Statement of Community Involvement

Low Field Farm, Pitt Street, Darfield

3rd May 2021

Introduction

This Statement of Community Involvement has been prepared by Royal Pilgrim Communications on behalf of Barratt Homes. It forms part of a suite of documents in support of an application which seeks detailed planning permission for 104 new homes on land at Low Field Farm, Pitt Street, Darfield.

The applicant places great importance on public consultation and despite Covid-19 restrictions preventing a public exhibition event, Barratt Homes has undertaken thorough consultation.

About Royal Pilgrim Communications

Royal Pilgrim Communications is a communications consultancy dedicated to delivering inclusive community and stakeholder consultation to support planning applications and development projects.

The proposals

The site has recently been granted outline planning consent for residential development and therefore the principle for new homes on this site is established.

The proposed development will deliver high-quality new housing, along with publicly accessible open space and a children's play area. The proposals include:

- 104 residential properties, which will be a mix of 2,3 and 4 bedroom properties
- A 10% affordable housing provision
- Vehicular access will be from Pitt Street and there will be pedestrian/cycle access from Pitt Street, Venetian Crescent and Lombard Crescent.
- New publicly accessible open space.

Barratt Developments plc group is the UK's largest and best-known housebuilding company and is comprised of Barratt London, Barratt Homes and David Wilson Homes. They aim to provide the highest standard of design, construction and customer service in the business, resulting in a host of major industry awards in recent years.

Consultation is key

National and local government encourage developers to consult with local communities and stakeholders before submitting a planning application.

Consultation and communication with local communities is an important element of the planning process. It is important that local communities are made fully aware of proposals affecting their area and are provided with opportunities to view any plans and discuss issues with the developers or their professional team. This process should also enable the community to provide feedback.

As responsible developers, the applicants are keen to engage with the community throughout the planning process.

National Planning Policy Framework (NPPF)

Paragraph 39 of the NPPF (revised 2019) places emphasis on improving communication and engagement at pre-application stage. It advises that:

"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."

Paragraph 40 states that:

"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 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."

As paragraph 41 suggests, *"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 benefit."*

Barnsley Metropolitan Borough Council's Statement of Community Involvement (SCI)

Barnsley Metropolitan Borough Council's Statement of Community Involvement encourages developers to engage with communities in advance of submitting a planning application. Paragraph 20.3 states:

"All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted."

Community consultation

Accessible public and stakeholder consultation is ongoing in relation to these proposals.

Informing residents, stakeholders and the public

Stakeholders

Emails were issued to the ward councillors for the site and Stephanie Peacock MP informing them of the proposals and launch of the consultation. The email included contact details of Royal Pilgrim

Communications and offered the recipient the opportunity to arrange a meeting with the development team.

Residents

Residents and the wider community were invited to take part in the consultation via an information leaflet that was distributed to the closest approximately 500 properties surrounding the site during the week beginning 12th April 2021. The leaflet included information about the proposals, details of the consultation website and a tear-off, freepost feedback form. The leaflet also included contact details for the team, including an 0800 freephone number. *See Appendix 1.* Feedback from the consultation will also be taken into account throughout the planning process.

The wider public

The proposals and consultation website were promoted via advertising on Facebook. *See Appendix 2.*

Consultation website

A dedicated consultation website (*www.barratthomes-darfield.co.uk*) was launched to enable people to view and comment on the proposals. *See Appendix 3.*

As set out above, the website was widely publicised in correspondence to stakeholders, information leaflets distributed and via Facebook advertising.

An online feedback form enabled visitors to comment on the proposals from the website and contact details, including an 0800 freephone number and email address were included should people have any queries or wish to discuss with the development team.

The website is still live and will remain so throughout the planning process. The applicant will continue to engage and accept feedback throughout.

Feedback

To date, 31 feedback forms have been received either via the website or through the post, in addition to several emails.

Key issues raised by respondents include:

- Drainage – Several respondents raised drainage and flooding as an issue and whether there would be an increased risk of flooding locally as a result of the development.
  A Flood Risk Assessment was submitted as part of the original outline planning application. The proposed drainage strategy includes a surface water attenuation basin located at the south-west corner of the site. Surface water from the development will be diverted into the basin and stored prior to being release at an agreed run-off rate. The implementation of this positive drainage infrastructure will likely improve surface water flows from the site.

