

Statement of Community Involvement

Land south of Halifax Road, Penistone

Barratt Homes/David Wilson Homes
March 2020



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1 INTRODUCTION

1.1 This Statement of Community Involvement has been prepared by Royal Pilgrim Communications on behalf of Barratt Homes and David Wilson Homes. It forms part of a suite of documents in support of an application which seeks planning permission for around 450 new homes on land south of Halifax Road, Penistone.

The Site

1.2 The site, known as HS75, is allocated within Barnsley Metropolitan Borough Council's Local Plan, which was adopted in January 2019. The planning application seeks permission for up to 450 homes, ranging in size from 2, 3 and 4 bedroom properties, including 30% affordable housing, which would equate to approximately 135 affordable homes on the site.

1.3 The site is currently used as agricultural land.

1.4 The project is being led by Barratt Homes and David Wilson Homes, part of the Barratt Developments plc Group. Barratt Developments plc group is the UK's largest and best-known housebuilding company, which aims to provide the highest standard of design, construction and customer service in the business, resulting in a host of major industry awards in recent years.

The Importance of Consultation

1.5 Developers are encouraged to consult with local communities and stakeholders by both national and local government before submitting a planning application. Public consultation allows local residents, and other stakeholders, the ability to comment on development proposals affecting their area. Consulting communities also allows residents the opportunity to discuss issues with the development team before a planning application is submitted.

National Planning Policy Framework

1.6 Paragraph 39 of the National Planning Policy Framework places emphasis on improving communication and engagement at pre-application stage. It advises that:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.

Paragraph 40 states the local authority should:

'Encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.'

Barnsley Metropolitan Borough Council's Statement of Community Involvement

Barnsley Metropolitan Borough Council's Statement of Community Involvement encourages developers to engage with communities in advance of submitting a planning application. Paragraph 20.3 states:

"All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted."

2 CONSULTATION PROCESS

2.1 A public exhibition was arranged for:

- Date: Wednesday 22 January 2020 3pm-7pm
- Venue: St. Johns Community Centre, Church Street, Penistone, Sheffield S36 6AR

This venue was chosen as it is a prominent building, close to the site, is fully accessible and is well known locally.

Public Engagement

2.2 Neighbouring residents were invited to attend the public exhibition via a door to door flyer drop. 1283 neighbours nearest the site received a copy of the invitation which can be found at Appendix 1.

Stakeholder Engagement

2.3 The following stakeholders were either briefed or invited to the public exhibition, as well as being invited to take part in the consultation process.

Sir Stephen Houghton CBE	Leader of the Council and Chair of Cabinet	Barnsley MBC
Councillor Jim Andrews BEM	Deputy Leader of the Council and Vice Chairman of Cabinet	Barnsley MBC
Councillor Tim Cheetham	Cabinet Member for Place (Regeneration and Culture)	Barnsley MBC
Councillor David Greenhough	Ward Member, Penistone West	Barnsley MBC

Councillor David Griffin	Ward Member, Penistone West	Barnsley MBC
Councillor Hannah Kitching	Ward Member, Penistone West	Barnsley MBC
Councillor Robert Barnard	Ward Member, Penistone East	Barnsley MBC
Councillor Paul Hand-Davis	Ward Member, Penistone East	Barnsley MBC
Councillor John Wilson	Ward Member, Penistone East	Barnsley MBC
Miriam Cates	Penistone and Stocksbridge MP	
All Town Councillors and admin team	Penistone Town Council	
Penistone NDP	c/o Penistone Town Council	

We will keep all Councillors and stakeholders up to date as the plans progress and encourage meetings throughout the planning process.

In addition to the stakeholder and community engagement there has also been a constructive pre-application process with Officers.

Media Release

2.4 A media release advertising the public exhibition and outlining the proposals was issued to local media on 16 January 2020. See Appendix 3.

3 PUBLIC EXHIBITION

3.1 A public exhibition was held on Wednesday 22 January 2020 between 3pm and 7pm at St. Johns Community Centre, Church Street, Penistone, S36 6AR.

