Statement of Community Involvement

Land at Midland Road, Royston

Summary of community involvement, public consultation and feedback responses, 2012

For and on behalf of Kier Property Developments

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1. Executive Summary

Kier Property Developments is proposing to redevelopment of the former Royston High School on Midland Road, Royston.

As outlined in the Localism Act developers are now required to undertake meaningful pre-application public consultations prior to the commencement of a scheme, the consultation undertaken in advance of this application has therefore been designed to ensure that it complies with the requirements of the Localism Act 2011. This document outlines the methods and results of the consultation, as well as how the plans have been altered as a result of this process.

To fulfil its requirements under the Localism Act Kier undertook a number of steps inform the public about its plans, these included distributing a letter to neighbouring residents inviting them to attend the consultation session, placing an advert in the local media, securing editorial coverage in the local media and briefing meetings held with relevant local stakeholders. This culminated in the consultation session on Thursday 29th November at Royston Lifelong Learning Centre.

The consultation session attracted 210 local residents. As well as residents the event was also attended by local Councillors, businesses and other local stakeholders. Of those residents that attended 73 left written feedback via the comment forms that were available to fill in at the event.

When key landmarks are reached all consultees will be contacted to make them aware. These landmarks will include submission of an application, any changes to the plans and determination.

The approach of being open and straightforward will continue throughout the process with organisations, groups and individuals provided with as much information as possible to understand and comment on the plans.

2. Introduction and background

Introduction

This Statement of Community Involvement (SCI) outlines the approach to public consultation regarding the proposed redevelopment of the former Royston High School on Midland Road, Royston.

Before submitting a planning application, Kier Property Developments undertook extensive community and stakeholder consultation to obtain feedback on the proposals so that the opinions expressed could be considered before the application was submitted.

This report provides an overview of the community consultation undertaken by outlining the stakeholders who were identified and the methods used to engage with them. It also identifies the main issues raised through the consultation process and responses to them by Kier Property Developments. This report forms part of a comprehensive package of documents submitted in support of the planning application and should be read alongside them.

The Proposal

Kier Property Developments plans for the site include:

143 new family homes - 21 or 15% affordable housing
3,066 m2 (gross) supermarket
75 m2 (gross) Petrol Filling Station
1,175 m2 (gross) Health care centre
286 parking spaces - 17 Disables, 6 Mother and baby

Localism Act

The Localism Act, which gained Royal Assent on 15 November 2011 and came into force on 6th April 2012, introduced a statutory requirement for pre-application consultation on major planning applications.

Part 6 Chapter 4 of the Act inserts a new chapter into the Town and Country Planning Act 1990, before section 62, regarding "consultation before applying for planning permission".

Section 61W introduces a requirement to carry out pre-application consultation and requires applicants to:

"[P]ublicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."

Section 61X introduces a duty to take into account the responses from consultation into development plans and we have tried to demonstrate this in section 7.

The Act requires developers to:

Consult communities before submitting certain planning applications, having regard to any advice that the local planning authority may provide;

Consider any responses received before finalising proposals and submitting planning applications;

When submitting applications, developers must account for how they have consulted the local community, what comments they have received, and how the comments have been taken into account.

The consultation undertaken in advance of this application has therefore been designed to ensure that it complies with the requirements of the Localism Act 2011.

This Statement of Community Involvement (SCI) also follows the guidelines set out in Barnsley Council Statement of Community Involvement (SCI).

Kier's approach to consultation

Kier Property Developments has sought to meet and exceed the requirements for consultation around major planning applications. Feedback gained through consultation has been incorporated into the proposals wherever possible.

Throughout the process Kier Property Developments has tried to engage with all relevant groups and sections of the community.

As detailed above, Kier Property Developments recognises the importance and value of involving local residents, stakeholders and organisations in the planning and development process at an early stage.

Local politicians and the wider public have been consulted on these proposals at a pre-application stage through a variety of means, including:

A one day public consultation session at Royston Lifelong Learning Centre
A letter giving details of the exhibition and inviting neighbouring residents was delivered to neighbouring residents on 23rd November
An exhibition advert was placed in the Barnsley Chronicle one week prior to the consultation session
Briefing meetings held with relevant local stakeholders

In addition, there was media coverage of the proposals and the public consultation session in the Barnsley Chronicle one week prior to the event.

Feedback summary

In total, 210 people attended the public consultation session. Feedback forms were made available for all attendees and, as a result, 73 feedback forms were returned by the end of the session.

3. Public consultation session and wider public consultation programme

As part of the pre-application consultation Kier Property Developments strived to identify as many relevant consultees as possible. Elected members of Barnsley Council were

invited to the public consultation session that was held on 29th November. All elected officials were also offered the opportunity to arrange individual briefings with members of the development team.