- Highways & Safety – Several respondents raised the highway impact of the development on the surrounding road network, specifically Pitt Street. Visibility at the site access, due to parked cars on Pitt Street, was raised as an issue, as was the safety of pedestrians accessing the nearby school. Traffic management during the construction phase was also mentioned by some respondents.
  The impact of the development on the capacity of local junctions was assessed and resolved as part of the approval of the outline planning application. The outline planning application requires that details are submitted to identify how vehicle speeds could be reduced on Pitt Street. These details will be provided alongside the submission of the reserved matters planning application. The location of the site access will take into account achievable visibility splays to ensure that highways safety standards are met.
  Construction traffic details will be submitted within a Construction Management Plan which is required to discharge conditions attached to the outline planning application. It is expected that the majority of construction traffic would access the site prior to the am/pm rush hour traffic and outside of school pick up times.
- Community Infrastructure – Some respondents raised impacts on local community infrastructure such as education and healthcare as an issue.
  An assessment of the impact of the proposed development on local schools was undertaken as part of the outline planning application. This assessment identified that there is no requirement for an education contribution to be paid based on the proposed number of homes and current capacity within local schools. There is also no requirement to pay a healthcare contribution.
- Relationship of properties to homes on Venetian Crescent and Lombard Street
  The proposed homes will be located a substantial distance from existing properties, beyond the separation distances required by standard planning practice. Open space and landscape planting will be located within the area between existing and proposed properties, softening and screening views between the properties. The site also sits at a slightly lower ground level than properties at Venetian Crescent and Lombard Street, which will help to further improve the relationship between the proposed and existing properties.
- Visibility to egress onto Pitt Street due to parked cars outside residential properties.
  The location of the site access will take into account achievable visibility splays to ensure that highways safety standards are met.

Feedback will continue to be taken into account throughout the application process.

APPENDIX 1: Information leaflet



Freepost RUCB-BJRG-YBZX
Royal Pilgrim Communications
PO Box 208
HECKMONDWIKE
WF17 6FE

NEXT STEPS

We intend to submit a detailed planning application for the proposals in the near future. Before that happens, we would like to know what you think of the plans. To have your say, please complete the attached feedback card and return it to the FREEPOST address. You can find out more information and comment online at
www.barratthomes-darfield.co.uk

If you have any queries, please contact us on
0800 089 0362 or **ben@royalpilgrim.com**

HAVE YOUR SAY

BARRATT HOMES

Barratt Homes would like your feedback on proposals to deliver a mix of new homes at Low Field Farm, Pitt Street in Darfield. The proposals will contribute to Barnsley's housing requirements and provide financial contributions to improve local services and facilities, including schools. The plans will include 10% much-needed affordable homes. These detailed plans follow the recent planning approval for outline permission on this site, meaning that the principle of residential development has been accepted by the Council.

To have your say, please complete the feedback form in this leaflet and return it to the FREEPOST address provided. We are also asking for feedback on how the public open space should be used.

We would usually have held a public exhibition event, but cannot do this for the foreseeable future due to the Covid-19 pandemic and Government guidance on social distancing.

www.barratthomes-darfield.co.uk

THE PROPOSAL

The proposed development will deliver high-quality new housing, along with publicly accessible open space and a children's play area. We are asking the local community what kind of open space they would like to see, and how they would want to use it. You can let us know what you think about this using the feedback form or also on the website.

The development will include :

- Approximately 104 new homes
- Homes will be a mix of 2, 3 and 4 bedroom properties, including 10% affordable homes
- The proposed homes will be predominantly 2-storeys in height
- Vehicle and pedestrian access from Pitt Street
- Additional pedestrian and cycle access to Venetian Crescent
- New public open space - please let us know how you think this should be used on this feedback form or website
- The proposals will also provide carefully considered new landscaping across the site and along its boundaries

KEY BENEFITS

- Much needed new homes
- Designated public open space
- Employment opportunities during construction
- Increased custom for local shops and businesses
- New children's play area

Please tell us what you think about the proposals.

Name

Address & Postcode

Email

How would you like us to keep you updated on the proposals?

