

Community Engagement Statement

Compiled by IPB Communications on behalf of:
David Wilson Homes
Land at New Road/Lidgett Lane,Tankersley, Barnsley





DAVID WILSON HOMES
WHERE QUALITY LIVES

July 2016

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1. SUMMARY

This report summarises the consultation that has taken place in advance of a reserved matters proposal for the development of new homes on a site off New Road, Tankersley. The site already benefits from an outline planning consent where the principle of residential use and the proposed vehicular access point has already been assessed and accepted by Barnsley Council.

The proposal being brought forward by David Wilson Homes is for 56 four and five bedroomed homes to be constructed.

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

2. BACKGROUND

The community engagement programme complies with relevant 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 2015 and Section 1.3 states:

"It is important to us that all sections of the community are given the opportunity to take part in the planning process at the earliest opportunity so that decisions can take account of the range of community views and reflects, as far as possible, the concerns and aspirations of the people affected by them."

with Section 20.3 continuing:

"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 encourages [sic] at an early stage before the application is submitted."

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 David Wilson 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. It also demonstrates that David Wilson Homes as a major national company take consultation seriously, aim to deliver a thorough consultation process and endeavours, where practicable, to reflect the outcomes in the final scheme plans.

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

David Wilson Homes has engaged with Barnsley Council's Planning Officers on planning, highways, drainage, landscape and sustainability whilst developing the application.

4.2 Informing Local Elected Members

David Wilson Homes' representatives have met Tankersley Parish Council to discuss the plans.

4.3 Public Exhibition

Invites were posted to 612 homes and businesses around the site inviting local people to an exhibition on Wednesday 15th June between 3.30pm-7.00pm at Tankersley Welfare Hall on Pilley Lane. This distribution area is shown below by the black line:



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4.4 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 the 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. *612 exhibition invites distributed via Royal Mail to nearby residents and businesses*
        ii. *public exhibition held at a venue close to the site and with opening hours to accommodate working people.*
    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



95 people attended the public exhibition.



34 feedback forms were completed. Of these 10 could be subjectively viewed as supportive, 16 as unsupportive and the remainder as questions/general comments.



Comments received covered a number of themes:

- Highways:
  - The importance of traffic management during construction in times of the local school opening and closing times, the construction of the right turn lane and the site access and the number of construction vehicle trips / parking for construction traffic and the workforce
  - Provision of traffic calming around the school

  - Air quality from additional vehicle movements
  - General comments about increases in traffic volumes
  - Lidgett Lane / New Road junction – can the signing / lining system be improved?
  - Can Lidgett Lane become a one way system?
  - Can a footpath link be provided to Lidgett Lane which would aid access to the Post Office?
- Some residents were concerned about the capacity of the local schools and health services to cope with additional homes and families.
- Some attendees commented on the fact there is regularly standing water on new Lane and that adequate drainage would need to be provided.
- Comments were made about increasing the size of the village.
- People generally welcomed the fact that access was from New Road not Lidgett Lane.
- Some people asked if the hedgerow along Lidgett Lane could be retained.
- Positive comments were received on the design, layout and density of the proposed scheme.
- General preferences for additional local funding were for it to be used to support the school, roads and local park.

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

The event provided an excellent opportunity for local residents to find out about David Wilson Home's proposal in their local area and raise any issues or concerns that they may have. Equally, it was useful for the consultation team to learn about any local matters which may help to inform not only the proposed layout, but may be of use further down the line should approval be granted, such as at the time of construction.

6. RESPONSE TO THE CONSULTATION

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

A number of the comments addressed issues that were agreed as part of the outline planning approval on the site. We have engaged highways specialists to assess traffic and highways issues as part of our planning application which will look at any valid comments raised at the consultation event.

The detailed boundary treatment of the northern site boundary adjacent to Lidgett Lane will be discussed with officers at the Council given that there are contradicting requests about providing further pedestrian access opportunities verses retaining the existing hedge.

A number of matters raised at the consultation are covered in conditions attached to the outline planning permission. These will therefore be dealt with at the appropriate stage and will include dialogue with Barnsley Council.

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

David Wilson Homes has put together a team of experienced professionals to provide expert advice on the reserved matters submission. 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.