Promotion of the consultation session and development plans to the public

As previously mentioned Kier Property Developments undertook an of steps to ensure as many local residents as possible knew about the consultation session, these included:

A letter giving details of the exhibition and inviting neighbouring residents was delivered to neighbouring residents on 23rd November

An exhibition advert was placed in the Barnsley Chronicle one week prior to the consultation session

A press release with details of the public consultation session was also prepared and issued, resulting in a prominent editorial article.

Public Consultation Session

A public consultation session designed to explain the proposals and garner feedback from the local community was held at Royston Lifelong Learning Centre at the following time:

Thursday 29th November 2012 - 12:00pm - 7:00pm

The date, times and location for the consultation session was selected in order to maximise the opportunity for local residents and other key stakeholders to attend and make their views known.

The session comprised a number of large formation display panels explaining the proposals and context. The panels contained text, plans and indicative views of similar Kier developments to help attendees visualise the proposals.

Throughout the consultation session various representatives from Kier and the development team were on hand to answer any questions from attendees about the proposals on display.

Comment forms were freely available throughout the session, members of the public were invited to express their opinion on the proposals. The forms took the format two open ended questions, one designed to get feedback of the two alternatives proposed, and one of the development as a whole. Feedback forms could be placed in a comment box in the room or sent back.

Directional signage to the session were located outside the venue and within the building so that attendees could easily find the location of the consultation session.

As part of the consultation session two different options were presented to local residents in terms of how the retail element in the southern end of the site was laid out. Option A had the proposed new health centre bordering Midland Road, this was preferred my many local residents over Option B that had it located further north as it located the medical centre closer to existing residential properties. Some people who attended also preferred the location of the supermarket in Option A as it located the service yard of the proposed store and that of ASDA next you each other.

4. Feedback mechanisms summary

Feedback was sought throughout the pre-application consultation process from members of the public and other stakeholders, primarily this was done through the feedback forms that were available throughout the consultation session.

Feedback forms were available at the public consultation session for attendees to complete at the event. Feedback was sought on which of the two alternative proposals were on display at the consultation and their overall opinion on the development of the former school site. To achieve this the following open questions was used.

"Please let us know what you think of both options and the plans"

5. Public response to consultation

Exhibition

A total of 210 visitors attended the public consultation session at Royston Lifelong Learning Centre. Attendees included local residents, Councillors, representatives from local groups and other key stakeholders. During the consultation a number of local residents asked for the display boards to be sent to them both electronically and via post.

Written feedback

At the end of the consultation period, Kier had received 73 feedback forms in total.

6. Analysis of feedback received during the public consultation session

Typical Comments

Positive comments:

"Both myself n my wife attended your open day Today 29/11/2012, we were very pleasantly surprised by what was going to be proposed.

Additionally, we would be interested in any more info you could provide us with, regarding the Housing developments. with a possibility of us making an investment. not to mention the job opportunities that this will bring to our village.

we think this will be great for Royston community."

"I think a lot of work has gone into the planning and is well laid out. I am very glad it will create jobs for the people of Royston."

"I think the plans, if successful, would provide much needed redevelopment in the village."

Concerned comments:

"The supermarket needs to be placed away from the road."

"My main concern is Midland Road, it is already quite congested, traffic management on Midland Road needs to be given a lot of thought."

"Concerned about capacity of schools and doctors."

Plans for further consultation

When key landmarks are reached all consultees will be contacted to make them aware. These landmarks will include submission of an application, any changes to the plans and determination.

The approach of being open and straightforward will continue throughout the process with organisations, groups and individuals provided with as much information as possible to understand and comment on the plans.

7. Conclusion

As outlined above, Kier has carried out an extensive programme of pre-application consultation to raise awareness of the proposals, discuss relevant issues and take on board feedback from stakeholders and residents. The consultation process has been designed to meet the guidelines set out in the Barnsley Council Statement of Community Involvement (SCI), as well as national guidance as set out in the new Localism Act.

Consultation comprised of a series of one-to-one meetings, written briefings and telephone conversations with local councillors, local residents' groups, and other stakeholders in the community. A public consultation session was held in late November 2012. Prior to the exhibition a leaflet was distributed to over 400 local residents and an advert was taken out in the local media. A total of 210 people attended the exhibitions and 73 feedback forms were received. During the consultation session a number of local residents requested that the display board be sent to them electronically and by post, this we happily did.

Feedback obtained at the consultation session illustrated a variety of views for the proposals. The provision of new housing, especially affordable housing, was seen as a very attractive proposition by those trying to get on the property ladder, while a number of issues – such as traffic, whether any development was appropriate, and impact on the existing community were also raised. Kier has reviewed all comments and will continue to engage with the local community and its representatives as the planning process continues. Kier looks forward to maintaining a dialogue with interested parties.

Feedback relating to the two proposed layout options was garnered with the general consensus seeing the merits of Option A, especially the proximity of the service yard to the Asda service yard and the more welcoming nature of the entrance.

Consultation is an on-going process and interested parties have fed their comments into the design process as the plans have progressed both before, during and after the public

consultation session. Consultation and dialogue will continue with stakeholders throughout the development process.

APPENDICES