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For and on behalf of  
**Premier Construction Group**

## **STATEMENT OF COMMUNITY INVOLVEMENT**

**Former Wombwell School, Lundhill Road, Wombwell**

**Prepared by  
DLP Planning Ltd  
Sheffield**

January 2019



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## **1.0 INTRODUCTION**

- 1.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd on behalf of Premier Construction Group in support of an application for full planning permission for residential development at the former Wombwell School, Lundhill Road, Wombwell.
- 1.2 The application proposal seeks permission for the development of 229 residential dwellings together with the formation of two new access points, public open space and landscaping.
- 1.3 The applicant has engaged with local residents and sought dialogue with Barnsley Council planning officers to ensure that the views of the local community have been taken into account during the evolution of the scheme, and that local planning policy and guidance have also been fully considered.
- 1.4 The applicant submitted a pre-application enquiry to the Local Planning Authority in December 2018 and details of the Council's pre-application advice and how the scheme has responded to this advice are set out in this Statement.
- 1.5 This Statement also confirms the consultation process undertaken to engage with local residents and ward members, the response to which have informed the preparation of this application. It is considered that the pre-application consultation techniques applied by the applicant accord with the Council's Statement of Community Involvement policies.

## 2.0 CONSULTATION APPROACH

2.1 This section outlines the public consultation framework for planning applications at within Barnsley. Reference will be made to adopted local policy and guidance and pre-application feedback including on-going dialogue and meetings with Planning Officers.

### **Statement of Community Involvement (2015)**

2.2 Barnsley Metropolitan Borough Council's Statement of Community Involvement (SCI) was updated in September 2015. This document sets out how and when the Council will involve the community and key stakeholders in the formulation of the local plan and the decision making process for planning applications.

2.3 The SCI states that the Council welcomes pre-application discussions with applicants and encourages those intending to submit a planning application to consult with local communities and Ward Members before making their application.

2.4 All applicants are encouraged to 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

### **Pre-application Advice**

2.5 Applicants are actively encouraged to seek pre-application advice from planning officers prior to the submission of planning applications.

2.6 The application site (excluding the existing bungalow) is currently owned by Barnsley Council. Premier Construction have engaged in a lengthy period of negotiation regarding the development of the site and have held a number of meetings with planning and housing officers. These discussions have informed the evolution if the design for the site.

2.7 A pre-application meeting was held with the LPA on Thursday 6<sup>th</sup> December 2018. The purpose of this meeting was to discuss the submission of a planning application including matters od detailed design.

2.8 The key points arising from this meeting are detailed below:

- The new Local Plan examination has closed, the site is a proposed mixed use

allocation and the plan is expected to be adopted in January 2019, therefore the principle of residential development is acceptable.

- The principle of a new junction from Lundhill Road and secondary access via Gypsy Lane is considered to be acceptable.
- It was requested that the Transport Assessment to be submitted includes the anticipated vehicle movements from the recently approved Persimmon Homes site and the allocated school.
- Access into the school site is to be provided through the development as shown on the draft plan.
- The number of affordable housing units proposed is in accordance with the Local Plan.
- It is requested that the mix of housing is adjusted to allow for the maximum of 4 houses per mews row, this will also address long areas of frontage parking.
- It was requested that the footpath to and through the area of woodland is incorporated.
- It was recommended that the treatment to the western boundary is reviewed to integrate additional planting.
- In terms of density, due to the imminent adoption of the Local Plan, the lower density proposed should be justified with reference to housing mix, levels and design.
- An indicative footpath links into the school site from western boundary should be incorporated (Persimmon contributed to enhancements).
- Planning contributions will include an education contribution, formal open space and affordable housing.
- The tree buffer through the eastern part of the site is not protected but would be beneficial to maintain where possible.
- It was requested that plots 223-225 are reviewed as they are tightly planned.

