Community Engagement Statement

Compiled by IPB Communications on behalf of:
Barratt Homes
Newland Avenue and Carrs Lane, Cudworth







BARRATT HOMES

ipb COMMUNICATIONS

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CONTENTS

1. Summary 3

2. Background 4

2.1 Relevant National & Local Guidance Relating to Consultation 4
2.1.1 National Guidance 4
2.1.2 Barnsley Council's Statement of Community Involvement 5
2.2 Localism Act 5
2.3 Purpose of this Report 6

3. The Consultation Process – Aims 7

3.1 Achieving the Aims 7

4. The Consultation Process – Methodology 8

4.1 Officer Discussions 8
4.2 Informing Local Elected Members 8
4.3 Public Exhibition 8
4.4 Meeting Representatives of Local Residents 8
4.5 Summary of Consultation Methodology 9

5. PUBLIC Consultation Response 10

5.1 Public Exhibition 10

6. RESPONSE TO THE CONSULTATION 11

7. Conclusion 13

8. Appendix 1 – Consultation Documentation 14

1. SUMMARY

This report summarises the consultation that has taken place in advance of a full planning application for the development of new homes on a site off Newland Avenue and Carrs Lane, Cudworth.

The proposal being brought forward by Barratt Homes is for 278 new homes to be constructed ranging from two to four bedrooms.

This document details the pre-application consultation activity of Barratt Homes and their engagement with stakeholders and the public.

2. BACKGROUND

The community engagement programme has met both national and local guidelines for pre-application consultation. It also fulfils the aspirations for engaging the local community outlined by the Localism Act.

2.1 Relevant National & Local Guidance Relating to Consultation

2.1.1 National Guidance

The National Planning Policy Framework places great emphasis on community consultation within the planning system. The principles of consultation detailed in this report are based on the government's advice in the Decision Taking section of the NPPF. It makes clear the central role in the planning process for consultation and participation:

> *188. 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.*
>
> *189. 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 before submitting their applications.*
>
> *190. The more issues that can be resolved at pre-application stage, 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.

2.1.2 Barnsley Council's Statement of Community Involvement

Barnsley Council's *'Statement of Community Involvement'* (SCI) was adopted in September 2006. Appendix 4 sets out the Council's expectations for pre-application consultation:

"we strongly recommend that you talk to us, people who live near the site and anyone else who might be affected by the development before making the application." Page 45

Table 2 goes on to explain what the Council expects in terms of activities for various levels of development. This ranges from writing to local people to engaging professional planning advice.

2.2 Localism Act

The aim of the Act is to increase public participation in the decision-making process and has particular emphasis on the planning process. The Act, for large scale applications, has introduced a statutory requirement for the developer to consult local communities. We have benchmarked our proposals with the requirements listed in the Act, in particular:

Chapter 4 61W states:

The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

It goes on to indicate in 61X (Duty to take account of responses to consultation) that the applicant must take in to consideration responses made during the community consultation process:

The person must, when deciding whether the application that the person is actually to make should be in the same terms as the proposed application, have regard to any responses to the consultation that the person has received.

2.3 Purpose of this Report

This document details how Barratt Homes have had regard to the principles laid out in the NPPF, the Council's Statement of Community Involvement and the Localism Act throughout the consultation process.

3. THE CONSULTATION PROCESS – AIMS

The key aims of the consultation were:

- To engage with local representatives, local residents and the wider community on the development of proposals for the site.
- Gain an understanding of the views of the local community on the proposals.
- Engage the local community about the proposals for the site and allow for constructive feedback through the appropriate mechanisms.

3.1 Achieving the Aims

In order to best achieve these key aims it was decided to engage with local representatives directly and the wider public through a public exhibition.

4. THE CONSULTATION PROCESS – METHODOLOGY

This consultation process comprised of a number of methods including the following:

4.1 Officer Discussions

Barratt Homes has engaged with Barnsley Council Planning Officers on planning, highways, conservation, drainage, landscape and sustainability whilst developing the application. Two meetings took place following the public exhibition. These were on the 9th July 2015 and the 10th September 2015 at which detailed elements of the proposals were discussed. These discussions, alongside meetings with local ward members and local residents led to a number of amendments to the scheme in order to respond to the comments raised.

4.2 Informing Local Elected Members

Barratt Homes' representatives have met with local ward councillors on two separate occasions on the 9th July 2015 and 10th September 2015. The meetings were very constructive and revolved around the matters raised by local residents at the Public Exhibition. The discussions with local ward members led to a number of amendments to the proposals in order to respond to the comments raised.

4.3 Public Exhibition

Invites were delivered to 819 homes and businesses around the site inviting local people to an exhibition at the Valley Community Centre on Manor Road in Cudworth between 3.30pm and 7pm on Tuesday 19 May.

4.4 Meeting Representatives of Local Residents

At the request of local ward members and local residents' members of Barratt Homes' development team met with ward members and representatives of local residents on the 10th September 2015. The meeting provided the opportunity for further detailed discussion in relation to a number of matters raised by local

residents. The meeting also led to amendments to a number of areas of the proposals to seek to resolve the concerns raised.

