



Land off Barnsley Road, Wombwell

Statement of Community Involvement

Persimmon Homes (West Yorkshire)



July 2013

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Document Details

Project: Barnsley Road, Wombwell
 Reference: 2013-BRW
 File Origin: S:\Technical\A - Site Files\Prospective Sites\Wombwell\Planning\SCI

Document Inputs:

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Issue	Date	Status
1	04/07/2013	Draft
2	26/07/2013	Final Version



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Appendix B - Copy of advert placed in the Friday 28th June edition of the Barnsley Chronicle

Appendix C - Copy of poster advertisement

Appendix D - Copy of public consultation responses

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 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 was originally 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). The Localism Bill (2011) received Royal Assent, one of the fundamental aims of which is to enhance the opportunity for local community involvement in planning applications which will affect their area.
- 1.1.3 The planning system already provides opportunities for people to participate in key decisions about their areas and Government wants to, "...build on these strong foundations...through the development of ... an accessible and transparent planning system, which provides opportunities for local people to participate, which is essential to deliver our objective of creating inclusive, accessible, safe and sustainable communities." (Community Involvement in Planning: The Government's Objectives, 2004).
- 1.1.4 The Barnsley Metropolitan Borough Council (BMBC) Statement of Community Involvement (SCI), was adopted September 2006 forms part of the Local Development Framework (LDF).
- 1.1.5 The National Planning Policy Framework was adopted by Government on 27th March 2012.
- 1.1.6 This SCI has been produced following a programme of consultation undertaken by Persimmon Homes. There has been a number of consultation exercises, statutory and non statutory, to inform residents of the prospective residential development of the site.

2.0 Background Information

2.1 The Site and Current Application

- 2.1.1 The site comprises approximately 6.75 hectares of land, situated to the north of Barnsley Road and 600m to the west of Wombwell town Centre.
- 2.2 The site is situated close to Wombwell Town Centre (under 0.5km to the east). The site is located in an established urban area which is characterised by a variety of uses. This includes but is not limited to residential, commercial, retail, open space, educational facilities and leisure and recreational uses.

Planning Policy

- 2.2.1 The Barnsley UDP was adopted in 2000 with the policies subsequently saved in 2007. The adopted Core Strategy replaced a number of the UDP policies.
- 2.2.2 The National Planning Framework was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.
- 2.2.3 In addition to some of the policies being saved, the allocations also remain in place until such a time as the Development Sites and Places DPD has been adopted.
- 2.2.4 The site is identified on the 'saved' Unitary Development Plan (UDP) Proposals Map as "Urban Land to Remain Undeveloped" located within the settlement boundary of Wombwell. Policy GS11 addresses areas shown as Urban Land to Remain Undeveloped on the proposals map and states *existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses. Otherwise planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes that development on the land in question.* The land in question would not result in the need to amend the Green Belt boundary and would provide much needed new housing consistent with the aims and objectives of the adopted Core Strategy.

3.0 Work Undertaken

3.1 Ward Members

3.1.1 Persimmon Homes (West Yorkshire) wrote to the three Ward Councillors (Councillor Denise Wilde, Richard Wraith, Margaret Morgan) for Wombwell Ward to advise them of both the forthcoming planning application and the public consultation exercise on the 18th April 2013.

3.1.2 Two Ward Councillors attended the public consultation event.

3.2 Public Exhibition

3.2.1 A public exhibition was held on the 4th July at Netherwood ALC School.

3.2.2 The event was advertised through different media sources:

- Notice of the event was placed in the Friday 28th June edition of the Barnsley Chronicle.
- Posters were delivered to Wombwell Library, Tesco (food store), Wombwell Community Centre, Netherwood ALC School.
- Around 250 posters were delivered to dwellings in the immediate vicinity of the site, on Barnsley Road, Rimington Road, Littlefield Lane, Lower York Street.
- The exhibition itself included details of the scheme proposals on exhibition boards. Persimmon Homes representatives were on hand to answer questions. A summary of responses received at the exhibition is included in section 4.0, Community Engagement Feedback and Response.

3.2.3 A questionnaire was available for attendees of the public consultation to answer and provide any general comments on the scheme proposals.

3.2.4 An email address was set up for the public exhibition. The email address was advertised on the presentation boards as another means of contacting Persimmon with any further public response.

3.2.5 The exhibition was well attended with circa 65 members of the public attending the event. 12 questionnaire responses have been received.

