

Lundhill Road, Wombwell

Statement of Community Involvement

Persimmon Homes (West Yorkshire)

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1.0 Introduction

- 1.1.1 The Planning and Compulsory Purchase Act 2004 introduced the requirement for each local Authority to produce a Statement of Community Involvement (SCI). The SCI sets out how communities will be engaged not only in the preparation and revision of local development documents, but also in the consideration of planning applications. Local authorities must therefore ensure the active, meaningful and continual involvement of local communities and stakeholders in the planning process.
- 1.1.2 The preparation of guidance on the involvement of members of the public in development control decisions has been identified in a Government publication entitled, 'Community Involvement in Planning: The Governments Objectives' (February 2004); in 'Statements of Community Involvement and Planning Applications' (December 2004), as well as in the National Planning Policy Framework (2012). One of the fundamental aims of The Localism Bill (2011) is to enhance the opportunity for local community involvement in planning applications which will affect their area.
- 1.1.3 The NPPF emphasises the importance of community consultation at paragraph 188, stating 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.”*
- 1.1.4 Barnsley Metropolitan Borough Council adopted their own Statement of Community Involvement in 2015, forming part of their Statutory Development Plan and will remain in place once the new Local Plan has been adopted. The SCI demonstrates the methods the council will employ to encourage and facilitate participation in the preparation of the Local Plan; it also sets out their current approach to consultation on planning applications.
- 1.1.5 This SCI has been produced following a consultation exercise undertaken by Persimmon Homes which consisted of a letter-drop to local residents and business as well as engagement with local ward councillors. This document describes the consultation work undertaken in greater detail before evaluating and summarising the feedback from the public that was received during the pre-defined response period.

2.0 Background Information

- 2.1.1 This Statement of Community Involvement (SCI) has been prepared in support of a full planning application made by Persimmon Homes (West Yorkshire) for residential development of 150 dwellings on a parcel of land measuring 5.08 hectares to the east of Lundhill Road in the Wombwell area of Barnsley.
- 2.1.2 The site is allocated as Safeguarded Land under Policy GS10 in Barnsley Council's Unitary Development Plan which states existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development of such land will only be granted following a review of the UDP. It is accepted at this stage of the plan that Safeguarded Land can be released for residential use.
- 2.1.3 The site is also proposed for allocation as a housing site under policy H70 in the emerging Local Plan which is scheduled for adoption in 2017. The Policy Allocation describes the site as 'Land east of Lundhill Road, Wombwell – indicative number of dwellings = 160.
- 2.1.4 The site is located off Lundhill Road to the west, approximately 1km south-east of Wombwell town centre and currently comprises two adjoining overgrown fields (west and east), with areas of dense vegetation (bushes, brambles etc) predominantly in the western field. There are no known former uses; the most recent use appears to be the stabling and grazing of horses.
- 2.1.5 The western field slopes relatively steeply down to the south-east with a paddock and rudimentary shelter for horses at the eastern end. The eastern field slopes down more gently and is typically covered in long grass.
- 2.1.6 The site lies entirely within the Wombwell Ward and is currently represented by Councillor's Daniel Griffin, Richard Wraith and Robert Frost.

3.0 Work Undertaken

3.1 Pre-application meeting

- 3.1.1 A pre-application meeting was held at Barnsley Council's offices on 19th July 2016 with attendees representing both the council and the applicant relevant to the planning, design, highways and drainage disciplines. A further meeting focussed on ecology was held on 14th December 2016, this was pre-empted by the submission of a paper entitled 'Lundhill Road, Wombwell – Review of EPS Case Law and DEFRA policies' prepared by Baker Consultants.
- 3.1.2 It was considered through discussions during the 19th July meeting that the principle of development is established due to the site's emerging allocation for housing in advance of Local Plan adoption. Highways and Design matters were considered that have been taken into account during development of the scheme proposals.
- 3.1.3 It was agreed that a letter-drop would be the most suitable form of pre-planning public consultation exercise given the level of stakeholder engagement that has been undertaken during the promotion of this site through the local plan.
- 3.1.4 Written responses were received following the 19th July pre-application meeting from BMBC drainage, highways and ecology representatives which were taken on board.
- 3.1.5 Subsequently, and following the 14th December meeting it was agreed despite the extensive Ecological issues and the absence of sufficient survey data for Great Crested Newts a planning application could be submitted with the inclusion of a worst case scenario mitigation strategy. The council's Biodiversity Officer amended his response to reflect this.

3.2 Ward Member Engagement

- 3.2.1 Persimmon Homes wrote to the following Wombwell Ward Councillors on the 16th January 2017 to both notify them about the forthcoming public consultation exercise and to outline the scheme proposals and our plans to submit a full residential planning application:

Cllr Daniel Griffin (Labour)
Cllr Richard Wraith (Labour)
Cllr Robert Frost (Labour)

- 3.2.2 A sketch version of the planning layout was attached to the email and the councillors were invited to comment on the proposals ahead of the application. Following this, an email response was received from Cllr Wraith on 18th January in which he stated that he would like to see some Bungalow house-types introduced as part of the scheme. This was followed up by a phone call with Cllr Wraith during which this issues was covered in greater detail along with other matters such as noise and disturbance during construction.