- Plot 141-146 should be reviewed to ensure no more than 5 dwellings are provided off a private drive.
- Housing officer accepts the mix of housing, but also requests 2 bed elderly living accommodation to be included.
- Materials agreed as buff/red brick and stone.
- To include trees in-plot for plot 124.
- To incorporate a LAP within the public open space.
- It was suggested that a construction phasing plan be considered to protect neighbouring amenity during construction.

2.9 Following from the pre-application meeting and subsequent discussions with the Council, the proposed development was amended to incorporate the comments and concerns raised during the pre-application meeting.

### 3.0 PUBLIC CONSULTATION

#### Consultation Methodology

- 3.1 The applicant sought to engage the local community through a letter drop that took place in December 2018. This letter drop provided details of the application proposals and offered the opportunity for residents to provide their views on the proposals.
- 3.2 A response period of 3 weeks was provided, after which time the comments were collated and analysed to inform the submitted application.
- 3.3 The letter drop included 81 addresses within the local community of Wombwell, in particular those properties closest to the site. A copy of the consultation letter is included in the Appendix. The letter welcomed the submission of comments via letter or email directly to DLP and included a wider context plan and indicative layout.
- 3.4 As well as local residents, letters were also sent to the following Ward Members
- Councillor Robert Frost
  - Councillor David Griffin
  - Councillor Richard Wraith

#### Consultation Feedback

- 3.1 A total of 35 email responses were received regarding the proposals. The key issues from this consultation stage are summarised in the table below.

Key Points	Number of Occurrences
Traffic impact	19
Access issues	11
Overlooking/loss of privacy	8
Construction vehicles	5
Traffic Accidents	5
Strain on local services (especially schools)	4
Wildlife concerns	3
Loss of light	3

On street parking concerns (especially on Lundhill Road)	3
Increase in pollution	2
Compensation should be provided	2
Too many homes being built	2
Noise levels from additional homes	1
Increase in crime	1
Insufficient infrastructure	1
Reduced scenic view	1
Lower the property values of existing homes	1
Need more bungalows	1

3.2 Four residents supported the principle of residential development on site, specifically relating to the accepted need for more housing in the area, and one resident was pleased with the plan and the incorporation of a Cul-de-Sac at the bottom of Gypsy Lane.

### **Response to Feedback**

#### *Highways Impact*

3.3 It is clear from the feedback that the primary issue of concern relates to the capacity of the roads and the transport safety concerns arising from the proposed development due to the creation of additional traffic, particularly on Lundhill Road.

3.4 Inevitably, there will be additional traffic movements as a result of the development, the impact of which has been taken very seriously within this proposal. The ability of the existing wider road network to support housing has been assessed by the Council as part of the Local Plan process. The independent assessment confirmed that the local highways network could support the proposed level of development. It is noted that the total number of dwellings proposed is below the level anticipated within this assessment.

3.5 The applicant is committed to providing any recommended improvements proposed within the Transport Assessment now prepared for the development and as requested by the Council's highways department as part of the planning application process.

3.6 A Transport Statement is submitted with this application which assesses the impact of the proposed development on the surrounding highways network. It concludes that the proposed development is appropriate, complies with national and local planning policy, and will not

result in a severe impact on the local highway network. Therefore, it is considered that the highways impact of the proposals are acceptable. In any case, and as part of the submitted Travel Plan, residents will be encouraged to use modes of travel other than private vehicles to sustainably move to and from the site.

- 3.7 A total of 11 people raised concerns in relation to the access to the site, particularly that the access point is too narrow.
- 3.8 The proposal involves the demolition of an existing bungalow in order to provide a wider access point into the site. Details of the carriageway widths and visibility are provided within the submitted Transport Assessment. As part of the proposals, Gypsy Lane will also be widened to the north to provide an adoptable standard highway including a footpath linking the site to the wider area. Traffic control measures will also be introduced on Gypsy Lane to serve the through route and direct movements towards the newly created junction.
- 3.9 Within the site a clear road hierarchy is established through the scale of highway routes and materials used in order to ensure legibility. Bollards are to be placed at the end of Gypsy Lane on the south-eastern corner of the site in order to restrict traffic flow towards the existing residential area.

