Nathaniel Lichfield & Partners
Planning. Design. Economics.

Statement of Community Involvement

Low Barugh, Barnsley

Commercial Estates Projects and Hallam Land Management

March 2013

21235

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1.0 Introduction

1.1 This Report has been prepared on behalf of Commercial Estates Projects (CEP) and Hallam Land Management (HLM) (the 'Applicants') to accompany an outline planning application for a proposed residential development on land at Dearne Hall Road, Low Barugh, Barnsley. All matters are reserved except access.

1.2 The purpose of this Statement is to set out the public and stakeholder consultation undertaken prior to the submission of the application.

Context

1.3 The Coalition Government through the Localism Act 2011 and the National Planning Policy Framework (March 2012) has made clear the importance of effective community participation in the development management process. Our client has actively engaged with the local community of Low Barugh, in order to seek their views in formulating the proposals for the site.

1.4 The NPPF (paragraph 66) states that applicants should work closely with communities and stakeholders to ensure that their proposals take account of the views of the community. '*Proposals that can demonstrate this in developing the design of* […] *new development should be looked on more favourably.'*

Background and Proposals

1.5 The proposed development seeks permission for a:

"demolition of existing dwellings on site and development for residential use (Use Class C3) with open space and landscaping, associated access and a new link road"

1.6 Specifically it is envisaged that the development would create:

1 a **residential development** of approximately 150 dwellings providing a mix of housing types, including affordable housing of a type and quantum assessed as viable**;**

2 a green infrastructure network;

3 two accesses into the site. The access to the north of the site will be from Dearne Hall Road. The access in the south-west of the site will involve creating a larger roundabout at the junction of Barnsley Road, Claycliffe Road and Barugh Lane; and

4 a link road, which will connect the proposed roundabouts and will ease traffic congestion in the surrounding area.

Development Sites and Policies Development Plan Document (DPD)

1.7 Barnsley Council is in the process of preparing the Development Sites and Policies DPD. This document will identify sites and allocations for development.

Specifically it will ensure that the requirements set out in the Core Strategy, including housing requirements can be met.

1.8 A summary of the key consultation documents which identify Low Barugh are set out in Table 1.1 below.

Table 1.1 Public consultation documents including the Low Barugh site

Title of Document	**Comments**
Core Strategy (2011)	Identifies the need for growth in Urban Barnsley and Principle Towns as defined within the Core strategy. Urban Barnsley will be expected to accommodate significant levels of growth. The application site lies within the urban area defined as Urban Barnsley.
Barnsley Unitary Development Plan (UDP)	The Low Barugh site lies within the Barnsley Urban Community Area boundary. It is allocated on the Proposals Map as 'Urban Land to Remain Undeveloped' (Policy BA11). Policy BA11 notes that the application site which may, in the future, be required to meet longer term development needs such as housing.
Development Sites and Policies DPD. Consultation Draft was published for consultation July 2012	The draft DPD identified the application site as a proposed housing allocation, comprising 10.04ha, with a potential yield of 427 dwellings. This yield would appear to be based on a density of 42 dwelling per hectare. However, the document also notes that the site is capable of delivering an element of low density housing.

1.9 Table 1.1 demonstrates that the Low Barugh site has emerged as a result of its draft allocation through considerable public consultation. The site's general location is also within accordance with the Core Strategy.

1.10 This Statement addresses the specific responses received during the public engagement undertaken by the applicant.

Structure of the Statement

1.11 This Statement is structured as follows:

- The consultation process undertaken by the Applicant (Section 2.0)
- Analysis of the engagement feedback (Section 3.0)
- The Applicant's response to consultation feedback (Section 4.0)
- Conclusions (Section 5.0)

1.12 The following appendices (1-4) are provided at the rear of this Statement:

1 Review of relevant Planning Policy and Guidance;

2 Flyer notifying the community of the consultation event; and

3 Community Exhibition display.

2.0 The Consultation Process Undertaken by the Applicant

Introduction

2.1 This section details the community consultation which has been undertaken in relation to the land at Low Barugh, Barnsley.

2.2 The Council is currently consulting on their Development Sites and Places DPD (which includes the site as a preferred allocation). A consultation summary document for the DPD is expected to be published in April 2013.

Methods of Consultation

Applicant-led Consultation

Wider Stakeholder Consultation

2.3 Over the past 12 months, the applicant has engaged with a variety of stakeholders in the local area allowing the project team to understand the concerns of community representatives and elected members.

2.4 Over the past 12 months the applicant has;

- Met with Councillors for Low Barugh on a number of occasions; and
- Met with the local primary school, Braugh Green.

Awareness Raising

2.5 A leaflet advertising the initial plans and a community exhibition was delivered to residents and businesses (a copy of the leaflet is provided at Appendix 2). The area comprised approximately 144 addresses, including both private homes and commercial properties. The leaflet informed residents of the initial proposals and ways in which interested parties could get involved in the design process. The leaflet also contained a questionnaire and postage was prepaid in order to increase response rates.

2.6 The emerging proposals and exhibition were advertised in the Barnsley Chronicle in the week leading up to the public exhibition.

Exhibition

2.7 A public exhibition was held on Thursday 24 January 2013 in order to provide residents, businesses and community representatives with the opportunity to view and respond to the project team's initial plans for the site. Low Barugh Church Hall was chosen as the location of the exhibition given its proximity to the site and accessibility for the community. A questionnaire was used to

record the views of attendees (see Appendix 2 which contains questionnaire on leaflet).

2.8 For the purposes of the consultation exhibition, the applicant produced a set of display boards which clearly and simply presented the site and its surrounding context, set out the initial proposals for comment, and outlined the anticipated timescales and next steps for taking forward the proposals. A copy of the exhibition boards is attached at Appendix 3 of this Statement.

2.9 This event was attended by members of the project team who were available throughout the day to discuss the proposals.

2.10 The first hour of the exhibition, between 2pm and 3pm, was targeted at community representatives, including local Councillors. Members of the public were invited to the exhibition between 3pm and 7pm. The timing of the event took into account the varied work patterns that may exist in the community.

