



Kier Living Ltd
Unit 2180 Century Way
Thorpe Park
Leeds
LS15 8ZB

**Land off Midland Road, Royston, Barnsley
Residential Development of 80 Nr Houses
Community Consultation Statement**

Ref:6022-SCI-01

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A. Introduction:

This report details the community consultation event held for the above scheme.

An application was previously submitted for erection of 143 dwellings, supermarket (Class A1), petrol filling station, additional parking for community campus, public open space, landscaping access, parking and outline application for health centre (Class D1) with all matters reserved.

Persimmon Homes have now progressed the residential element of the scheme with works nearing an end. However, due to poor market conditions, the commercial aspects have never progressed, with alternative provision of facilities being provided elsewhere in the locality.

As such, since being appointed, Kier Living Ltd have developed designs to build a further 80 dwellings on the land. The proposed scheme has been developed in close consultation with the Barnsley Metropolitan Borough Metropolitan Borough Council Planning Department and associated officers.

This report outlines how we consulted with the local Royston community in designing the detailed scheme proposals for this intended housing development.

B. Event Details:

On 14th July 2016, Kier Living held a drop in community consultation event in order to allow local residents and businesses the opportunity to view the latest designs for the schemes and provide feedback to the design team.

Location and Time:

The event was held at:

The Royston Lifelong Learning Centre
Station Road
Royston
Barnsley
S71 4EP

Time 3.00pm – 6.30pm

This location was selected as it was within walking distance of the site and accessible for local residents including those requiring special access.

Advertising:

The scheme was advertised to local residents and businesses by a direct invite by letter to properties within close vicinity of the site. A copy of the letter can be viewed in appendix A.

In addition to the event details, the letter also contained contact details for Kier Living Ltd to allow any residents not able to attend to contact Kier Living direct.

Furthermore, the following ward members were invited via email:

Cllr Tim Cheetham
Cllr Malcolm Clements
Cllr Caroline Makinson

Attendance:

The event was well attended by many residents from the Royston and some from beyond. A sign in sheet was made available to log the numbers and based on those who signed in, the event was attended by 29 people including two Council Ward Members.

Event Format:

The event was held as a drop in session. The architects had produced a series of boards and visual images that were displayed in the venue (an indicative sample of these are shown overleaf). These allowed the attendees to see what was proposed for the scheme and get a feel for the design ethos of the development.

There were in total two representatives from the design and development team who were on hand to answer specific questions or concerns from the attendees.

The boards consisted of the following;

Board 1,2 - Site Layouts

This board indicated:

- Location and types of housing (2 bed, 3 bed etc.)
- Layout of roads including development access
- Open spaces and trees
- Site in the context of the wider area

Please see samples below:



Board 2 & 3 – House Type Elevations

There were a number of boards that denoted the house elevations to show how the development would be a place of character and would enhance the village. Below is an example of a typical board presented.



C Matters Raised at the Event and Responses

There were lots of comments made by the attendees , largely positive - the full details of which are set out below:

Positive Responses:

- ✓ *“No problem with these plans”*
- ✓ *“A good quality housing development will be an asset to Royston and I’m pleased the access onto Midland Road is pedestrian only”*
- ✓ *“Pleased about the green space”*
- ✓ *“No problem, good idea”*
- ✓ *“Very satisfied by what we have been told”*
- ✓ *“Plans look ok. Glad there are no plans to interrupt Midland Road”*
- ✓ *“Plans look very good”*
- ✓ *“No objections”*
- ✓ *“Good Access”*
- ✓ *“Like the idea of a public walkway next to the side of our property. We welcome the new development”*
- ✓ *“Footpath is good that links Midland Road to the baths”*

Concerns Raised:

- ✓ *“Does tidy up the area but thinks there will be traffic problems”*

How Kier have addressed this issue: We have commissioned a separate transport assessment and draft travel plan and access and egress from the site has been designed in accordance with National standards in consultation with Barnsley Highways Department.

- ✓ *“Disappointed that all proposed development is housing - no commercial property”*

How Kier have addressed this issue: We have commissioned several marketing/ viability which conclude that commercial property development is wholly unviable on the site.

- ✓ *“Not happy about houses going up behind me. Rather something else”*

How Kier have addressed this issue: We have limited all units to maximum of two stories and have designed the site in accordance with recommended planning distances between new and existing houses .

- ✓ *“Disappointed no small units to let for businesses to start up in Royston”*

APPENDIX 1 - LETTER OF INVITATION



Kier Living Ltd

Unit 2180
Thorpe Park
Century Way
Leeds
LS15 8ZB

Our Ref: A- ROY- BP

23rd June 2016

The Occupier
(Delivered by hand)

T: 0113 8200600
E: living.northern@kier.co.uk

Dear Sir/ Madam

RE: PROPOSED HOUSING DEVELOPMENT ON LAND OFF MIDLAND ROAD, ROYSTON, BARNSELY

We are currently developing plans for a new housing development at the above address and are hoping to make a planning application by the end of July 2016.

As such, on **Thursday 14th July between 3.00pm – 6.30pm**, we will be hosting a community consultation event at the **Royston Lifelong Learning Centre** on Station Road. The consultation will take the format of a 'drop in' session so you can attend at any time during the event.

The event will provide the local community the opportunity to see our development proposals and comment accordingly. In addition, members of the Kier Living Team will be on hand to chat to residents and answer any questions they may have regarding the works.

We look forward to seeing you there.

Yours faithfully

Ben Parkins
Land Manager

Registered in England No. 775505
Registered Office: Tempsford Hall, Sandy
Bedfordshire, SG19 2BD

kier.co.uk