3.2.3 Two further emails were received from Cllr Wraith on 1st February one of which asked Persimmon to bear in mind his request for bungalows and the other asking us to clarify when the planning application was likely to be submitted.

3.2.4 Copies of each piece of correspondence referred to above are contained at **Appendix A**.

3.3 Letterdrop

3.3.1 A letter setting out the site's planning policy, scheme proposals and technical matters was sent out to around 200no. local householders and business on 13th January 2017. Enclosed with the letter was an indicative sketch layout and some CGI images of some typical Persimmon house-types. A copy of this letter and an annotated plan showing the surrounding areas that received letters is contained at **Appendices B and C**.

3.3.2 Recipients were invited to provide their comments on the proposals via email to a designated email inbox or in writing by 31st January 2017, allowing over 2 weeks for responses to be submitted.

3.3.3 During this period, a total of 26 responses were received. These are summarised in the next chapter and contained in full at **Appendix D**.

4.0 Community Engagement – Feedback and Responses

4.1 Consultation Response Summary

4.1.1 As stated in the previous section, a total of 26 responses were received before 31st January 2017, the table below summarises the pertinent issues and sets out the applicants response to each:

Issue	Detail	Response
Traffic and Congestion	12 respondents highlighted their concerns about the impact an additional 161 dwellings would have on the local highway network. And that some roads are unsuitable for the amount of traffic likely to be generated and could potentially be dangerous - Park Road and Beech House Road are cited. There is also reference for the potential for the Dove Road Estate to be used as a short cut or 'rat run' for access to the B6089 Brampton Road.	Traffic data has been analysed as part of the Transport Assessment that will be submitted alongside the planning application. It is demonstrated in this document that traffic flows associated with the development of up to 165 residential units in the AM peak period of 84 trips and 85 trips in the PM peak period will have a negligible impact on the local highways network and that no mitigation measures will be required.
Impact on privacy and proximity of proposed development to existing residents.	6 respondents raised concerns about the proximity of the proposed development to the properties on Lundhill Grove which would lead to a loss of privacy and overlooking if 2 ½ storey dwellings were built along the site boundary and/or sufficient separation distances were not adhered to.	Since the consultation exercise, the site layout has been revised so that there are no 2 ½ storey dwellings adjacent to the northern boundary. Separation distances in line with planning policy have been allowed between proposed and existing dwellings and a 2 metre buffer will be planted in the rear gardens of the plots that back onto the boundary to provide a degree of privacy and screening.
Drainage Issues and Flood Risk	Some respondents raised concerns about flood risk and the impact the development would have on nearby water bodies and the potential for these to flood.	The planning application will be supported by an investigative Flood Risk Assessment and the accompanying Drainage Strategy will include sufficient storage requirements to enable controlled discharge at Greenfield run-off rate into Elsecar Canal. A sustainable drainage

Issue	Detail	Response
		strategy will be developed. It is noted that part of the site falls within Flood Zones 2 and 3 although these will not directly be affected by the development.
Noise	4 respondents raised concerns about potential sources of noise from the development site once complete and during construction as well as from nearby roads and general traffic noise.	The planning application will be accompanied by a Noise Impact Assessment which concludes that the ambient noise levels measured at the site are relatively low, and therefore the ambient noise climate does not pose a constraint to residential development. In terms of noise during construction, working hours will be controlled via a Construction Management Plan that will state the agreed working and delivery hours. This is likely to be 8am-6pm Monday to Friday and 8am-2pm on Saturday.
Devaluation	One respondent referred to the significant financial investment that he had made to his property since purchase in 2004 and was fearful about the impact the proposed development would have on its value.	Devaluation of existing properties as a result of the development of new residences is not a planning concern and not therefore relevant to the determination of this planning application.
Parking	Some respondents raised an issue with the illustrative layout, stating that there appears to be very little car parking which could potentially lead to Lundhill Road being used as an overspill.	The site layout has been prepared in accordance with the South Yorkshire Residential Design Guide (2011). All 2 bedroom dwellings will have a minimum of 1 off street parking space whilst 3 and 4 bedroom dwellings will have a minimum of 2 spaces; Additionally, numerous visitor parking bays will be provided throughout the development.
Bungalows	Some respondents appear to be concerned that the proposed mix of housing is not appropriate for the area and that the development should feature	Since the consultation layout was circulated, the scheme proposals have been revised to incorporate 4no. bungalows along the northern boundary in order to provide some