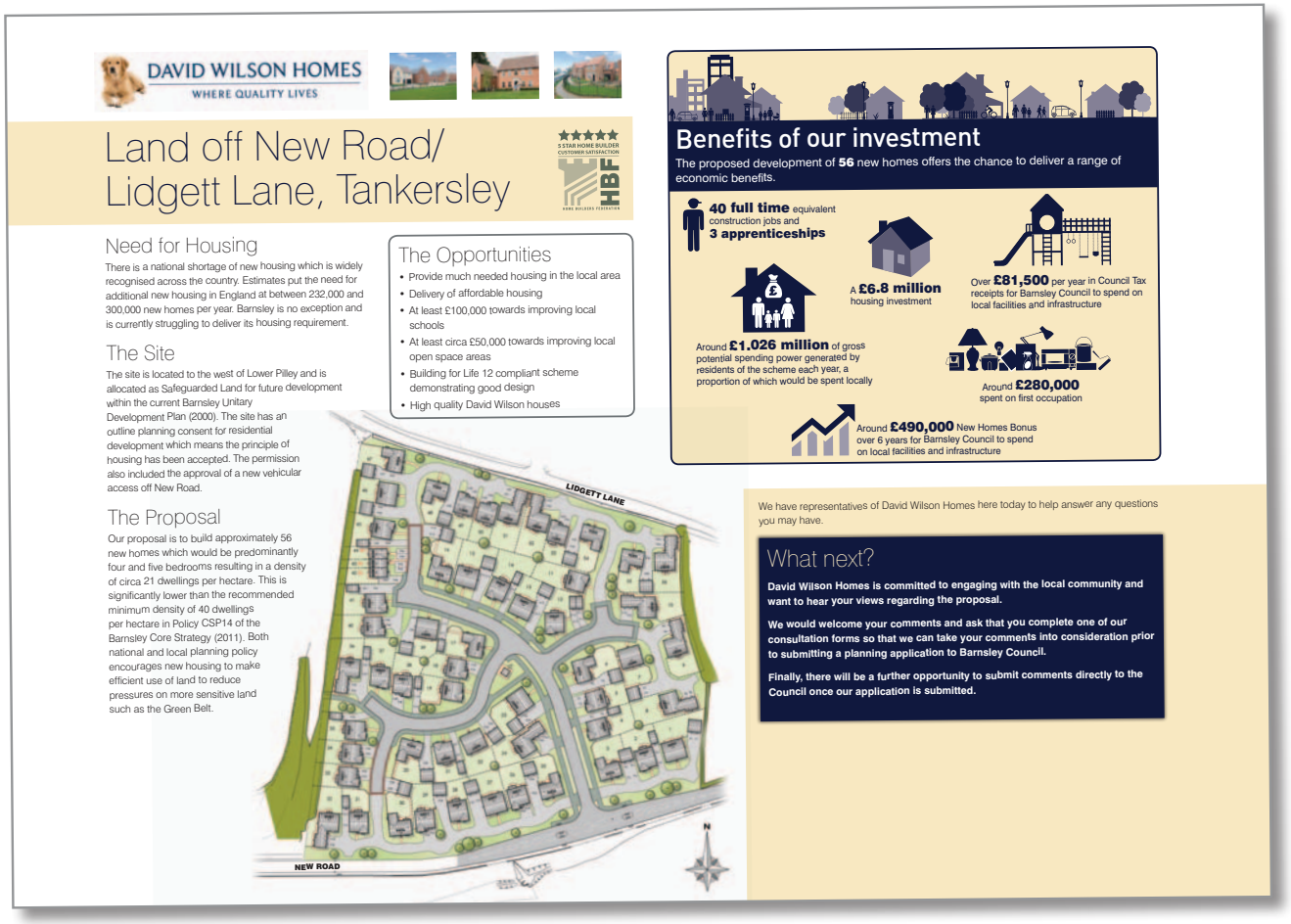
When creating the community engagement programme the project team has worked within local and national guidelines and adhered to the spirit of the Localism Act by involving and informing the local community at the earliest opportunity.

