consultation, the document states:

“39. 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”.

“40. 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 do 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”.

“41 The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development



process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”

“43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.”

Localism Act (2011)

- 2.3 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still a genuine scope to make changes to proposals.

Planning and Compulsory Purchase Act (2004)

- 2.4 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with the people affected by them.

Local Policy

Barnsley Council Statement of Community Involvement (September 2015)

- 2.5 The Planning and Compulsory Purchase Act requires each local planning authority to prepare a ‘Statement of Community Involvement’ (SCI), which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.6 Barnsley Metropolitan Borough Council adopted its SCI in September 2015 and this document sets out what the Council expects from developers with regard to community involvement. Section 1.3 of the Barnsley SCI deals with community involvement in the planning application process and addresses those matters that will be expected by any applicant by way of community consultation regarding major developments.



- 2.7 Consequently the consultation programme for the planning application has been developed with regard to the Council's Statement of Community Involvement recommendations. The development team is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.
- 2.8 This statement outlines the methods of consultation that have been undertaken with the local community and the local planning authority, the concerns raised and the results generated.



3.0 ENGAGEMENT WITH BARNSELEY COUNCIL

- 3.1 Prior to the submission of the Planning Application, a pre-application submission was made to Barnsley Council on the 20th September 2018 on behalf of the South West Yorkshire NHS Trust and Orion Homes. The submission sought advice in relation to a scheme for 66no. dwellings and likely S106 requirements.
- 3.2 Following the submission a pre-application, a meeting was held at Barnsley Council's Offices on 26th October 2018. Attendees on behalf of the Council included Planning, Design and Highways Officers. Attendees on behalf of the applicants included representatives of Johnson Mowat, Orion Homes and the agent acting on behalf of the South West Yorkshire NHS Trust.
- 3.3 The meeting covered a number of matters relating to a future planning application. General points of agreement included the loss of trees (where necessary) on the site road frontage (outside Tree Protection Order areas). Discussions were also had in relation to the Vacant Building Credit. The Council's Officer did not dispute that the Vacant Building Credit was applicable in this case and verbally agreed that on the basis of the existing floor area of the current buildings only 1no affordable dwelling was required on site (pro rata). Other matters of discussion include drainage, education contributions, Local Plan adoption time, housing mix, open space requirements and design.
- 3.4 Subsequently a written pre-application response was received on the 19th December 2018. A cover email to the response set out that the Council's position had changed since the Pre-Application informing the Council no longer required the provision of on site open space, requesting a commuted sum.
- 3.5 In relation to the response the Council's response includes a number of topic areas. These points included:-
- the requirement for a tree survey, to provide clarification on route protection areas particularly on houses close to the TPO trees on the southern/south western area of the site.
 - Design comments including:- separation distances between proposed and adjoining properties; no greater than 4 parking spaces in a row without landscaping; dwelling sizes, garden spaces.



- Open space was sought as a commuted sum.
- Education contribution.
- Highways comments.
- Requirement for an ecological report, drainage and contamination reports.
- Request for vehicle charging points.

3.6 The pre-application comments have been taken into consideration in formulating the proposals.

3.7 Subsequent dialogue has been held with the Council regarding the application of Vacant Building Credit on the site. The Council now accepts it is applicable.



4.0 ENGAGEMENT WITH THE LOCAL COMMUNITY

Leaflet drop

- 4.1 Due to the existing publicity of the site undertaken via the Local Plan consultation which has now reached an advanced stage, it was deemed the most appropriate method of engagement would be via an informative leaflet drop to local residents.
- 4.2 The key aims of the consultation were:-
- To inform local residents of the proposals; and
 - To obtain feedback prior to submission of the application.
- 4.3 A comprehensive leaflet drop was made to local residents to inform them of South West Yorkshire NHS Foundation Trust and Orion Homes' intentions to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the working draft layout and encouraged any comments regarding the proposed design and layout of the proposals to be submitted. It should be noted that the scheme consulted with residents was for 65no dwellings.
- 4.4 Details were provided for the receipt of comments by the public which could be submitted via email or on the dedicated website page.
- 4.5 A total of 74 addressees were notified, with leaflets sent out to properties within the immediate vicinity of the area and those sharing a boundary with the application site on 8th October 2018. A copy of this leaflet can be found in Appendix 1.

Dedicated website

- 4.6 Johnson Mowat have a dedicated website page for the proposed development. The website address is as follows:
- <http://www.johnsonmowat.co.uk/consultations/>
- 4.7 The website went 'live' on the 8th October 2018 to coincide with the community consultation event. Following the close of the consultation period, the leaflet has been downloaded from the website a total of 18 times, with the working draft layout downloaded a total of 27 times.



4.8 The website provided the opportunity for respondents to both submit comments on the development scheme.



5.0 CONCLUSIONS

Consultation Outcomes

- 5.1 From the public consultation exercise a total of 5no feedback forms were received either through email or via the Johnson Mowat dedicated website feedback form.
- 5.2 The key issues raised by residents and our initial response are detailed below.

