May 2015

Residential Development at Land off Cross Street, Monk Bretton, Barnsley

Statement of Community Involvement

On behalf of

Bellway Homes Ltd (Yorkshire Division)

Prepared by

I D Planning Ltd
Atlas House
31 King Street
Leeds
LS1 2HL

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1. Public Consultation Boards

1.0 Introduction

1.1 This Statement of Community Involvement (SCI) has been prepared to support a full planning application for a residential development at Land off Cross Street, Monk Bretton, Barnsley.

1.2 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 full planning application submission;
4. The specific feedback from the community.

1.3 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. These documents include: -

- Planning Policy Statement (incorporating Affordable Housing Statement)
- Section 106 Heads of Terms
- Statement of Community Involvement
- Design & Access Statement
- Sustainability Statement/Energy Statement
- Full plans, elevations and sections
- Completed application forms
- Desk Top Archaeological Report
- Transport Assessment
- Travel Plan
- Phase 1 Habitat Survey
- Tree Survey
- Flood Risk Assessment and Drainage Strategy
- Geoenvironmental Appraisal

2.0 Background

2.1 The proposed development involves the construction of a residential development and associated open space.

2.2 The submitted drawings show how the site will be set out and highlight the detailed design of each building.

3.0 Guidance on Community Involvement

National Guidance

3.1 Community involvement 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, paragraph 66 of the National Planning Policy Framework (NPPF) sets out the importance of community consultation. Paragraph 66 states:-

"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked upon more favourably."

Local Guidance

3.2 At a local level, the Barnsley Statement of Community Involvement (SCI) actively encourages applicants 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. Appendix 4 of the Barnsley SCI sets out methods that can be used to consult the local community.

3.3 The Statement of Community Involvement also requires applicants to support planning applications with information on the extent of community consultation undertaken, with a view to the applicants having explained the proposals to neighbours or the local community and requested views on the draft proposals. The Statement of Community Involvement should include reference to the outcome of consultation and any amendments made to the proposal as a result.

3.4 The Council's overall objective is to ensure that developers take a planned approach to their community involvement programmes.

4.0 Community Involvement Strategy

4.1 In preparing a strategy for community involvement for the Proposed Development, the overall aim was to provide the local community with an opportunity to understand, comment on and therefore influence the proposals prior to the submission of a planning application. Achieving this would ensure that the key objectives and requirements of both the NPPF and the Council's SCI were met.

Public Consultation

4.2 382 letters were sent to local residents advising them of a public consultation event to be held at Monk Bretton Community Centre on Wednesday 25th March 2015 between 1630-1930.

4.3 Barnsley MBC Councillors Margaret Sheard, Steve Green and Ken Richardson were also invited to the public consultation. Councillors Sheard and Green attended the event.

4.4 Barnsley Civic Trust were also invited to the event and two members attended.

4.5 52 residents signed the attendance sheet at the public consultation but it is believed there were closer to 80 people that actually attended the event. To date, 18 written comments have been received. The comments made to date are as follows: -

Comments raised:

- Impact on residential amenity with respect to daylight/sunlight, privacy, loss of view, noise
- What is the proposed boundary treatment to the existing houses?
- Concerns regarding the impact on the local highway network including local junctions and parking on Cross Street. The car park at Redfearn's Sports Ground could be used for contractors parking.
- Loss of property value.
- Impact of construction noise and traffic.
- Lack of council representation at the consultation event.
- Existing anti-social behaviour occurring at the back of properties on Wordsworth Road would be increased.
- Overshadowing of the cricket square and potentially harm to the new dwellings from cricket balls.
- Local amenities and services including schools are at capacity.
- The development looks ok and much better than expected.
- When will the houses be available as we would like buy one.
- Could the adjacent footpath be improved.
- We do not want the public open space adjacent to properties on Mayfield to include a playground.

- Could the trees to the rear of Dove Cote on Dove Cote Mews be removed and replaced with a fence so the owner can gain access and maintain his property.