4.5 Summary of Consultation Methodology

The consultation process has followed a methodology in order to be as inclusive and as effective as possible. A summary of this pre-application process is :

1. **Discussions with local council officers**
2. **Informing local elected members**
3. **Wider public engagement, according to the following principles:**
    a. Maximum reach of consultation sought
        i. *819 exhibition invites distributed to nearby residents and businesses*
        ii. *public exhibition held at a venue close to the site and with opening hours to accommodate the school run and working people.*
        iii. *Meeting with representatives of local residents*
    b. Meaningful feedback sought, through:
        i. *discussion*
        ii. *feedback forms and email*

5. PUBLIC CONSULTATION RESPONSE

This section details the outcome of the consultation at the public exhibition.

5.1 Public Exhibition

Over 150 people attended the public exhibition.

62 feedback forms were completed and 1 email received.

A number of feedback forms expressed an interest in buying one of the homes.

The comments covered a number of themes:

- Cudworth – some respondents expressed a preference for the village to remain at its current size and with its current character. Other comments were regarding the loss of green fields around the village, loss of views and potential impact on property prices.
- Services – questions were raised about the ability of local services such as schools and health to accommodate the number of new homes and families
- Highways – comments were received about the width of Carrs Lane and its suitability as an access route, including the lack of adequate footpaths on the lane. Residents of Newland Avenue also commented about the ability of this road to cope with acting as an access route to the development. There were general comments about increases in traffic movements.
- Planning status of land – there was a general mis-conception that the land proposed for development was Green Belt which it isn't. A number of people did recognise it was safeguarded land and were aware that it could be developed on.

Questions and concerns about the detail of the scheme will be considered through the planning application.

6. RESPONSE TO THE CONSULTATION

At the exhibition, those respondents who expressed an interest in living in one of these new homes will be keep them updated with how the planning application progresses and with sales materials when appropriate.

The main issue raised by the local community was traffic. We have engaged highways specialists to assess traffic and highways issues as part of our planning application.

In response to the further meetings and discussions with local residents, ward members and planning officers the follow changes were made to the scheme:

- Overall numbers have been reduced to 278 homes and the proposals now include 15 bungalows.

- Site density has been reviewed, in particular in relation to the areas which have parking courts. We have made amendments where feasible to do so.

- Front of plot landscaping has been increased to soften the street scene and to break up areas of front of plot parking.

- The central open space has been increased in size.

- Footpaths located within the proposed open spaces have been re-aligned to better suit the pedestrian connections through and along the site's boundaries. The footpath link to Carrs Lane from the northern parcel of the site has been removed from the plans.

- Plot 87 has been moved backwards to align to the building line of the existing residential plot to the north.

Community Engagement Statement

We are committed to ongoing engagement with the local community, key stakeholders and local politicians. We will continue to inform these groups about the progress of our proposals.

7. CONCLUSION

Barratt Homes has put together a team of experienced professionals to provide expert advice on the planning application. The community engagement programme has met the requirements set out in national planning guidelines. It has:

- Provided the opportunity for participation.
- Allowed those involved in the community engagement programme to comment on the proposals and, wherever possible, take their views into consideration.
- Allowed an inclusive approach which has seen the consultation programme being reported as part of the planning application process.

When creating the community engagement programme the project team has worked within Barnsley Council's Statement of Community Involvement, national guidelines and adhered to the spirit of the Localism Act by involving and informing the local community at the earliest opportunity.

8. APPENDIX – CONSULTATION DOCUMENTATION

Invite

BARRATT HOMES



Public Exhibition

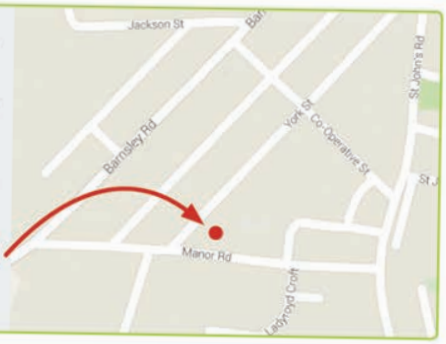
Barratt Homes is proposing to submit a planning application to Barnsley Council in the near future for around 315 high quality new homes on land off Carrs Lane, Cudworth.

We would like to invite you to attend our public exhibition so that we can tell you more about our proposal, answer any queries you may have and seek your views.



Tuesday
19th May
3.30pm-7.00pm

Valley Community Centre
Manor Road, Barnsley
South Yorkshire S72 8DG



Exhibition panel



Exhibition laminates



Feedback Form

BARRATT HOMES





Carrs Lane, Cudworth

Feedback Form

What do you think are the benefits of our proposal?

What do you think are the possible impacts of our proposal?

Any other comments?

Would you be interested in buying one of these properties? Yes ☐ No ☐ Not sure ☐

Name:

Address:

Postcode:

Email: Telephone:

You can also email us with your views at consultyw@barratthomes.co.uk, or write to us at Development Team, Barratt Homes, Vico Court, Ring Road, Lower Wortley, LEEDS LS12 6AN.

Your enquiries and comments will be analysed by Barratt Homes. Copies may be made available to the relevant planning authority so it can note your comments. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Barratt Homes in accordance with the Data Protection Act 1998, will be used solely in connection with the Carrs Lane, Cudworth proposals and any subsequent planning applications and, except as noted above, will not be passed to any third parties.