8. APPENDIX – CONSULTATION DOCUMENTATION

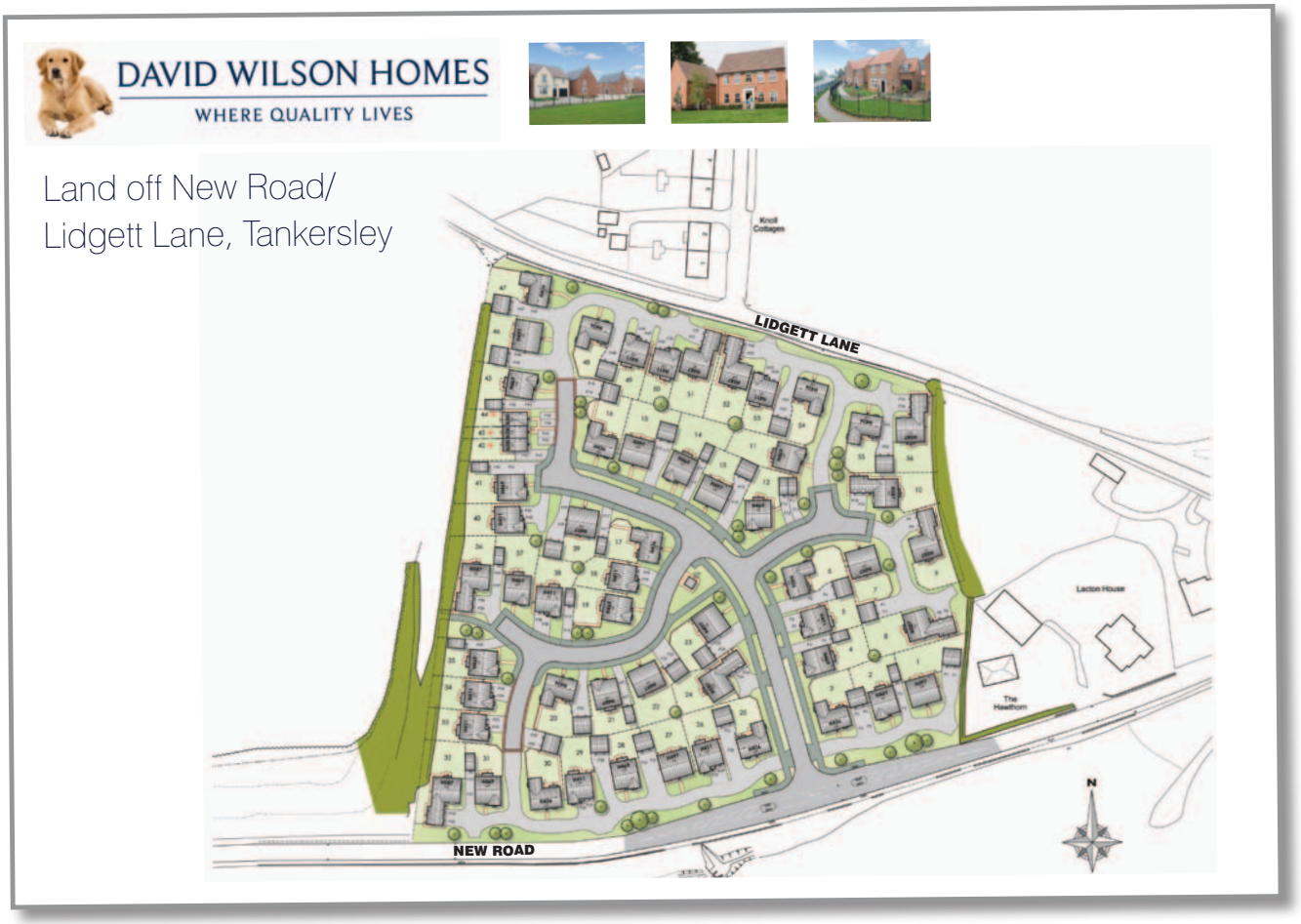
Invite


DAVID WILSON HOMES
WHERE QUALITY LIVES
Public Exhibition
David Wilson Homes is proposing to submit a planning application to Barnsley Council in the near future for around 56 new homes on land off New Road/ Lidgett Lane, Tankersley.
Lidgett Lane
Lidgett Lane
THE SITE
Lidgett Lane
New Road
New Road
We would like to invite you to attend our public exhibition so that we can tell you more about the proposal, answer any queries you may have and seek your views.
Wednesday
15th June
3.30pm-7.00pm
Tankersley Welfare Hall,
Pilley Lane, Tankersley,
Barnsley S75 3AP
Tankersley
Welfare Hall
PILLEY LANE