Social media and the internet

2.11 The proposals have been published on the internet at www.lowbarugh.co.uk and contact with the project team is available via lowbarugh@beattiegroup.com. This has enabled interested parties to view the proposals on line and comment directly to the project team. It has also allowed the project team to update the website to reflect the most up to date information.

Feedback

2.12 In order to record the views expressed at the exhibition, members of the public were encouraged to give feedback on the proposals by way of completing a questionnaire and depositing it in a response box provided, posting it after the event and/or by contacting the applicant directly by letter or email following the exhibition.

3.0 The Findings of the Consultation Process

3.1 This section provides a summary of the consultation responses. The following section sets out how these comments have been taken into account during the preparation of scheme and how the proposals have been amended to reflect feedback.

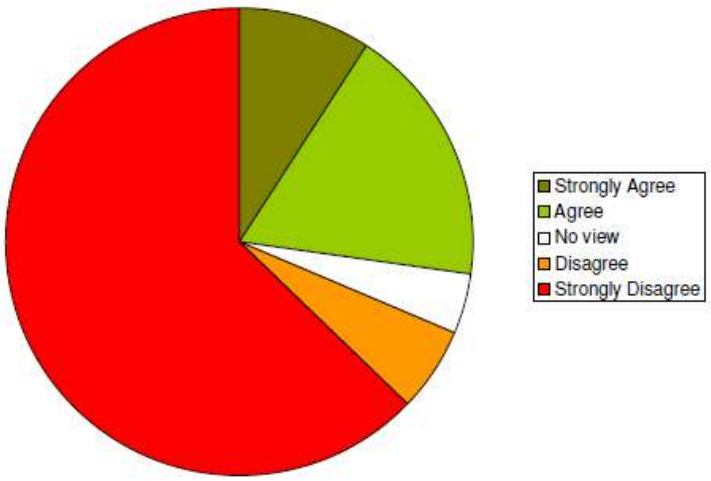
Feedback from the Community Exhibition

3.2 A total of 123 questionnaire responses were received collectively from the public exhibition and leaflet distribution. The public exhibitions were attended by 122 people with a total of 55 questionnaire responses received. The flyers were distributed to 1000 households near to the site and also asked local businesses to display them, a total of 68 responses were received. The following paragraphs provide a summary of the responses for each of the 4 questions.

Site specific opportunities and constraints

3.3 The questionnaire gave local residents the opportunity to provide the applicant with information about their thoughts on the proposed development. The results are summarised below:

Figure 3.1 Question 1 We propose to provide family homes at the site. Do you agree that family housing is an appropriate use for this site?



Source: Responses from Questionnaires

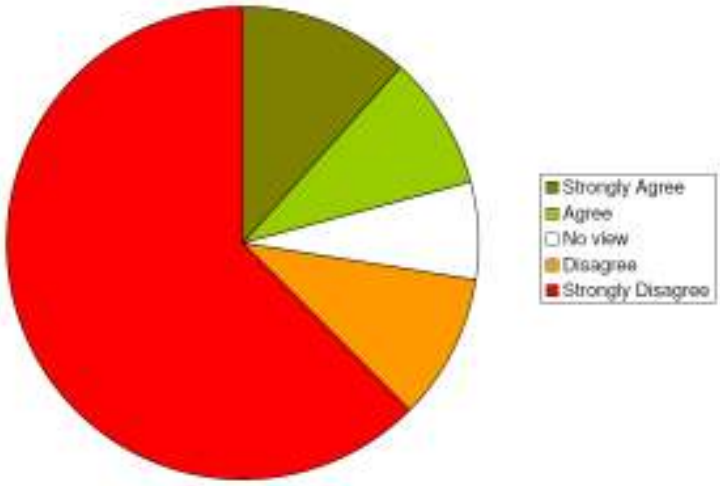
3.4 121 people responded to this question and additional comments were encouraged if they disagreed with the proposal, the following issues and comments emerged:

- Too many houses are proposed for this development

- There is already enough housing in the area
- Local services are at full capacity
- It would increase flood risk with surface water run off
- Development will adversely affect rural nature of village
- The development would lower local housing values
- The traffic situation cannot cope with the additional cars
- There is a lack of infrastructure in area
- Enough areas to renovate instead of new build
- Development will adversely affect rural nature of village

3.5 The project team found that 30% of respondents agreed or had no view with the proposed use of family housing for the site however, for the majority (70%), respondents disagreed for the reasons stated above.

Figure 3.2 Question 2 Do you think the proposed link road and junctions will improve local traffic flows?



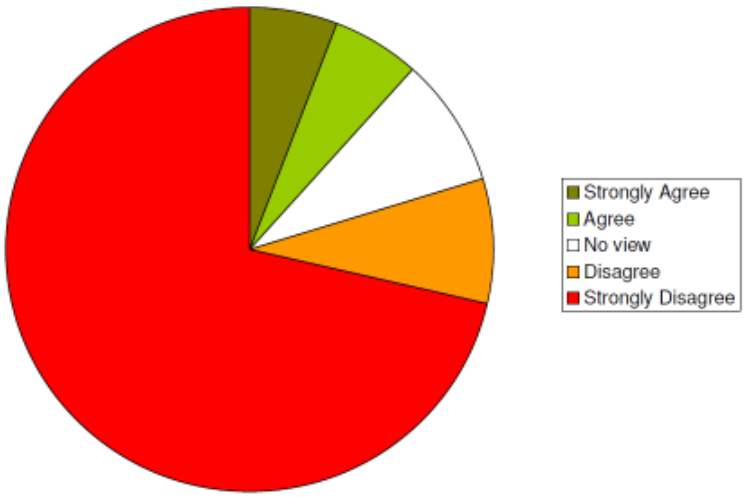
Source: Responses from Questionnaires

3.6 120 people responded to this question and additional comments were encouraged if they disagreed with the proposal, the following issues and comments emerged:

- There is already too much traffic in the area
- A link road will increase the volume of traffic on a busy junction and roundabout
- Roads would damage endangered species and increase accidents
- A new roundabout will not make any difference to the volume of traffic on the existing road network
- Busy road will put children's safety at risk
- The proposed link road and junctions will only increase congestion

3.7 The project team found that 25% of respondents agreed or had no view that the proposed link road and junctions would improve the site however, for the majority (75%), respondents disagreed for the reasons stated above.