4.6 Following the public consultation, the applicant has met with some of the local residents to discuss any concerns in more detail

Response to Comments Raised

4.7 Responses to the comments raised are provided in turn below.

4.8 In response to comments from neighbours on Cross Street who back onto the site the applicant has made some amendments to the layout. The dwellings to the rear of these houses have been pulled further away and have been given hipped roofs. A bungalow has also been located on plot 7. These changes reduce the massing of the buildings to the rear of existing properties. There are two dwellings on Dovecote Mews which abut the boundary of the application site. The applicant proposes to remove the overgrown vegetation on this boundary which is hindering access to one of these properties and replace it with a 1.8m close boarded fence. On the basis of the above it is not considered that there will be any adverse impact on the amenity of the existing residents. The impact on amenity is considered further in both the Planning Statement and Design and Access Statement.

4.9 The highways implications are examined in detail in the Transport Assessment. Here it is concluded that the additional vehicular movements associated with the 95 dwellings will not cause significant harm to the existing highway network or highway safety within the vicinity of the site.

4.10 Bellway Homes are committed to ensuring construction traffic and contractors vehicles do not adversely impact on existing residents and due to the scale of this particular site all vehicles and materials will be stored on site. However, if additional parking is required consideration will be given to the use of Redfearn's Sports Ground.

4.11 Loss of property value is not a material planning consideration.

4.12 Two local councillors attended the public consultation event for approximately 2 hours.

4.13 It is not considered the properties on Wordsworth Road would experience an increase in anti-social behaviour as a result of the proposed development as the natural surveillance in the area would increase.

4.14 The proposed dwellings adjacent to the cricket pitch are just two-storey and whereas they are to the south and west of the pitch they are approximately 50m from the square. The sunlight analysis contained within the application submission confirms there will be no overshadowing of the square. There are existing houses within a similar distance from the cricket pitch and dwellings within close proximity to cricket pitches is commonplace across the country.

The risk from cricket balls entering gardens or hitting properties is being considered by the applicant. It is proposed to erect a fence which includes ball netting to the rear of affected properties, subject to further discussion with the Cricket Club and the LPA. An example of this type of fence can be found at Stainborough Cricket Club in Barnsley and further details have been submitted as part of the application.

4.15 The council have confirmed the current schools programme will ensure there is no shortage of secondary school places and a financial contribution will be provided to fund additional primary places. At the consultation event it was confirmed some local services had closed due to a lack of demand therefore the additional dwellings will hopefully ensure there is sufficient demand to provide the services desired.

4.16 The proposed development will provide links to the existing footpaths and introduces a new pedestrian footpath onto Cross Street.

4.17 It is not proposed to introduce a play area into the POS on the western side of the site.

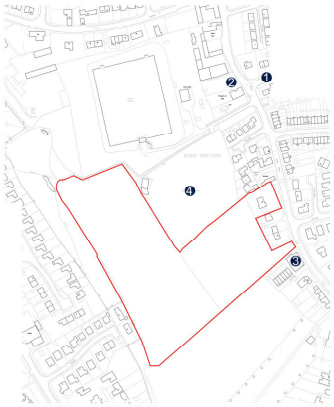
5.0 Conclusions

5.1 Bellway Homes has adopted a rational approach to undertaking consultation with local residents prior to the submission of the full planning application for the development of the Cross Street Site. In doing so, the applicant has ensured those groups has had the opportunity to understand the proposals and provide comment if necessary.

Appendix 1 – Public Consultation Boards

01 | The Site

The extent of our site is shown with the red line below and measures approximately 3.5 Hectares



1. Local shops
2. The Pheasant Inn
3. Monk Bretton WMC
4. Cricket Ground

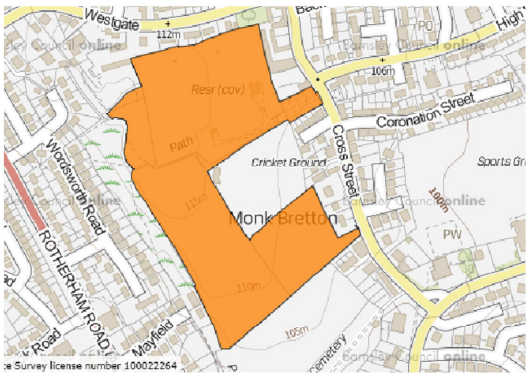








The Draft Barnsley Local Plan proposes to allocate the site for housing as part of a wider 6.6 hectare housing allocation. The Local Plan seeks to achieve the completion of at least 20,330 net additional homes during the period 2014 to 2033 equating to 1,100 homes per year and this scheme will help meet that target.



