



COMMUNITY CONSULTING LTD

STATEMENT OF COMMUNITY INVOLVEMENT

LAND OFF GREEN LANE DODWORTH, BARNSELY

REPORT: 22 January 2012



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1.0 INTRODUCTION AND BACKGROUND

- 1.1 The Planning and Compulsory Purchase Act 2004 has introduced changes to the planning system. These changes are intended to help speed up the planning process and reduce the time taken for the preparation and adoption of local development plans. They are also intended to improve community consultation on all planning related issues.
- 1.2 One of the requirements in the new system is for improved community consultation on all forms of planning work. The consultation will help inform members of the public of any land use planning changes likely to occur in their area. To assist in this process, each local authority is required to produce; as part of the Local Development Framework (LDF), a Statement of Community Involvement (SCI). This sets out how the Council will involve the community and other local stakeholders throughout the preparation of their LDF and how they will additionally consult the public and other stakeholders on matters such as 'major' planning applications.
- 1.3 A YouGov survey in 2010 commissioned by the New Homes Marketing Board (NHMB) has revealed that more than eight in ten people (81 per cent) believe Britain needs more housing both for sale and rent, especially affordable homes for first-time buyers. It also shows that far fewer people – just 50 per cent – would welcome more homes of all types in their own immediate neighbourhood.
- 1.4 This seemingly confusing contradiction to house building is a matter that lies at the heart of the Coalition Government's drive towards Localism and Neighbourhood planning. The aim of the Government is to empower communities with a right to become involved in the process of where and how development will take place and to have a say in what the development will look like.



- 1.5 While some planning commentators have expressed concern that localism will further threaten much needed housing growth by increasing local power to block development, others within the profession have welcomed the increased level of local involvement provided that the process is truly a two-way conversation. This can only be the case where the actual consultation embraces an open and transparent approach. And includes consideration of development constraints and opportunities and provides sufficient flexibility in the process to enable shades of opinion to be expressed – not just a tick box exercise with simple 'yes/no' responses.
- 1.6 Each local authority has a series of locally adopted policy documents that guide the Council and developers on the submission and determination of planning applications for development of all types. These documents provide the necessary guidance on local consultation.

The Barnsley Local Development Framework

- 1.7 The Barnsley Local Development Framework will be made up of a number of documents. The most important of these are the following development plan documents:-
- Barnsley Core Strategy (the overall strategic and spatial planning (see the glossary) framework for Barnsley). This document has now been through an examination in public and was formally adopted in 2011.
 - Barnsley Policies (general policies against which we will consider proposals for development)
 - Barnsley Housing and Employment Sites (the specific housing and employment sites we have set aside for development to meet Barnsley's needs)



Barnsley Metropolitan Borough Council SCI – Adopted September 2006

BARNSELEY Local Development Framework



Barnsley Statement of Community
Involvement
Adopted
September 2006



- 1.8 The BMBC Statement of Community Involvement was formally adopted on 20th September 2006. The 'Major planning application' definition of relevance in this instance is defined by the Town and Country Planning (General Development Procedure) Order 1995 as: -

"Residential developments (including houses and flats) of 10 units or more on a site of 0.5 ha or more those of 10 or more residential dwellings."

- 1.9 The purpose of improved community involvement is to create dialogue with and seek the views of the community and stakeholders on land use development issues affecting their locality. Where this consultation refers to the planning application process, the benefits of improved consultation are considered to be:-

- An improved overall service delivery by the Council;
- A better sense of community cohesion and understanding of planning applications and the process of determination; and



- More attention given to public priorities when determining planning applications.
- 1.10 With specific reference to the Barnsley Borough SCI, Chart 4 on the topic of community involvement in planning applications addresses those matters that will be expected of the Council and any applicant by way of community consultation on 'major' residential planning applications.
- 1.11 The SCI states that the onus of responsibility will be with the developer in ensuring that appropriate consultation at the pre-application stage is carried out. The costs of carrying out pre-application consultation events with the wider community will be borne by the developer and not the Council.
- 1.12 Following the consultation event and the subsequent preparation and submission of a planning application the SCI states the Council strongly encourages the submission of a Statement of Community Involvement Report. This Report should include:-
- Details of the consultation undertaken, including a list of residents, organizations/interest groups contacted and a commentary on the events held (format, location and duration)
 - Summary of all comments made
 - Confirmation of where the comments have resulted in revision to the scheme and provide an explanation where comments have not been taken on board
 - Highlight any criticism by groups or individuals about the consultation process
- 1.13 This document is the Dodworth application SCI report.



2.0 THE CONSULTATION EXERCISE

Background

- 2.1 This community consultation relates to an area of land between Green Road, and Low View and on which an earlier planning application had been submitted.
- 2.2 The earlier application made in 2008 for circa 50 dwellings. The development of 50 dwellings would involve a new access of Green Road and the demolition of three existing detached dwellings located on the site.
- 2.3 The 2008 planning submission was subsequently refused permission in February 2009. The refusal was appealed and considered by an Inspector at local hearing on 23 June 2009. The Council's refusal was upheld by the planning inspector in a decision dated 30 July 2009. The Inspector's refusal was not based on any technical aspect of the application but merely on a statement that this particular parcel of land was not required for housing at that time.
- 2.4 Since then the landowners have continued to promote the land for housing through the Council's new development plan – 'The Local Development Framework (LDF) and continued their discussions with the Local Planning Authority (LPA).
- 2.5 The owners decided not to make a further submission until such time the planning policy and land supply position changed within the Barnsley Borough.
- 2.6 The LPA advised the landowners that any subsequent application would be considered premature whilst ever the Council could demonstrate the requisite 5 year land supply. The LPA additionally requested any new application be accompanied by an SCI to demonstrate the Community surrounding the site had been consulted.