Figure 3.3 Question 3 Would you support the inclusion of some affordable housing (social rented/housing associations) at this site?



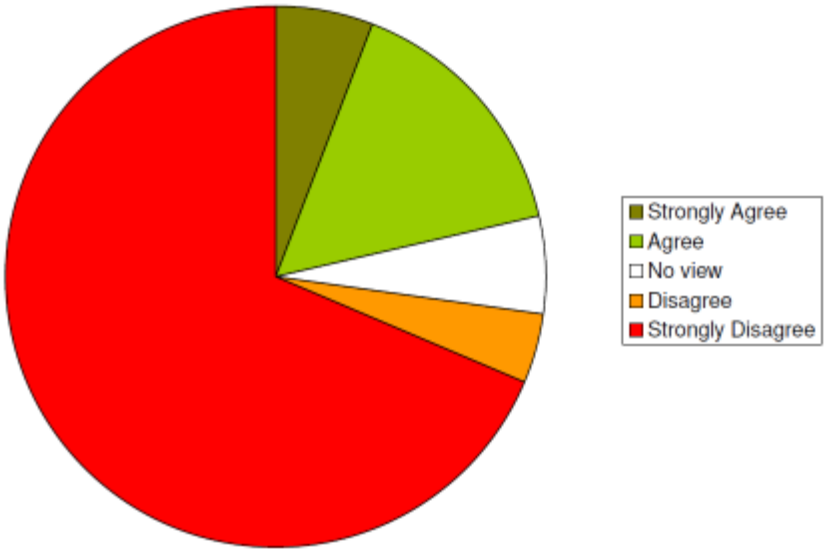
Source: Responses from Questionnaires

3.8 119 people responded to this question and additional comments were encouraged if they disagreed with the proposal, the following issues and comments emerged:

- Barugh Green already has social housing which attracts undesirables
- Affordable housing will have a negative effect on existing property values
- Concern about the increase in drugs and then crime, in a very low crime area
- It will disrupt village life and increase vandalism
- There is enough social/affordable housing in the area
- It will adversely affect the rural nature of the village
- We don't want any housing on this site
- Hotel Mills is empty and could be used for affordable or rented accommodation
- Empty houses should be improved and made habitable

3.9 The project team found that 17% of respondents agreed or had no view with the potential inclusion of some affordable housing for the site however, for the majority (83%), respondents disagreed for the reasons stated above.

Figure 3.4 Question 4 Overall, do you support the emerging proposals?



Source: Responses from Questionnaires

3.10 Space was provided for general comments or ideas at the end of the questionnaire, the following themes emerged and are summarised below:

- Housing will be beneficial for the needs of Barnsley and will help provide jobs in the construction industry
- Affordable housing and good road junctions, to ease traffic, are desperately needed in this area
- As the land has been identified by the local authority for development, this seems an appropriate project
- Income from the development should be invested in the local area i.e. Braugh Green School and footpath/causeway improvements
- Support housing aspect of the scheme but would like more details of the planned road and infrastructure improvements
- We feel the proposed plan is misleading, a lot of ideas are misleading and undecided
- Not a safe place to put a road access under the Rail Bridge. Land should be left for farming
- A safe pedestrian crossing between roundabout and Dearne Hall Road should be provided
- Traffic is already congested around that area and increase congestion on the roundabout
- Local primary school is full
- Increased noise pollution is a concern
- Could decrease housing value of properties
- Housing should be built on brownfield sites first

- The land floods, has poor drainage endangered species would be at risk

4.0 Scheme Response to Consultation

4.1 This Statement will now detail how the applicant and project team have responded to the issues highlighted during the various consultation exercises undertaken, including how the scheme has evolved in light of local concerns, where appropriate. Table 4.1 sets out comments received during the public exhibition and flyers and provides the applicant's response.

Table 4.1 Response to Questionnaire

ISSUE	RESPONSE
Housing Numbers *'Housing will be beneficial for the needs of Barnsley'* *'Too many houses are proposed for this development'* *'There is enough housing in the area'*	Policy CSP8 of the Core Strategy states that priority will be given to development in Urban Barnsley. Policy CSP9 sets out Barnsley's housing requirement for the period 2008-2026. It identifies the requirement for at least 21,500 net additional homes and the need to maintain a minimum 5 year supply of deliverable sites. Policy CSP10 confirms that 46% (9,800) of these new homes should come forward in Urban Barnsley.
Highways Issues *'Good road junctions, to ease traffic, are desperately needed in this area'* *'A link road will increase the volume of traffic on a busy junction and roundabout'* *'The proposed link road and junctions will only increase congestion'* *'Roads could damage endangered species and increase accidents'* *'A busy road will put children's safety at risk'*	Transport and masterplanning work has confirmed that: • the site can be safely and adequately accessed from the surrounding local highway and pedestrian footway network; • the Council's aspiration for a new spine road through the site is feasible; and • any access and road layouts will enable the development of the entire developable area of the site.
Impact on Schools: *'Income from the development should be*	The applicant has discussed local school capacity with the Local Education Authority and the Head of Baurgh Green School and will, where necessary, provide a financial contribution to increase capacity or improve facilities at local schools.