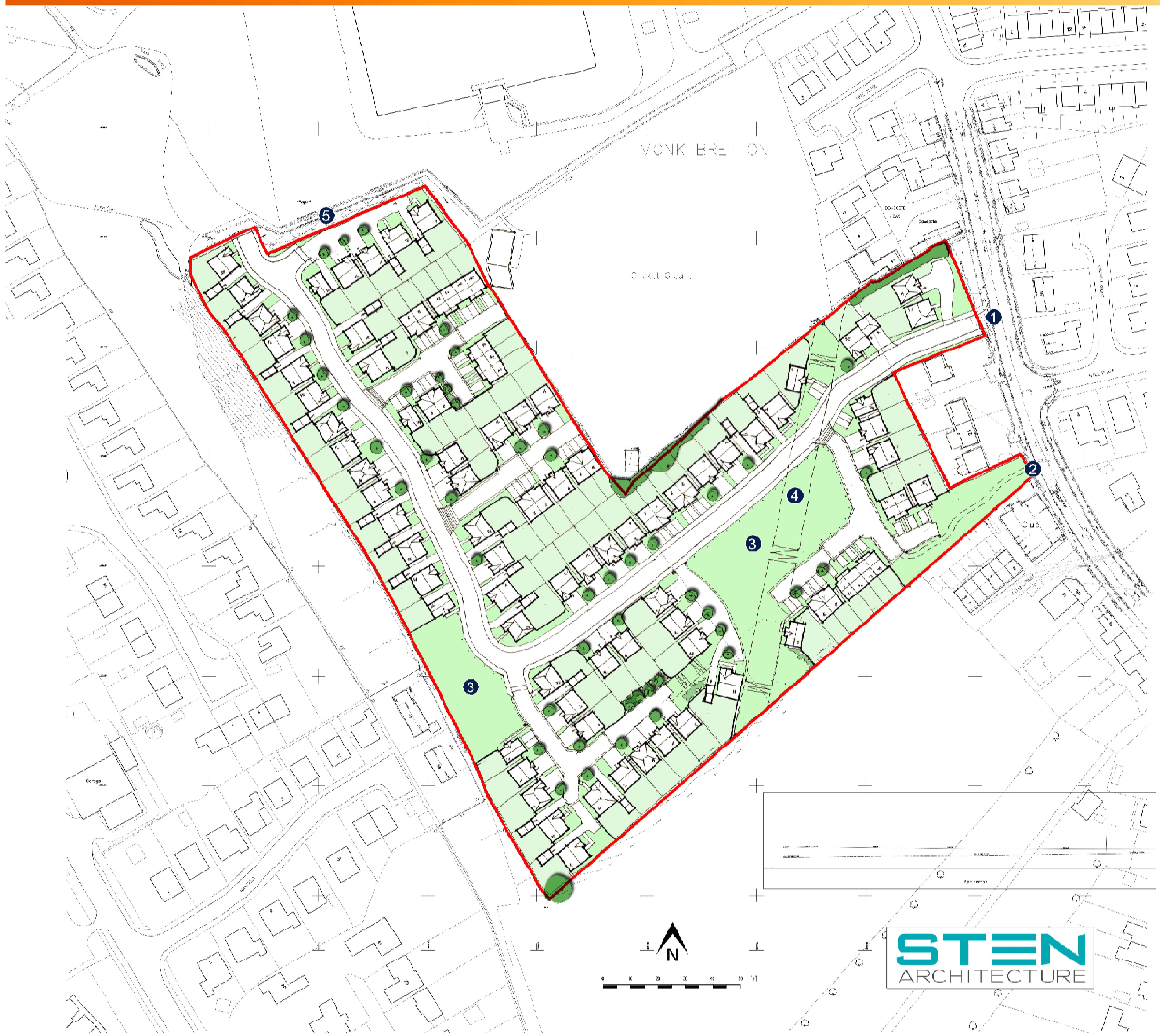
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02 | The Site Layout



1. New vehicle access point
2. Pedestrian connection
3. New areas of publicly accessible open space
4. Easement for existing water main
5. Existing public footpath

The proposals are for 95 new homes in a mix of 2, 3, and 4 bedroom properties.