#### *Loss of privacy*

- 3.10 A total of eight people raised concerns over the loss of privacy that would be a result of the proposed development with 3 people also raising concerns relating to the loss of light that the development will bring.
- 3.11 Barnsley Council policy guidance seeks to protect the amenity of neighbouring properties in relation to potential new housing development sites. This guidance is adhered to across the site and includes a minimum of 10m garden widths to dwellings. We have also reviewed relationships with those dwellings that are located in close proximity to the site boundary and cross-sections are provided to confirm the relationships are acceptable.

#### *Construction Phase*

- 3.12 Residents were concerned with the disruption that would result during the construction process, with issues such as increases in traffic and noise levels being raised.
- 3.13 It is expected that details of construction methods, times and deliveries will be addressed

through the submission and approval of a Construction Management Plan which will be conditioned by the Council should permission be granted.

*Pressure on local services*

- 3.14 Four people objected to the proposal on the grounds that the local infrastructure would not be able to facilitate the number of future residents of the local area. In particular concerns were raised over the access to the school.
- 3.15 The applicant recognises the importance of ensuring that the capacity of local infrastructure can accommodate the development. However, the Council identified no shortfall in GP practice as part of their pre-application response. As part of the proposals, a contribution has been requested to primary school provision, which we hope will be provided in the short term by the Council on the adjacent site.
- 3.16 The Council will retain the remaining area designated for a primary school in order to deliver this facility. The Council's Highways department have indicated that the former Roebuck Street entrance to the high school entrance "may" be able to support school staff parking in the future, however given the narrow road width & small size pavements, it would be highly unlikely to form the main access to the school and therefore suitable provision must be provided through the proposed housing site. This will form part of a separate planning application.
- 3.17 A contribution has also been requested to formal sports space provision in the locality and this will be secured by legal agreement if permission is granted.

*Wildlife Concerns*

- 3.18 Four people raised concerns on the impact the proposed development would have on the wildlife.
- 3.19 A Preliminary Ecological Appraisal has been prepared in support of the application. A thorough investigation was undertaken to determine the presence and distribution of habitat types and potential ecological constraints confirm that nothing/limited species were found. A number of mitigation and enhancement measures have been suggested to make sure that these impacts are minimised and that the biodiversity value of the site is maximised.

### *Compensation*

- 3.20 Two residents argued that they should be provided with financial compensation as a result of the negative impact of the development proposal, for example, in terms of the loss of value for their properties.
- 3.21 The provision of individual financial contribution for residents is not a planning consideration. However, the proposed development will include a monetary contribution towards future education provision within the town, as well as new public open space and local employment opportunities during the construction phase.
- 3.22 All qualifying properties will also be eligible for the Government's Help to Buy scheme, which seeks to provide assistance for first time buyers to enter the housing market. Will hope that these aspects of the scheme will positively benefit the local community.

### *Over Development*

- 3.23 Two residents raised concerns over the high number of homes that are proposed. The Local Plan policy is to provide a minimum of 40 new homes per hectare on all allocated development sites. Based on the site area of 6.25 hectares of available land for residential use, the Local Plan suggests that the site could provide 250 new homes.
- 3.24 Having reviewed the physical constraints relating to the site and the objective to provide a high quality development, including bungalows and an area of open space, our proposals limit the total amount of development to 229 houses, in order to provide a more acceptable form of development and to protect existing residential amenity.
- 3.25 We have reviewed individual areas of concern in relation to neighbouring properties and the LPA will also review these relationships as part of the determination of the planning application. We have prepared cross-sections showing the levels of proposed houses in relation to existing properties, in order to aid understanding of the relationship between existing and proposed houses.

### *Increase in crime*

- 3.26 One resident queried that the development may result in an increase in crime for the local area.
- 3.27 The design of the development has been utilised to reduce the opportunities for crime with

the following considerations being taken into account to create a safe community.

- Well defined routes for cars and pedestrians which are well overlooked;
- All publicly accessible spaces overlooked;
- Well defined defensible spaces and the use of suitable planting;
- Robust 1.8m high fences and lockable gates provided.