invested in the local area i.e. Braugh Green School'	
Impact on Amenities and local economy: *'There is a lack of infrastructure in area.'* *'Will help provide jobs in the construction industry'*	The Economic Statement estimates the development will: Support approximately 35 direct full time equivalent (FTE) jobs in construction throughout the duration of the anticipated 4 year build programme Deliver a temporary uplift in Gross Value Added of circa £875,000 Attract new economically active households to the local area, resulting in £730,000 of net additional expenditure per annum in the local economy. This could be expected to create 7 new FTE jobs in retail and leisure within Barnsley Result in New Homes Bonus payments totalling more than £1.2m Deliver an uplift in Council Tax revenues in excess of £185,000 per annum
Flooding, Drainage and Sewage Issues: *'The land floods, has poor drainage and endangered species would be at risk.'* *'The development would increase flood risk with surface water run off'*	A Flood Risk Assessment has been undertaken for the proposed development. The site is identified by the Environment Agency as being located largely in Flood Zone 1 with a small area to the north east located within Flood Zone 2. Overall, the proposals will avoid increased flooding and secure sustainable drainage.
Housing Density: *'There is already enough housing in the area'*	Policy CSP8 of the Core Strategy confirms that Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy. A Development Sites and Policies DPD: Consultation Draft (2012) identifies the application site as a proposed housing allocation, comprising 10.04ha, with a potential yield of 427 dwellings.
Affordable Housing *'Affordable housing… are desperately needed in this area'* *'There is enough social/affordable housing in the area'*	The Council's Core Strategy Objective 7 requires that housing sites provide a range of housing types and tenure to meet local need and widen housing choice to ensure all people are able to live in good quality affordable housing appropriate to their individual circumstances The Core Strategy also states that in it's current position there is a shortfall in supply of affordable housing. CS Policy 15 states that 25% affordable housing will be expected in Barugh for developments of 15 or more dwellings.
Ecology *'Roads would damage endangered species and increase accidents'*	An Ecology Survey has found that arable fields occupy the majority of the site and are considered to be of limited ecological value. The pond will be retained, protected and buffered from the development. A detailed mitigation strategy including the creation of suitable new ponds and habitats for newts has been formulated.

	Overall the proposals will retain parts of the site containing newts and newt habitat. Large areas of the site will be provided as natural and semi-natural areas which will encourage a range of habitats and species. The development includes a substantial net increase in habitat area and better public access.

5.0 Conclusion

5.1 This Statement has set out the extensive community and stakeholder engagement which has run concurrently with the design of the proposals and the preparation of this planning application. It has been demonstrated that the applicant has engaged with residents, businesses and community representatives, meeting the requirements of the Barnsley Statement of Community Involvement (2006) and the NPPF

5.2 The results of the questionnaire show that **27%** of respondents supported the emerging proposals or had no view. Of those respondents who did not support the emerging plans (73%), this Statement has addressed each of their concerns, amending the plans where appropriate to address any outstanding issues.

5.3 The community, including Ward Councillors, has been actively involved in shaping the proposals with the aim of preparing a scheme which reflects, to some extent, the aspirations of all stakeholders and residents.

5.4 A reasoned justification for the proposals and illustrative Masterplan has been put forward in light of the issues and concerns raised by local residents through public exhibition. It is therefore considered that the application proposals are in accordance with the aspirations of the Council, policies in the existing and emerging Development Plan and national policies as set out by the NPPF.

5.5

Appendix 1 Review of Relevant Planning Policy and Guidance

Introduction

5.6 The encouragement of community participation is a key objective in the Government's reform of the planning system.

National Planning Policy Framework (March 2012)

5.7 The NPPF states that early engagement in the development management process will improve the efficiency and effectiveness of the planning application system for all parties.

5.8 It stresses the importance of good quality pre-application discussion which enables better coordination between the public and private objectives and resources and improved outcomes for the community.

Barnsley Statement of Community Involvement (SCI) (2006)

5.9 The SCI sets out the Council's intentions and requirements with regard to community involvement in the planning system. A number of methods for consulting stakeholders and the community are set out by the Council. These include;

- make sure you can have a say on planning decisions that affect you;
- make sure we take account of your comments about the Local Development Framework, so we can benefit from your knowledge and experience and develop planning policies and proposals that are right for Barnsley; and
- let you know more about planning so that everyone can be involved in making planning decisions.

Appendix 2 Flyer Notifying the Community of the Consultation Event

Business Reply Plus
Licence Number
RSRZ-AZLL-KHRS

Beattie Communications
46 The Calls
LEEDS
LS2 7EY

Have your say...



Dearne Hall Road, Low Barugh

You are invited to a public consultation event about a proposed development of approximately 150 family homes to the south east of Dearne Hall Road.

The exhibition will be held on:

- **Thursday 24th January between 2.30 - 8.30pm**

At: **Barugh Methodist Church**
Barnsley Road, Barugh, Barnsley, S75 1LS

For further information please contact 08448 425 270
or email lowbarugh@beattiegroup.com



Indicative Masterplan

The site has the potential to accommodate up to 150 homes, including family, first time buyer and affordable housing for local people.

Almost half of the proposed site will provide habitat, green areas and open space. The drainage of the site will be improved to reduce flood risk and create wildlife habitats.

The site also provides the opportunity to deliver a new link road and junctions connecting Claycliffe Road to Dearne Hill Road, near the railway.

This would reduce the current traffic using Dearne Hall Road and would also improve traffic flows at a new junction linking Barnsley Road/Claycliffe Road/Barugh Lane.

In addition to improvements to the local infrastructure the scheme would result in a significant New Homes Bonus payment to the Council, which is funding provided by national Government.

An early indicative masterplan is shown above. Commercial Estates Projects and Hallam Land Management would welcome your views on the proposal so feedback can be taken on board whilst preparing the planning application. Please visit the exhibitions or complete the attached FREEPOST questionnaire.

Thank you.

Please complete the questionnaire below, cut along the dotted line and return the form by the 14th February 2013 using the FREEPOST address overleaf.

NAME

FULL ADDRESS OR EMAIL

Q1. We propose to provide family homes at the site. Do you agree that family housing is an appropriate use for this site?

☐ Strongly Agree ☐ Agree ☐ No View ☐ Disagree ☐ Strongly Disagree

If you disagree, please say why: _____

Q2. Do you think the proposed link road and junctions will improve local traffic flows?

☐ Strongly Agree ☐ Agree ☐ No View ☐ Disagree ☐ Strongly Disagree

If you disagree, please say why: _____

Q3. Would you support the inclusion of some affordable housing (social rented/ housing association) at this site?

☐ Strongly Agree ☐ Agree ☐ No View ☐ Disagree ☐ Strongly Disagree

If you disagree, please say why: _____

Q.4 Overall, do you support the emerging proposals?

