



JohnsonMowat
Planning & Development Consultants

Crest Nicholson

Land at Pit Lane, Wombwell.

Outline planning for residential development including associated landscaping and infrastructure works. All matters reserved except means of access into (but not within) the site from Pit Lane.

Statement of Community Involvement

Johnson Mowat References

Client	Crest Nicholson
Site	Land at Pit Lane, Wombwell.
Development	Outline planning for residential development including associated landscaping and infrastructure works. All matters reserved except means of access into (but not within) the site from Pit Lane.
Local Planning Authority	Barnsley Metropolitan Borough Council
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Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Limited is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Limited makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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Appendix 1. Consultation Leaflet

1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Crest Nicholson in relation to Land at Pit Lane, Wombwell.
- 1.2 It has been prepared so as to accurately detail the level of community consultation undertaken to date. Whilst it may be read in isolation, the SCI should be read alongside the Planning Statement.
- 1.3 From the outset, the applicant has engaged proactively with relevant stakeholders. Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties.
- 1.4 The document is structured as follows:-
 - Section 1 – Introduction – describes the aims and structure of the document
 - Section 2 – Planning Policy – describes the planning context, in which early consultation with the surrounding community is encouraged.
 - Section 3 – Community Engagement – details the consultation undertaken to date.
 - Section 4 – Consultation Review – details the responses received to date and the action undertaken in response where appropriate.
 - Section 5 – Summary and Conclusions – presents a summary of the key outcomes of the consultation.

2. Planning Policy

- 2.1 Planning shapes the places where people live and work, so it is right that people should take an active part in the planning process. National planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals have been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and the Council's specific guidance on community consultation for planning applications.

Localism Act (2011)

- 2.2 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

Planning and Compulsory Purchase Act (2004)

- 2.3 The Planning and Compulsory Purchase Act (2004) ("the Act") introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

Barnsley Council Statement of Community Involvement (SCI)

- 2.4 The Act requires each local planning authority (LPA) to prepare a SCI, which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.5 The Council's SCI was adopted in April 2020 and clearly sets out what the Council expects from developers with regard to community involvement.
- 2.6 Section 3 of the SCI addresses community involvement in the planning application process. It sets out a useful guide and actively encourages an inclusive and transparent process that enables communities to get involved at an early stage.
- 2.7 Accordingly, our overall approach to community consultation adheres with the guidance set out in the Council's SCI and the Applicant is committed to ensuring high standards of consultation and adhered to throughout the lifetime of the project.

3. Community Engagement

- 3.1 A community engagement exercise has been carried out in support of the application, which has been used to inform this SCI.
- 3.2 In February 2025, Cavendish Consulting undertook a social media campaign on behalf of Crest Nicholson regarding interest for new homes in the Wombwell area. Whilst this did gain some views from the local community, it was not site specific and is therefore not elaborated upon further within this SCI.
- 3.3 Turning towards site specific community engagement, a leaflet drop was undertaken on 3rd April 2025 to circa 400 no. homes in the vicinity of the site. The leaflet, shown in Appendix 1, contained details of the site's context, the development proposals and included a Site Location Plan and Indicative Development Framework. Residents were given 2 no. ways of providing comments – via an electric feedback form on Johnson Mowat's website or via email. A copy of the consultation leaflet and plans were made viewable online on Johnson Mowat's website.
- 3.4 A dedicated website for these development proposals have been created: <https://johnsonmowat.co.uk/public-consultations/land-south-of-pit-lane-wombwell>. The website went live to coincide with the leaflet drop and included copies of the Site Location Plan, Development Framework and consultation leaflet.
- 3.5 A total of 16 no. responses were received, including 1 no. press query from the BBC and 1 no. phone call to Johnson Mowat's landline. Crest Nicholson provided comments to a BBC article.
- 3.6 In the week commencing 17th March 2025, a formal meeting request was issued to local members and Councillors. An initial response on behalf of Wombwell Councillors has acknowledged the proposals but state they are not in a position to meet at this time. The Applicant remains open to discussion in relation to these development proposals with Councillors at any stage of the process.
- 3.7 It is considered that the consultation exercise has sought to ensure that all members of the community have been given an opportunity to provide comment on the development proposals.

4. Consultation Review

4.1 The key comments raised as part of the consultation are set out and addressed below.

Nature of the Proposals

Comments Raised:

- Queries around the quantum of development, the height of the proposed buildings and tenures.

Response:

The proposals are currently at outline stage and as such the quantum of development, the height of buildings and tenures are yet to be determined and will be the subject of subsequent reserved matters application(s). Notwithstanding this, the technical documents supporting the scheme test the proposals on circa 230 units.

The design of the development will carefully consider the site and its surroundings.

Residential Amenity

Comments Raised:

- Concerns around overlooking and overshadowing.
- Concerns around dust, noise and the use of heavy plant to access the site.