Issue	Detail	Response
	a greater number of bungalows.	symmetry/consistency with the existing dwellings.
Schools	Some residents raise concern about the lack of schools with capacity in the area.	A S.106 agreement will accompany any forthcoming planning permission which is likely to include a monetary contribution towards the improvement of existing educational facilities.
POS	One respondent queried whether or not our proposals will include an element of green and amenity space available for wider public use.	The proposals will include an area of public open space at a minimum of 15% of the gross site area. This is likely to include a number of footpath connections and wildlife features. The open space will be publically accessible and maintained by an appointed Management Company.
Footpath Improvements	One respondent suggested the public footpath to the south of the site could be upgraded as part of the planning application.	Since the footpath lies outside the development site we have not proposed any amendments to it at this stage.
Doctors and Dentists	One respondent argues that there are insufficient places available at local GP and dental practices.	The availability of Doctors and Dentists is not a direct concern of the planning process. If practices in the area are considered to be oversubscribed, this will be reviewed by the Primary Care Trust – we are not ware of any current shortfalls in this locality.
Lack of amenities	One respondent suggests there is a lack of amenities, shops etc within accessible reach of the development site.	The Transport Assessment submitted alongside this planning application demonstrates that there are facilities including major retail, food stores, schools and sports facilities within a 1.9km catchment from the site, which is considered to be an acceptable walking distance.

Issue	Detail	Response
Density	A number of respondents raised issue with the apparent density of development and that there is 'no evidence of any sensitive approach to continue the current tiered approach to building low density , spacious, detached properties.'	Whilst it is important to reflect the existing vernacular of an area, the appropriate density of development needs to be balanced against the council's identified densities for housing sites in order to meet housing targets and Objectively Assessed (Housing) Need (OAN).
Air Pollution	One respondent questioned whether any thought had been given as to how the extra traffic from the new homes will impact the residents of Lundhill Road (road noise, pollution etc).	An Air Quality Assessment has not been undertaken for this development as it was agreed at pre-application stage that the site is highly unlikely to cause an adverse impact on local air quality. In addition, the does not fall within the boundaries of an Air Quality Management Area (AQMA).
Biodiversity and Ecology	A number of residents raise concerns about the impact the development would have on habitats and high value flora and fauna across the site, with a number of residents highlighting in particular the presence of Great Crested Newts.	Population surveys of relevant species have been recently undertaken. Conclusions are that the development would not have adverse impact on any particular species. Despite this a dedicated ecological mitigation zone will be established within the POS, please refer to the proposed site layout for further details.
Boundary Treatments	The owner of Greenlands Farm to the south of the application site expresses concern about the boundary between the two sites suggesting a robust fence should be established to prevent animals from crossing into the site.	Rather than a fence, it is our intention to establish a mature hedgerow along this boundary in the interest of creating an ecological wildlife corridor as well as a site boundary.
Gas Protection	One respondent raised the issue of gas risk on site in relation to the former landfill site in the vicinity of the proposed development.	At this stage we have not undertaken a Phase 2 intrusive site investigation or a gas risk assessment; once these reports have been produced the appropriate level of gas protection will be incorporated into the scheme proposals.

Issue	Detail	Response
Coal Mining Legacy	One respondent suggested there are a number of mine shafts in the vicinity of the site likely to impact on the development.	Again, an intrusive site investigation has not yet been undertaken but the Phase 1 report has identified two coal seams that may cross the site. However, it is considered that these recordings present a low risk to the development of the site for residential use.
Market Demand	A number of residents question the statement made in the consultation letter related to the market demand for the proposed property types.	Persimmon Homes has successfully established development sites in other parts of Barnsley in recent years. The closest neighbouring site is the one that features 220 dwellings off Barnsley Road in Wombwell. Persimmon's typical product range has sold well here and we would expect this to continue on this site, albeit the market areas are individual.
Local Plan and Policy Allocation	Some respondents aimed their frustrations at the site actually being allocated for residential use under Policy H70 as part of Barnsley Council's emerging Local Plan and that the rate of development in Wombwell has been accelerated in recent years and that local infrastructure cannot cope.	The council undertook an extensive consultation during the site allocations process, which will now be reviewed by the Inspectorate during Examination in Public (EIP). Regardless of its emerging allocation, the site has always been earmarked for residential development at some point due to its existing allocation as Safeguarded Land in the UDP, which was presented before an Inspector prior to its adoption.

5.0 Conclusions

- 5.1.1 The engagement programme undertaken by Persimmon Homes as approved during pre-application meetings with Barnsley Council Planning Officers provided the opportunity for interested parties to respond to proposals via a public consultation letter-drop exercise within which 200 letters were delivered to local residents and businesses within the immediate vicinity of the site.
- 5.1.2 The consultation programme has been undertaken in accordance with national planning policy and Local Authority's adopted Statement of Community Involvement. We will continue to work closely with Barnsley Council to ensure the highest standards of consultation are maintained throughout the development process.
- 5.1.3 The process has demonstrated that the local community appear to have a range of concerns limited in relation to the development proposals. The main issues highlighted concern the volume of traffic resulting from the development and the impact on vehicular networks. There are also a number of people who are concerned over privacy, loss of views and overlooking. Issues related to ecology and lack of infrastructure were also raised.
- 5.1.4 These concerns have been categorised and considered within section 4.0 of this document. The scheme proposals have been adapted in response to the concerns of some residents and local ward members; in particular this has resulted in the introduction of some bungalows and a mature hedge along the northern boundary.
- 5.1.5 We will continue to engage with relevant stakeholders at appropriate junctures throughout the forthcoming planning process and ensure they are kept abreast of significant developments.