☐ Strongly Agree ☐ Agree ☐ No View ☐ Disagree ☐ Strongly Disagree

If you have any general comments or ideas regarding the proposals please write them here: _____

All information will be kept in accordance with the Data Protection Act (1198) and will be used by Commercial Estates Projects and Hallam Land Management as part of their planning application. If you do not want your information including in the planning application please tick here ☐

Appendix 3 Community Exhibition Display

1 Hallam Land Management & Commercial Estates Projects

Introduction

Commercial Estates Projects

Commercial Estates Projects (CEP) is part of Commercial Estates Group, which has a proven track-record across the mixed-use, residential, retail, industrial and office sectors since it was established in 1989.

The Group's portfolio extends throughout the country totalling:

- 8.1 million square feet of buildings, including The Exchange and Central House in Harrogate; and

- 4,000 acres of strategic development land.

The Group is based in Yorkshire and has a very strong local presence, currently bringing forward a number of development projects in the region. The Group is promoting sites in a number of sensitive locations, working proactively with local communities.

www.ceg.co.uk



The Exchange, Commercial Estates Group

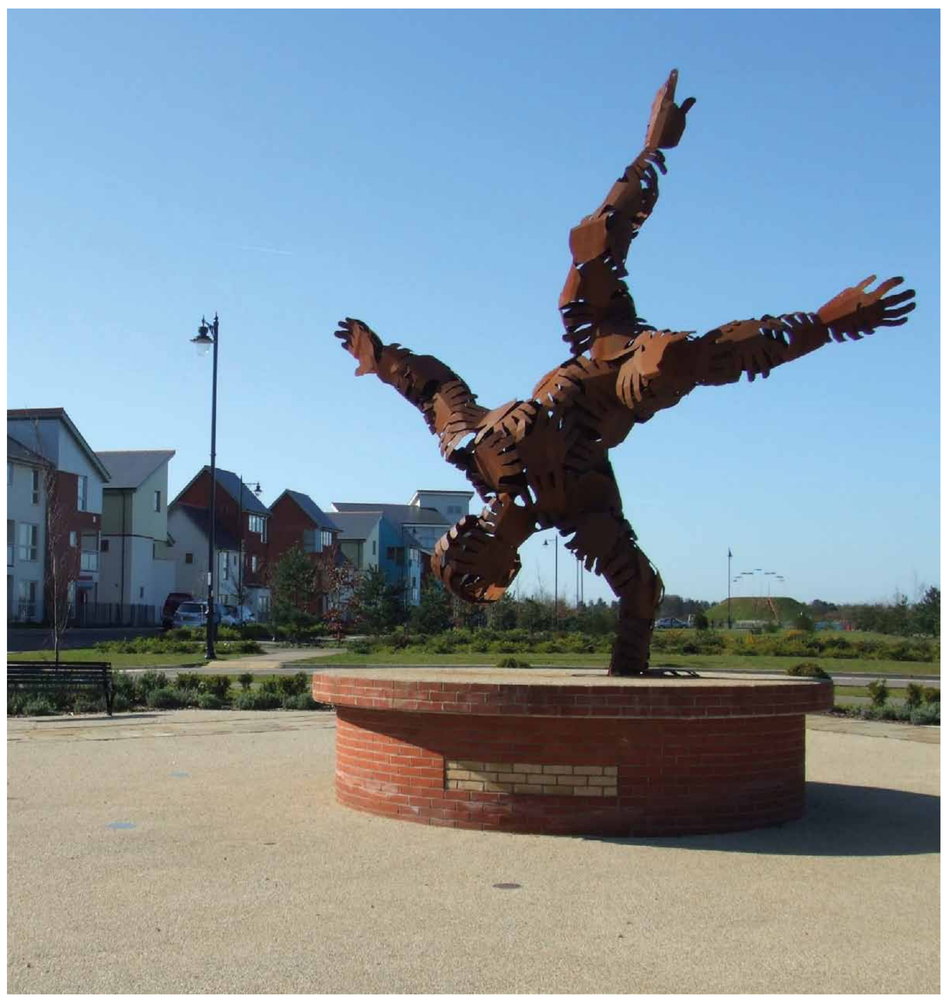
Hallam Land Management

Hallam Land Management (HLM) is part of the Henry Boot Group. Operating throughout England, Scotland and Wales, HLM promotes and develops land opportunities working with local authorities, landowners and communities to bring forward schemes across a range of sectors.

HLM is currently promoting sites across South Yorkshire including residential proposals in Rotherham, Doncaster and Sheffield.

HLM currently has interests in over 9,000 acres of strategic land.

www.hallamland.co.uk



Brooklands, Hallam Land Management

Hallam Land Management

COMMERCIAL ESTATES PROJECTS

2 Dearne Hall Road, Low Barugh

Welcome



Site Location Plan

Commercial Estates Projects and Hallam Land Management are proud to jointly put forward the initial plans for the land east of Dearne Hall Road, Low Barugh. This public exhibition provides an introduction to the plans to deliver a mix of family homes, open space and infrastructure improvements. It is your opportunity to speak with the project team and comment on the proposals.

The project team is available to talk you through the plans and answer your questions. We welcome your thoughts and comments. Please fill in a questionnaire and place it in the box provided.