- a) Residents were concerned on clarity of the dimensions (including height) of the proposed properties adjoining their boundary and distance from adjoining properties including overlooking. Another resident requested further drawings including cross sections and boundary treatment details amongst other related comments.

Response: The public consultation was undertaken at a time post submission of the pre-application but prior to the meeting with the Council's Planning Officers. The aim being to ensure both the advice of the Council and local resident's comments could be taken into account in producing the planning submission scheme. The full detail i.e. full plot details or landscaping could not be provided to residents or the Council at this stage.

In relation to these comments the revised scheme ensures any properties which have more than 2no floors of living accommodation, are provided within the roof space and any windows are velux style (with no dormers proposed).

- b) A resident had raised concerns regarding traffic impacts of the proposals.

Response: A detailed Transport Assessment has been undertaken and supports the application.

- c) A resident was concerned in relation to the loss of trees and ecological implications of the residential development of the site.

Response: It is acknowledged that some trees will be lost as part of the proposals. Both landscaping proposals and an Preliminary Ecological Appraisal and Bat Report, have been produced. The Ecological report sets out that there is low ecological potential on the site with high potential on the wooded area to the south east which will be retained and enhanced. The proposals ensure that there is a benefit in both these areas.



- d) A resident referred to the South Yorkshire Residential Design Guide and Barnsley's SPD on the Residential Amenity and the Siting of the Buildings.

Response: Orion Homes have had regard to the Council's policy documents in submitting the application.

- e) A resident requested that the wooded area to be retained on site remain private to the public, due to the perceived antisocial behaviour.

Response: Orion Homes will seek to ensure that the wooded area remains fenced off as per agreement at pre-application with the Council.

- f) A resident confirmed they were happy with the site layout and pleased to see the retention of the wooded area on site including the ecological benefits.



APPENDIX 1 – PUBLIC CONSULTATION LEAFLET

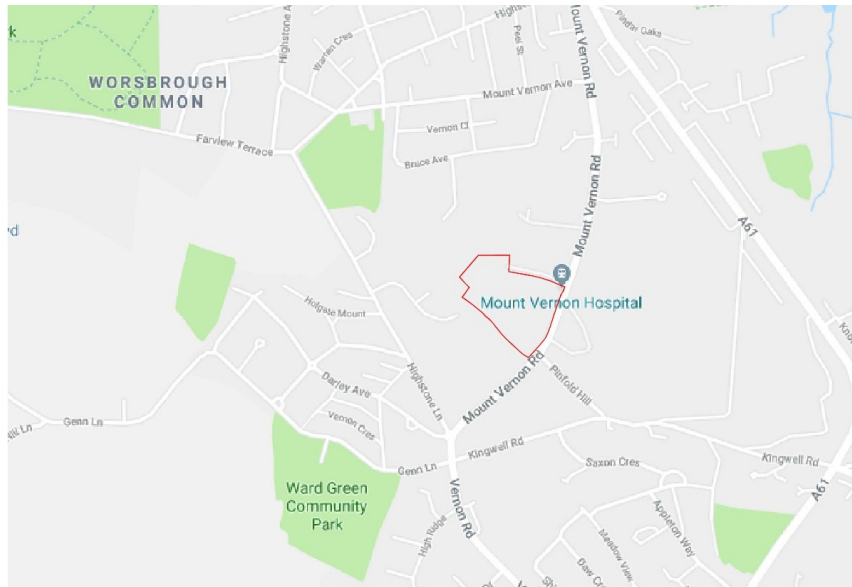
Community Consultation Leaflet

Mount Vernon Hospital, Mount Vernon Road, Worsbrough

On behalf of the South West Yorkshire NHS Trust and Orion Homes, we write to inform you of our future development proposals of the vacant Mount Vernon Hospital, Mount Vernon Road, Worsbrough, Barnsley.

It is Orion Homes' intention to develop 66 new family homes on this site following demolition of the existing hospital, to assist in meeting the local need for housing in the Barnsley area.

We are currently preparing a full planning application on behalf of the South West Yorkshire NHS Trust and Orion Homes. The proposal will also include the provision of open space around the edge of the site for public use including the retention of the existing trees to the south of the site.



Location Plan

Enclosed for your information is a copy of the draft layout proposed for the site. This is your opportunity to provide any specific comments on the layout and design of the scheme.

A copy of the site layout can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to:-

hello@johnsonmowat.co.uk

The website will close for comments on Thursday 18th October 2018.

Following the close of this consultation, Orion Homes will review and consider all comments received prior to the submission of a formal planning application to the Council.

Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.

OrionHomes
SO GOOD TO COME HOME TO
JohnsonMowat
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PTO for Site Layout

Mount Vernon Hospital, Worsbrough

Site Layout