Response:

The proposals are currently at outline stage and as such a detailed layout is yet to be considered by the Local Planning Authority. The proposed layout will be submitted as part of a subsequent reserved matters application. Notwithstanding this, the scheme will be carefully designed to ensure the residential amenity of neighbouring properties is maintained.

The Applicant recognises the importance of concerns raised regarding disruption during the construction phase and will satisfy any conditions imposed by the Local Planning Authority relating to this matter. It is expected that a Construction Management Plan will be conditioned.

Ground Suitability

Comments Raised:

- Concerns around ground suitability given the site is on top of a miners pit.

Response:

A Geoenvironmental Appraisal has been prepared by Lithos in support of the application. With regards to mining, the report confirms that the site is located primarily within a Coal Mining Development Low Risk Area, with an area of High Risk in the centre south associated with the outcrop of the Newhill Coal.

Lithos undertook a mining investigation and encountered no evidence of shallow mineworking in any of the exploratory hokes, with coal absent in the majority of holes.

Impacts on Services, Infrastructure and Utilities

Comments Raised:

- Concerns around strain on services and infrastructure and queries whether service providers, i.e. healthcare providers, education providers and police have been involved in discussions.
- Query around impact of development proposals on local water course, water pressure and electricity supplies.

Response:

Funding from S106 contributions will assist the Council in providing the right infrastructure to meet the needs resulting from the new development where appropriate. The sum will be determined through the application discussions.

With regard to the impact of the development proposals on the existing watercourse, the Drainage Strategy has been carefully designed to ensure that the development is safe for its lifetime without increasing flood risk elsewhere. Any surface water run-off from the proposed development will have negligible consequence on downstream areas. Yorkshire Water and the Lead Local Flood Authority will be consulted on the application as statutory consultees.

Whilst details of the proposal will be determined by subsequent reserved matters applications, the applicant intends to prioritise energy efficiency and to reduce the environmental impact of the new development.

Highways

Comments Raised:

- Concerns around traffic and impact on roads.
- Concerns around access to the land.
- Query regarding whether further public transport, and parking for the train station, will be provided.
- Acknowledgement that Wombwell should be developed surrounding the train station.
- Comment that the active travel route along the spine road is a welcome addition, but would like this to be a minimum 3m width shared cycle/ footpath and would like to see similar provision from the end of the spine road to the track to the train station.
- Suggestion for there to be provision to retain connectivity from Pit Lane to the active travel route to the north of Pit Lane.
- Query around whether there will be safe routes for pedestrians to walk down Pit Lane.

Response:

A Transport Assessment has been prepared by Optima in support of the application. The capacity assessments undertaken demonstrate that the proposed development will not result in either a material or severe residual cumulative impact on the safe and efficient operation of the local highway network. It also confirms that safe and suitable access to the proposed development can be achieved for all users.

The site is located in a highly sustainable location with excellent access to sustainable travel links. The Applicant will satisfy any conditions/ obligations imposed by the Local Planning Authority to make the development acceptable in highways terms.

The development has been carefully designed to ensure active travel routes are provided throughout the site. The active travel route, as proposed, connects into existing active travel routes to ensure the development is well connected with its surroundings.

The realignment and upgrading of Pit Lane is to include 2m footways to both sides connecting with the existing provision at the Aldham House Lane/ Windmill Road/ Summer Lane/ Pit Lane junction.

Planning Policy Status

Comments Raised:

- Comments around site's safeguarded land status and query as to why other sites set aside for housing have not been yet developed.
- Expectation that there will be a full review of the viability of the land for housing equivalent to the review of land for the current Local Plan.

Response:

We are aware that the vast majority of the site is designated as safeguarded land (SL20). Safeguarded land is intended to help meet the Borough's long term housing need and it is expected that safeguarded land sites would be brought forward as part of a Local Plan Review. However, a shortfall of housing in the Borough has been identified and the Council are unable to deliver the requisite 5 year housing land supply. In the context of a housing delivery shortfall, the Council should seek to deliver sustainable development sites such as Land at Pit Lane, Wombwell.

Natural Environment

Comments Raised:

- Concerns around impact on wildlife.
- Concerns around destroying the countryside to develop poorly designed new builds.

Response:

An Ecological Impact Assessment (EclA) supports the planning application. The assessment has full regard to the existing habitats on site and the development proposals impact on these and any nearby ecological features such as Dearne Valley Wetlands SSSI and Wombwell Wood Local Wildlife Site. Appropriate species surveys have also taken place including wintering birds.

The proposal make provision for a number of embedded mitigation measures including the retention of existing vegetation and creation of onsite habitat including drainage ponds, woodland, meadows and scrub. Off-site biodiversity enhancements will also be provided to ensure that the proposals deliver 10% biodiversity net gains in line with the Environment Act.