3 Housing Need

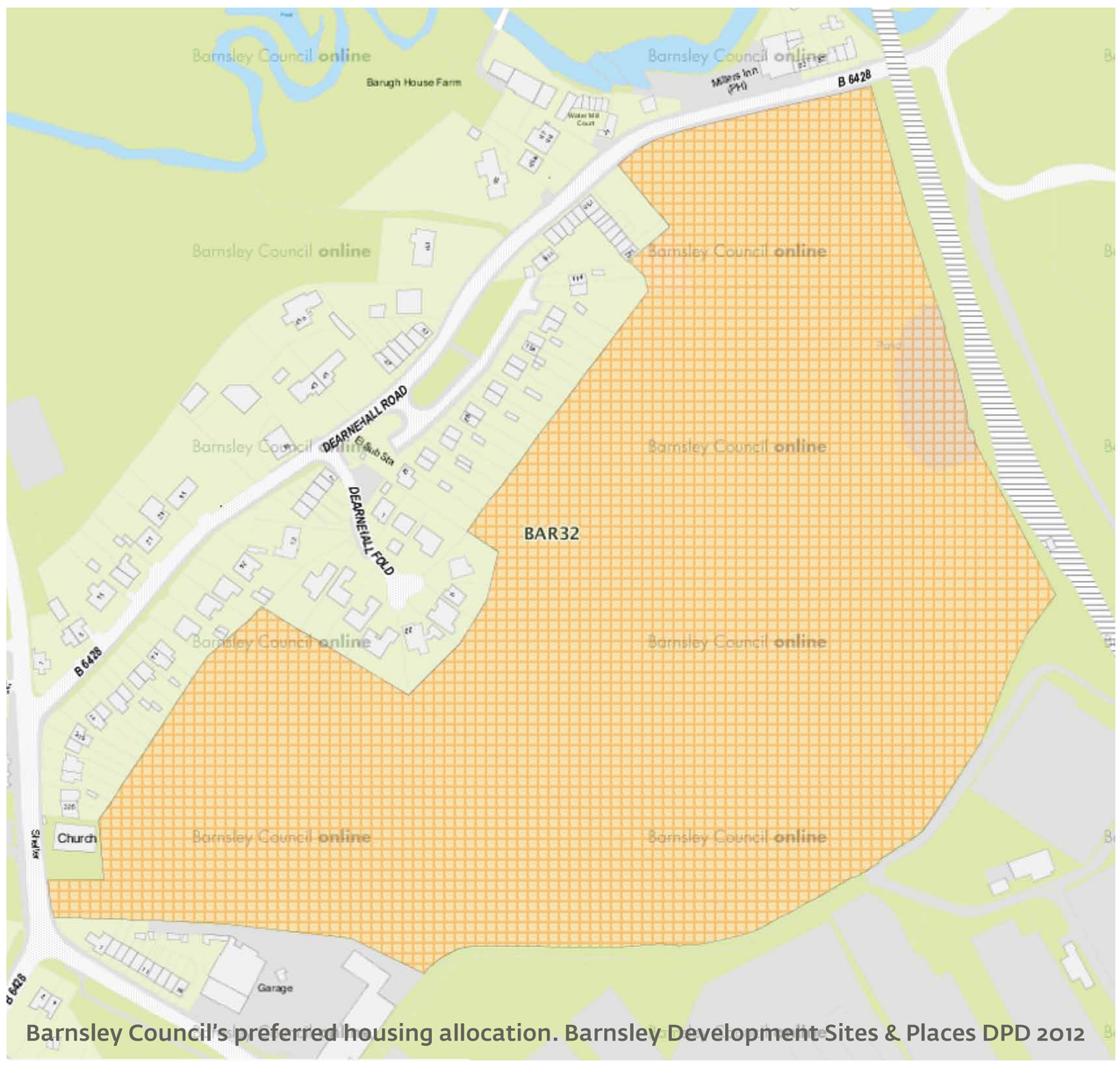


2012 saw the lowest level of UK housebuilding since the Second World War. This meant that in Yorkshire, the average age of a first time buyer is 35 (up from 28 just 10 years ago) and the average house price is nearly seven times the average wage. A lack of housing supply is preventing first time buyers and key workers from getting onto the housing ladder.

Barnsley Council has confirmed that the urban area of Barnsley is the most sustainable location for new housing. The Council has therefore set a policy to deliver 9,800 dwellings in Urban Barnsley[1] to the year 2026.

The Council is required to produce a plan which sets out the location of new housing in the Borough. As part of this plan, **the Council has identified the land to the east of Dearne Hall Road as a preferred housing allocation** to meet part of the housing requirement in the first phase of the Plan.

The Council has recognised that it does not have sufficient housing to meet the needs of the Borough. This proposal provides an opportunity to deliver family homes on a sustainable site in line with the adopted Core Strategy and emerging Development Sites and Places Plan.



Barnsley Council's preferred housing allocation. Barnsley Development Sites & Places DPD 2012