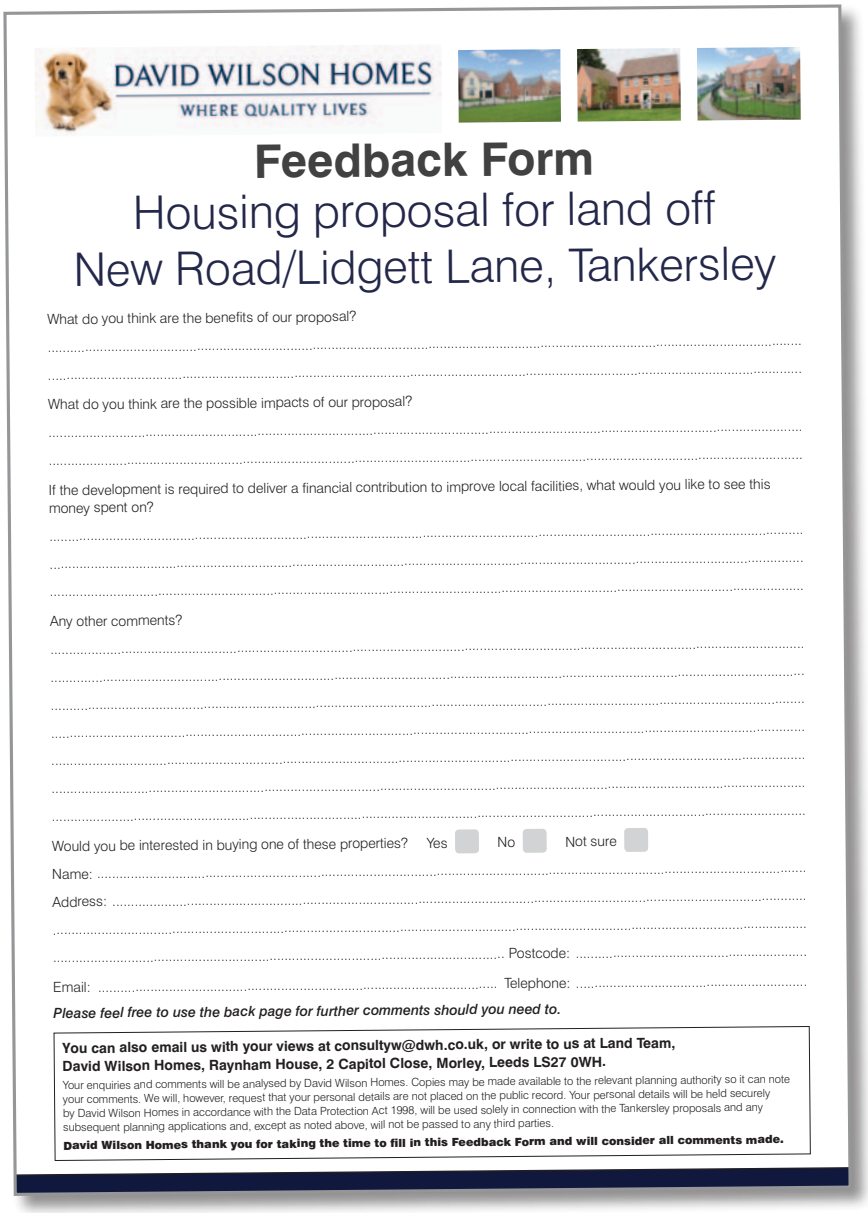
Exhibition panel



Exhibition laminates



Feedback Form



DAVID WILSON HOMES
WHERE QUALITY LIVES

Feedback Form

Housing proposal for land off New Road/Lidgett Lane, Tankersley

What do you think are the benefits of our proposal?

.....

.....

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

.....

.....

If the development is required to deliver a financial contribution to improve local facilities, what would you like to see this money spent on?

.....

.....

.....

Any other comments?

.....

.....

.....

.....

.....

.....

.....

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

Name: .....

Address: .....

.....

..... Postcode: .....

Email: ..... Telephone: .....

Please feel free to use the back page for further comments should you need to.

You can also email us with your views at consultyw@dwh.co.uk, or write to us at Land Team, David Wilson Homes, Raynham House, 2 Capitol Close, Morley, Leeds LS27 0WH.

Your enquiries and comments will be analysed by David Wilson 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 David Wilson Homes in accordance with the Data Protection Act 1998, will be used solely in connection with the Tankersley proposals and any subsequent planning applications and, except as noted above, will not be passed to any third parties.

David Wilson Homes thank you for taking the time to fill in this Feedback Form and will consider all comments made.