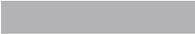
Other Comments Raised

Comments Raised:

- Query regarding the discussions had with local homeowners.
- Concern around impact on property values.
- Query about what the developer can offer Wombwell that can assist in growing the suburb to sustain the growth of housing, residents and traffic
- Query around whether the development has considered making some of the area a destination.
- Request for a meeting from Wombwell Main CS&A to discuss potential impacts and explore ways to ensure a positive outcome for the development and community.

Response:

The community engagement exercise undertaken by the Applicant has adhered with the Council's guidance and given local residents and other interested parties the opportunity to comment on the development proposals. Crest Nicholson welcome continued engagement with interested parties and encourage residents to engage in the application process.



The impact of the development proposals on property values is not a material planning consideration.

With regard to comments received around what the developer can offer Wombwell, the development proposals will result in a high quality, landscape-led development with a number of benefits for existing local residents including the realignment and upgrading of Pit Lane, high quality active travel routes, affordable homes, play facilities and high quality publicly accessible and useable open space. Further, funding from S106 contributions will assist the Council in providing the right infrastructure to meet the needs resulting from the new development where appropriate.

Johnson Mowat have reached out to Wombwell Main CS&A and will arrange a meeting in due course to discuss the development proposals in greater detail.

5. Summary and Conclusions

- 5.1 This Statement of Community Involvement has been prepared on behalf of Crest Nicholson in relation to Land at Pit Lane, Wombwell.
- 5.2 The consultation has informed residents of the next stage of the planning process in advance of the planning submission, and as such many are aware that further opportunity to comment on the scheme will be provided as part of the statutory process. The Applicant is committed to maintaining a dialogue with the local community throughout the process.
- 5.3 The comments received through the consultation exercise have been important in shaping the scheme prior to submission to the Council. However, the Applicant is mindful that discussions remain ongoing on many aspects of the scheme as the proposals continue to evolve.

Appendix 1. Consultation Leaflet

Community Consultation Leaflet

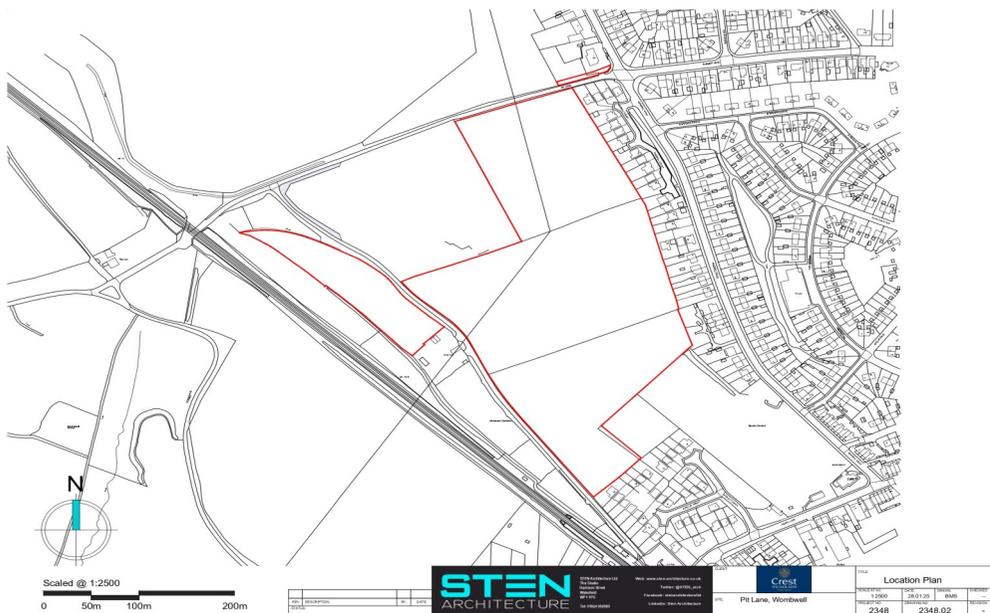
Land South of Pit Lane, Wombwell

This leaflet is to inform you of the intention of Crest Nicholson to submit an Outline Planning Application for residential development including associated landscaping and infrastructure works, with all matters reserved except means of access into (but not within) the site from Pit Lane.

The majority of the site falls within the defined settlement limits of Wombwell and is designated as safeguarded land (SL20) in the adopted Local Plan. It is located in a highly sustainable location within close proximity to local transport links and amenities. Wombwell is identified as a Principal Town in the Local Plan, which along with the other Principal Towns and Urban Barnsley should be the main local focus for housing.

The development will deliver much needed family homes in a range of sizes and styles. The Development Framework is landscape led and will provide structural planting and landscaping throughout the scheme as well as functional public open space and equipped play space. Cycle and pedestrian connections will be provided to the existing walking route to the west which leads to the train station.

This leaflet provides local residents with an opportunity to make comments on these outline proposals.



A copy of the Indicative Development Framework is provided overleaf and can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to:-

consultation@johnsonmowat.co.uk

Following this consultation, the development team will review and consider all comments received prior to the submission of a formal application to Barnsley Metropolitan Borough Council.

Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.



Indicative Development Framework