Consultation Approach

- 2.7 The landowners, three individuals owning separate parcels within the area being put forward, took on board the LPAs recommendation to inform local residents that a planning application would be resubmitted should policy and land supply change in coming months. In the first week of January 2012, all residents were informed by a hand delivered letter of a local consultation meeting to take place on 12th January 2012. The letter was accompanied by the previous layout plan. A copy of the letter and plan are attached at Appendix 1 and 2. The letter and plan were issued to approximately 60 properties.
- 2.8 The letter and layout plan were additionally placed on the Community Consultation website.
- 2.9 The meeting took place in the Dodworth Miners Welfare – The Tappers where approximately 30 people attended to review the previously submitted material and to raise any issues or concerns.
- 2.10 Those at the meeting were informed that planning policy had changed since the appeal. At national level, the Government were rapidly and significantly revising policy that would bring about an increase in house building in sustainable locations. A recent string of national appeal decisions informed that greenfield sites would be permitted in sustainable locations where the Council failed to demonstrate a 5 year housing land supply – this applies to sites allocated for housing in local plans and also to sites not currently allocated but where the local plan was out of date.
- 2.11 Those at the meeting were informed of a recent planning appeal on land at Mapplewell where a decision was awaited on the extent of land supply in the Barnsley Borough. This would be a landmark decision..



- 2.12 Residents were also informed that local policy had changed since the previous appeal decision on this site. The LDF Core Strategy had been adopted in 2011 and placed Dodworth within the Barnsley Main Area. This was a significant change as the previous decision to refuse the development on this site was based upon Dodworth being in a lower order settlement. In the Core Strategy, Dodworth was now in the top tier of the settlement hierarchy and is a location where housing growth would be directed towards. Any application in Dodworth would now attract a 5% affordable housing requirement.
- 2.13 A debate on the need for affordable housing in this locality took place at the meeting.
- 2.14 At the meeting circa 10 of the 30 in the room voiced their objection to any future planning submission. Resident comments related largely on the need for housing in the Borough and concerns relating to amenity and overlooking. One resident stated an application should not be made whilst ever the Council could demonstrate a 5 year housing land supply.

Feedback following the Meeting

- 2.15 There have been two follow up remarks from residents following the meeting. One comes from a resident unable to attend but seeking more information on any traffic measures or house types. The other expressed concern that Dodworth was not capable of coping with any further housing.



3.0 CONCLUSION

- 3.1 This site has been the subject of a previous planning application and appeal in 2008 and 2009. It was refused on the grounds that it was a greenfield site and not required at that time. In 2009 Dodworth was considered to be a lower order settlement and not a location for growth. At that time, the LPA could demonstrate an up to date 5 year land supply.
- 3.2 This 2012 public consultation exercise was undertaken in response to a request made from the LPA. It took place under a completely different policy and housing environment to that of 2008 and 2009. Since that time, the change of government has brought about a presumption in favour of sustainable housing development with a clear aim to see more housing built. At the local level, Dodworth had been subsumed into the Main Urban Area of Barnsley Town in the LDF Core Strategy and was now a location that would be a focus for housing growth going forward.
- 3.3 This 2012 public consultation request was not an acceptance by the LPA that a planning application would be considered positively. At mid-January 2012, the LPA maintained its view that any application on this site would be deemed premature at a time when a 5 year supply could be demonstrated.
- 3.4 The owners of the site informed local residents that a new planning application would be submitted should the Mapplewell decision inform a shortfall of supply. The Green Lane Dodworth site has no technical constraints to its development and is located in the development limit of the Main Urban Area. It would be a logical location to build housing in order to help make good any housing land supply shortfall.



APPENDIX 1



Resident Letter

January 2012

Dear Resident,

Re: Resident consultation of proposed residential development of land off Green Road, Dodworth

You may recall that in 2008 a planning application for a housing development of circa 50 dwellings on this land was made and refused on appeal in 2009. See the attached plan. The reason for refusal was not based on any technical objection but merely on a statement that this particular land was not required by the Council at that time for housing purposes.

Since that decision was made in mid-2009 the site owners have continued to promote the land for housing through the Council's new development plan – 'the Local Development Framework (LDF)'. As the LDF process progresses new sites are put forward to the Council for consideration through land allocations, planning applications or a combination of the two. This is the case with the land off Green Road, Dodworth.

The owners are mindful that the evolving planning system expects more now by way of local consultation in advance of making a planning application. They are, therefore, keen to take on board local views and concerns in their resubmitted proposal before any new application is made. Consequently, you are invited to attend a consultation meeting next Thursday 12th January 2012 at the Dodworth Miners Welfare – 'The Tappers' starting at 7.30pm.

Please feel free to call in at any point during this period to view proposals and discuss any issues or concerns you may have.

Should you be unable to attend the consultation, you can e-mail your views to info@communityconsulting.co.uk or write to Community Consulting Ltd, c/o Dacres Commercial, 9 York Place, Leeds. LS1 2DS

Yours faithfully

Community Consulting Ltd

On behalf of John Whitworth and Adrian Wilkinson



APPENDIX 2

Statement of Community Involvement
Residential development land Off Green Road, Dodworth