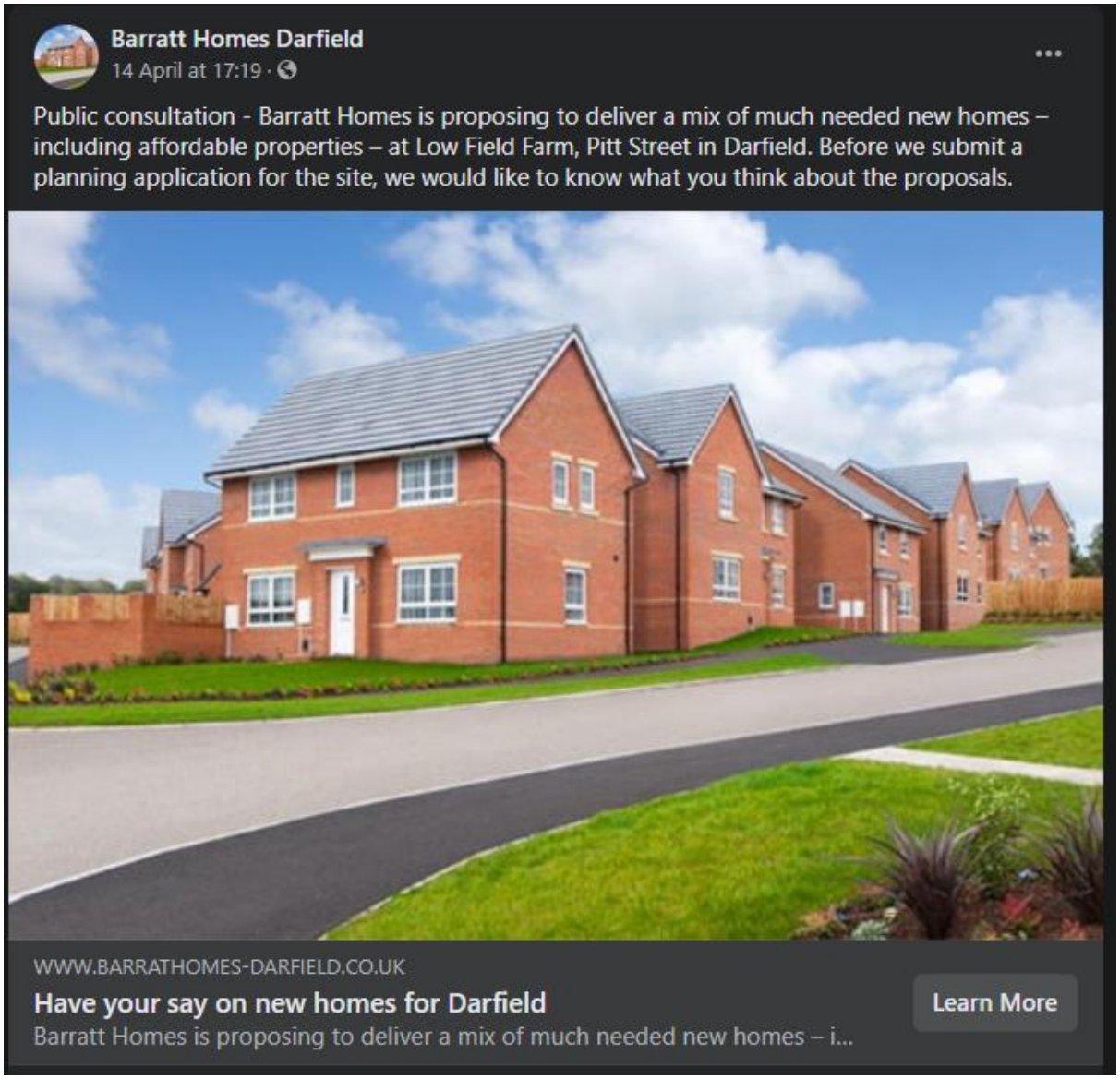
☐ Post ☐ Email ☐ Please do not contact me

Please let us have any comments (you can also give feedback at www.barratthomes-darfield.co.uk):

Privacy Policy:

☐ Please tick here if you would NOT like us to contact you about the project.

APPENDIX 2: Facebook advert



APPENDIX 3: Consultation website