## **4.0 CONCLUSION**

- 4.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd on behalf of Premier Construction in support of an application for full planning permission for residential development at the former Wombwell School, Lundhill Road, Wombwell.
- 4.2 The application proposal seeks permission for the development of 229 residential dwellings together with the formation of new access points, public open space and landscaping.
- 4.3 The applicant has sought to engage with the Local Planning Authority, local residents and key stakeholders in the local community during the evolution of the design proposals.
- 4.4 The engagement has taken the form of the submission of a request for pre-application advice and a pre-application meeting with officers of the Council, which was held in December 2018.
- 4.5 In addition, a letter drop encompassing 81 homes and business premises was undertaken in December 2018. Local residents have, therefore, been provided with an opportunity to view development proposals and provide their feedback to the applicant.
- 4.6 The resultant submission has taken into account the views and local knowledge provided by the existing residents.
- 4.7 The above measures are considered to demonstrate the applicant's commitment to engaging with the local community prior to the submission of the outline planning application and have ensured that any feedback from Council officers or members of the public have been considered in the evolution of the development proposals. It is considered that the pre-application consultation techniques used by the applicant have accorded with the Council's Statement of Community Involvement policies.



**5.0 APPENDIX**

The Occupier

Dear Sir / Madam,

**Public Consultation – Proposed Residential Development on Former Wombwell High School, site, Lundhill Road, Wombwell**

We are contacting you as a local resident or interested party to inform you that DLP Planning Ltd is assisting Premier Construction Ltd to prepare a full planning application for residential development on land formerly occupied by Wombwell High School. The location of the site is indicated on the draft layout plan, which is enclosed for your review.

As you may be aware, Barnsley Metropolitan Borough Council anticipate the adoption of their new Local Plan in Spring 2019. This site is included as a housing allocation for up to 250 houses, alongside land reserved for a new primary school, within the new plan.

The site is currently owned by Barnsley Council, who have undertaken their own technical assessments in relation to drainage, highways, ecology and other material considerations. The Local Plan also assessed the ability of local services to support the new development and where necessary has set out policy requirements for new developments, requiring financial contributions to education and sports pitch provision within the local area.

The draft layout put forward by Premier Construction includes proposals for approximately 225 homes, served from a new access road created at the junction of Lundhill Road and Gypsy Lane. The existing access into the former school site from Roebuck Street will be safeguarded and a new access route up to the school site will also be provided through the new development.

Premier have entered into pre-application discussions with planning officers to discuss the delivery of a high quality, residential development within the site. The draft proposals indicate how new homes can be delivered, together with highway improvements, drainage works and new public open space to support the development. The number of homes proposed is marginally below the Local Plan target, however it is considered that this is appropriate in order to ensure appropriate separation with neighbouring properties and to ensure that the site does not appear overdeveloped.

We would like to invite residents and interested parties to submit comments on the enclosed site layout plan to [sheffield@dlpconsultants.co.uk](mailto:sheffield@dlpconsultants.co.uk) entitling their response 'Public Consultation – Lundhill Road, Wombwell'. These comments will inform the preparation of the final plans for the site and we hope that you will take the opportunity to review the proposals and provide your thoughts. The deadline for the submission of comments is Friday 4<sup>th</sup> January 2019.

Upon receipt of comments we will be proceeding to formal submission of a planning application at which point a further period of consultation will take place led by the Local Planning Authority.

**Data Protection**

DLP Planning Ltd take the protection of data very seriously and wish to make you aware that due to the nature of this consultation exercise we will be collecting and storing the information that you



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provide to us (including names, addresses and comments provided) on our internal system. This information may be referenced in documentation provided to the Local Planning Authority in order to inform their assessment of the planning application. Details of how this data will be processed is set out in our Privacy Policy, which can be found of our website at [www.dlpconsultants.co.uk](http://www.dlpconsultants.co.uk)

We look forward to receiving your responses.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Clare Plant', written over a horizontal line.

**Clare Plant** MRTPI AssocRICS  
Director

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