4.0 Community Engagement Feedback and Response

4.1 Comments Made

4.1.1 We summarise below the comments made in response to our public consultation exercise and provide a response to each of these:

Comment Summary	Response
Various comments in relation to the site flooding and the increase in local surface water flooding the development may generate.	This matter is dealt with in detail within the submitted FRA and Drainage Strategy. The scheme will retain Greenfield run off rates and provide a managed drainage strategy, which will be agreed with Yorkshire Water and BMBC. The scheme will ensure there is no increase in surface water run off. The topography of the site is such that it slopes away from existing homes.
Concerns regarding the increased traffic that will be generated from the development.	The scheme proposals are supported by a Transport Assessment (TA). The TA has been informed by background data including traffic counts which were taken at peak times. Further information can be found in the TA. The scheme proposals will result in an increase in traffic along the local highway network. The TA demonstrates that this can be accommodated safely.
Concerns in relation to the proposed access.	<p>Full details on highway and access matters can be found in the supporting Design and Access Statement and TA.</p> <p>Previously two accesses were shown into the site from Barnsley Road, however the layout has been amended and we are now only proposing a one singular access point from Barnsley Road.</p> <p>The TA explains how the proposed development can be accommodated in the existing highway network.</p>
Concerns in relation to stretched resources such as doctors and dentists.	Any shortfall in doctor's or dentists will be reviewed by the local Primary Care Trust. We are not currently aware of any infrastructure shortfall.
Overlooking concerns.	A distance greater than the required policy distance of 21metres from the rear to rear of properties is proposed for all dwellings. The scheme proposals will not

Comment Summary	Response
	therefore result in any unacceptable overlooking issues in policy terms.
How will the development affect the existing ecology.	The results of the Ecological Survey & Assessment have shown that by applying appropriate precautions when designing and implementing development for housing, it would be possible to ensure that development would not have limited on site ecology as the site is used regularly. Mitigation is proposed through new planting scheme. Further information can be found in the Ecology Survey and Assessment which accompanies the full planning application.
What consultation have you done so far.	<p>This is the first stage of public consultation for this planning application.</p> <p>Following these exhibitions feedback has been considered as part of our ongoing refinement of the scheme. We have also liaised with Barnsley Council and other stakeholders in order to prepare the planning application.</p>
The proposal does not have enough green space.	Public open space is to be provided in line with policy guidance (15% on site) across the site as a whole. Homes will also benefit from private amenity areas (rear gardens).
There is too much affordable housing proposed.	The scheme proposals will include 15% affordable housing in line with policy CSP15 'Affordable Housing'.
Loss of a view across the fields.	<p>We have sought to address these concerns through the provision of green space throughout the development, which will be of benefit to the local area.</p> <p>The scheme proposals also include the provision of landscaping in line with policy, which provides an opportunity for new planting and recreation.</p>
Schools are already over subscribed.	The scheme will provide for an education contribution to provide new school spaces if required under the Community Infrastructure Levy legislation.

Comment Summary	Response
Depreciation to current home values.	This matter is not a consideration of the planning process.
Will the development have play facilities.	In line with the Supplementary Planning Document Open Space Provision on New Housing Development (March 2012), equipped children's play areas are sometimes required on site. In some circumstances a financial contribution for off site facilities may be acceptable if a suitable site is located nearby.
Why do we need more houses.	<p>Nationally and locally there is an increasing need for housing. This need has arisen from an increasingly ageing population, expanding housing waiting lists, formation of new households, reduced average household sizes, a lack of housing variety, and an increasingly ageing and unsuitable housing stock.</p> <p>Three million new homes are needed by 2025, while the current first time buyer age is 34. New homes are now needed to ensure that local people can find the home that they want and can afford, without having to move away from their area.</p>

5.0 Conclusion

- 5.1.1 The engagement strategy undertaken by Persimmon Homes has given key stakeholders (Local residents and businesses) the opportunity to input into the detailed planning application proposals for the development of the site.
- 5.1.2 Comments raised by local residents, other stakeholders to the application proposals during the engagement process have been taken onboard where possible. Where not we have provided a response as to why.
- 5.1.3 The engagement strategy has been devised and implemented to take account of the need to deliver a viable and comprehensive solution for the site, in line with current policy guidelines whilst also taking on board the comments and issues raised by members of the community.
- 5.1.4 The community engagement process has allowed the views of local people to be considered and has helped to inform the planning application proposals.