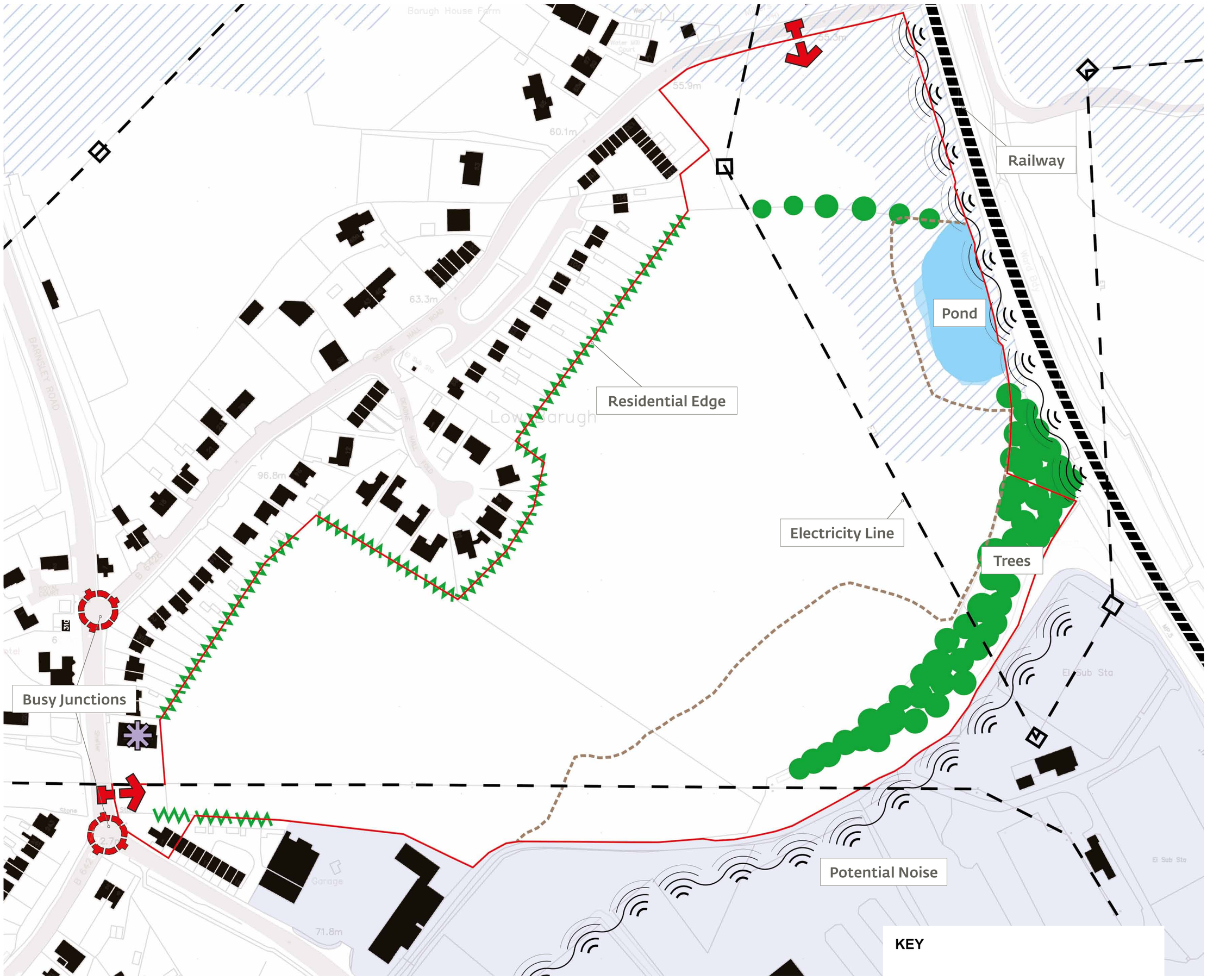


1 The main built up area of Barnsley extending from Athersley to Worsbrough (North to South) and Higham to Ardsley (East to West)

4 Site Analysis

Opportunities and Constraints

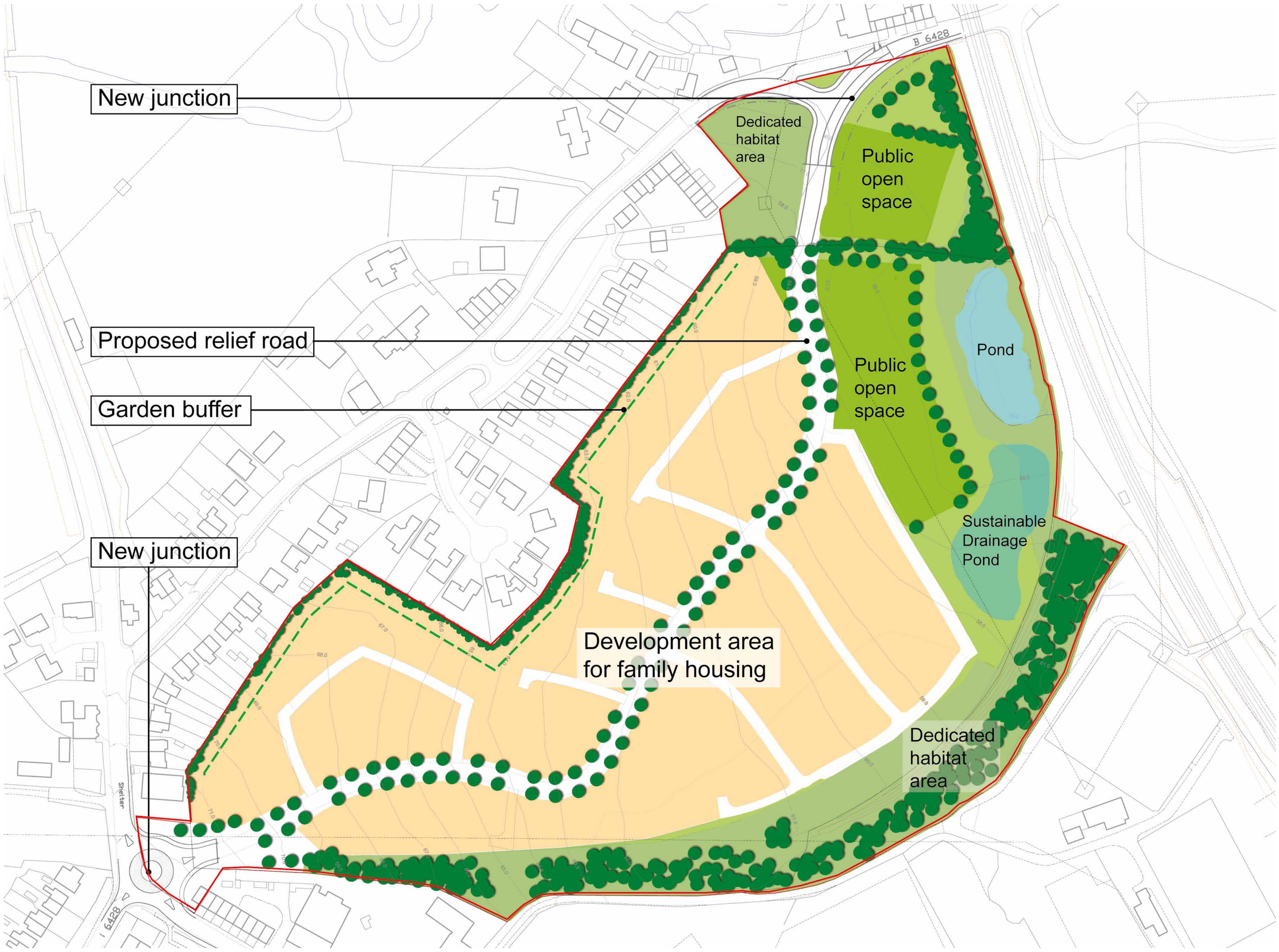
Our analysis has identified opportunities and constraints that have shaped the design approach.