There will be a range of detached, semi-detached and terraced houses.

Homes will have a traditional design reflecting the character of existing properties nearby. Examples of the type of house we propose to build is shown on sheet 3.

The principal vehicle access into the site will be from Cross Street.

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03 | Housetypes



The Saltaire Housetype
3 Bedroom
Detached



The Addingham Housetype
4 Bedroom
Detached



The Settle Housetype
4 Bedroom
Detached



The Ilkley Housetype
4 Bedroom
Detached

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04 | Further information

It is intended to submit a full planning application in May 2015 with determination expected in August/September 2015.

The application will be supported by a number of technical documents including:

- Planning Policy Statement:
- Design and Access Statement:
- Statement of Community Involvement:
- Transport Assessment:
- Sustainability Statement:
- Ecology Survey:
- Tree Survey:
- Flood Risk Assessment:
- Archaeological Study:
- Drainage Strategy:

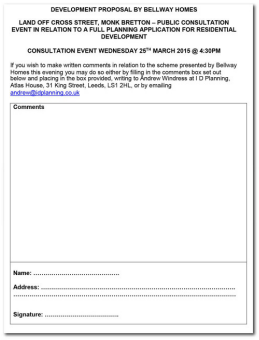


Scheme Benefits:



15% of the housing as affordable homes
Financial contribution toward education facilities of approximately £125,000
Contribution toward new local children's play equipment
4,200 square meters of publicly accesible open space

382 letters have been sent to local residents informing them of the public consultation event.
Barnsley Civic Trust, Councillors Green, Richardson and Sheard were also invited.


DEVELOPMENT PROPOSAL BY BELLWAY HOMES

LAND OFF CROSS STREET, MONK BRETTON – PUBLIC CONSULTATION EVENT IN RELATION TO A FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

CONSULTATION EVENT WEDNESDAY 25TH MARCH 2015 @ 4:30PM

If you wish to make written comments in relation to the scheme presented by Bellway Homes this evening you may do so either by filling in the comments box set out below and placing in the box provided, writing to Andrew Windress at I D Planning, Atlas House, 31 King Street, Leeds, LS1 2HL, or by emailing andrew@idplanning.co.uk

Comments

Name: .....

Address: .....

.....

Signature: .....

It is important that we fully understand the views of local residents therefore comments forms are provided,
The submitted comments will be examined by the development team before finalising the scheme.
The comments submitted will be summarised in the Statement of Community Involvement to be submitted with the application.

Barnsley MBC will also carry out public consultation once the application is submitted.
Please sign the attendance sheet so we can appreciate how many people have attended today's event.

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05 | Bellway Homes

In just under 70 years, Bellway has grown from a small, family-owned firm to one of the most successful house builders in the UK.
Today we directly employ 2,000 people and have earned an enviable reputation, built on the pillars of quality, service and trust.



Bellway have built over 100,000 across their regional divisions.
We employ around 2,000 people with expertise covering a range of development disciplines. Key activities include: land acquisition, finance, planning, architecture, design, build management, marketing and customer service.

The Monk Bretton application is being prepared by the Yorkshire Division and is therefore being designed, built and marketed by a local team therefore allowing the company to stay close to its developments and work closely with Councils and local residents. House types are designed regionally as opposed to nationally. This gives Bellway the opportunity to build homes with both quality and character and still respect their local environments.

We hope you have found this event useful.

For any further information or to comment on the scheme please complete one of the comment sheets provided or email andrew@idplanning.co.uk

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