The project team has surveyed the site and spoken with expert officers at the Council. The following issues have been examined:

- **Transport:** identifying opportunities to reduce congestion and pollution on local roads
- **Education:** supporting an increase in the capacity of local schools in the area
- **Noise:** ensuring noise levels from the railway line and commercial buildings are mitigated
- **Ecology:** protecting and enhancing habitats and species on and around the site
- **Landscape and Visual Impact:** understanding the effect of the proposals on key views and the landscape
- **Flood Risk and Drainage:** reviewing the drainage options that exist on the site and mitigating any risk of flooding
- **Archaeology/Cultural Heritage:** protecting and recording any archaeological remains at the site

5 Potential Development Option



This plan has been produced in collaboration with Council Officers and technical consultants. It shows one way in which the site could be developed and includes:

1. A development area incorporating approximately 150 dwellings providing a mix of housing types.
2. New junctions and a relief road to reduce congestion and pollution in the area;
3. A network of green spaces incorporating public open space and new wildlife habitats; and
4. New pedestrian/cycle routes.

The development will bring with it the following economic benefits:

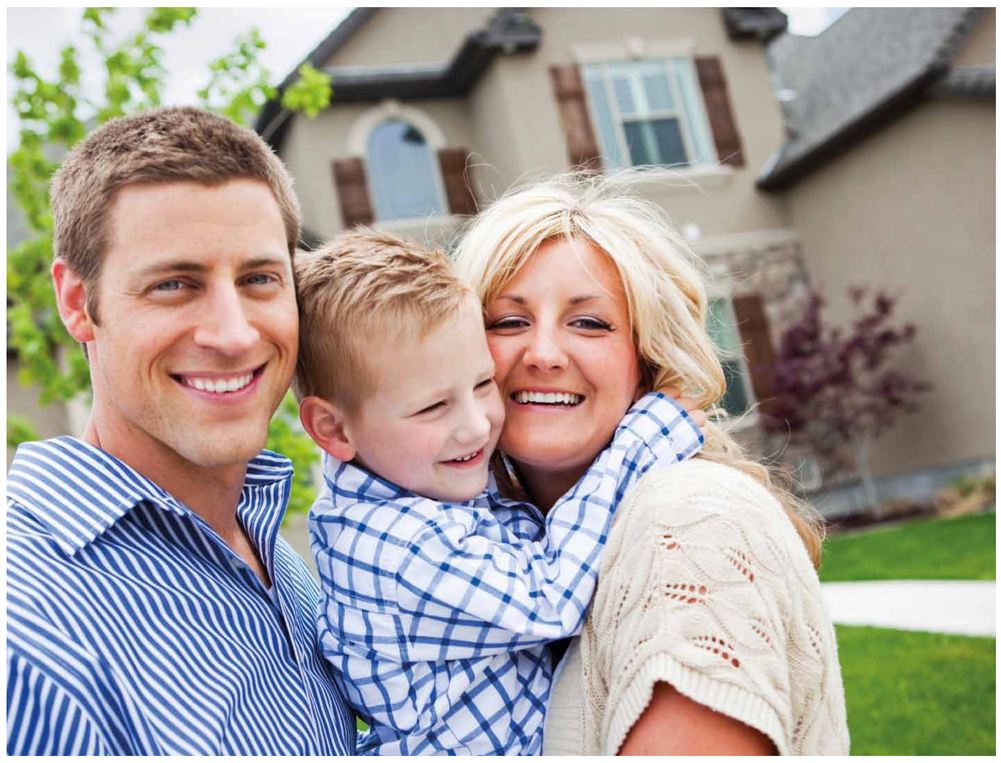
- Support **35** jobs during construction, with **15** jobs in the supply chain;
- Attracting new households contributing **£730,000** each year to the local economy;
- A New Homes Bonus payment to Barnsley Council of almost **£1.2m**; and
- An uplift in Council Tax income of more than **£185,000** each year.







6 The Next Steps







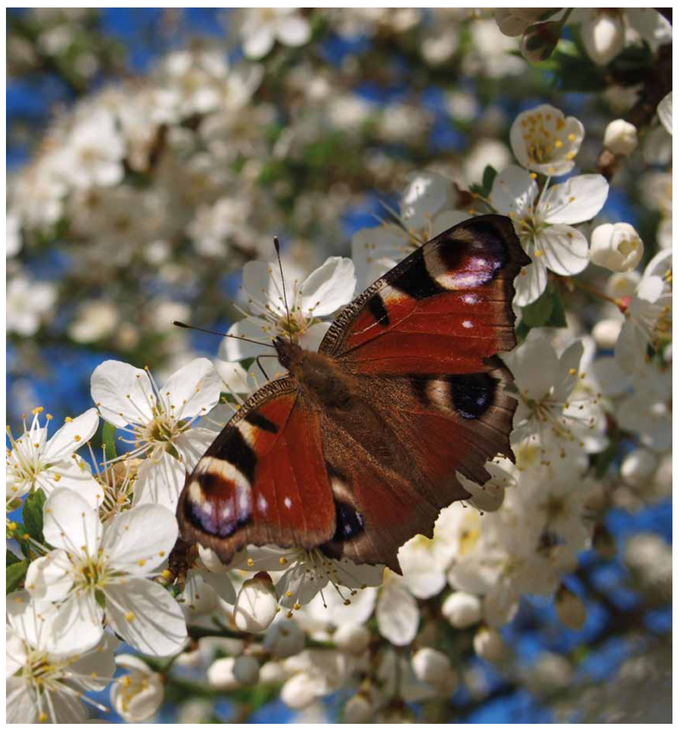












The proposals provide a sustainable location for new housing in Urban Barnsley in accordance with the Council's plans. This site is an opportunity to provide family homes, create jobs and deliver new infrastructure and areas of open space for existing and new residents.

The views of local residents are extremely important to the design process and will be influential in how the scheme develops.

The project team is available to answer your questions and help you to fill out a questionnaire.

Please return any questionnaires to any member of the project team, posted in the box provided or returned to:

Beattie Communications
46 The Calls
LEEDS
LS2 7EY

After the project team have reviewed the comments received during this process the next steps are:

- Submission of an outline planning application - Spring 2013
- The Council will determine the planning application - Summer 2013
- If approved, further information will be submitted to the Council in the form of detailed plans and layouts - Winter 2013
- Construction begins on site - Spring 2014

Thank you for visiting the exhibition.
We look forward to reading your comments.

Hallam Land Management

COMMERCIAL ESTATES PROJECTS



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