Members of the development team were on hand to discuss the proposals with the local community. The multi-discipline team was made up of representatives from Barratt Homes, David Wilson Homes, Optima Highways (Highways), PB Planning (Planning) Sten Architecture (Architects) and Royal Pilgrim Communications (Consultation and Stakeholder Engagement).

The venue was chosen as it is conveniently located for the community, is well known and has car parking available. The venue was easily accessible and fully compliant with disability access requirements.

3.2 The proposals were displayed on nine pull up banners (see Appendix 4), with additional plans, maps and images available.

Feedback questionnaires (see Appendix 5) were available for people to comment on the proposals. The questionnaires could be left in the box at the event or returned via freepost.

4 FEEDBACK

Feedback Received

4.1 Over 160 people attended the public exhibition. To date, 74 people have submitted a feedback form, either at the event, via the freepost address provided or by email.

The questionnaire asked respondents to provide their name, address and postcode, telephone number or email address, to confirm they are over the age of 16 and whether or not they wished to be contacted about the project.

Respondents were then asked to provide any general comments about the proposals in a free text box.

Feedback Summary and Response

4.2 Comments were mainly received raising the following themes:

- Traffic implication
- Well House Lane too narrow/narrow bridge and perceived access issues
- GPs/Dentists appointments
- School places
- Parking in town centre overcrowded
- Not enough shopping facilities in Penistone
- Flooding
- S106 monies not spent locally
- Loss of green belt
- Loss of agricultural land
- Overdevelopment/too many houses
- Enthusiasm to see the 30% affordable housing provided for the area

4.3 The issues raised are largely associated with the principle of residential development at the site. Following the adoption of the Barnsley Local Plan in January 2019, the site is no longer located within the Green Belt and is now allocated for housing under Policy HS75 of the Local Plan. Accordingly, the principle of residential development at the site has already been established.

Further Engagement

4.4 People were given several ways in which they could provide their feedback, or to find out more information, including:

- Feedback form at the public exhibition
- Email address
- Freephone telephone number

4.5 Following the exhibition some of the nearest neighbours to the site were met with separately. As a result of these discussions, the proposals have been amended to provide boundary landscaping adjacent to existing properties, where possible, and also a suitable boundary treatment to be provided adjacent to the landscaping as well.

4.6 Engagement is continuing, and feedback will be accepted from the community throughout the planning process and amendments made to the scheme where possible and appropriate.

5 CONCLUSION

5.1 Comprehensive pre-application consultation has been undertaken in relation to this planning application and engagement has been open and transparent.

The main issues from local residents were identified explored further. Comments received during this pre-application consultation have been considered and shared with Barratt Homes and David Wilson Homes.

All interested parties and stakeholders will be kept informed as the plans progress.

APPENDIX 1: Invitation Flyer







BARRATT
 HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Barratt Homes and David Wilson Homes are seeking your feedback on proposals to deliver new homes on land south of Halifax Road, Penistone.



The land south of Halifax Road is allocated for housing in the adopted Barnsley Local Plan (January 2019), known as site HS75. Barratt Homes and David Wilson Homes are proposing to submit a planning application for development on this site but prior to this, we would like to hear the views of the local community and answer any queries or concerns people may have.

The proposed development will contribute to Barnsley Metropolitan Borough Council's housing requirements, provide affordable housing and financial contributions to improve local services and facilities including schools.

We would like to invite you to a public exhibition to find out more and give you the opportunity to discuss the proposals.

Members of the development team working on the plans will be on hand to answer your questions and provide more information on the proposals.

PUBLIC CONSULTATION



Wednesday **22 JAN** 3pm – 7pm

St Johns Community Centre, Church Street,
Penistone S36 6AR

Your views on the proposals would be welcomed.

To find out more about the plans or the consultation, please contact
Ben Pilgrim at Royal Pilgrim Communications
 0113 335 0033 or Ben@royalpilgrim.com







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APPENDIX 2: Media Release



On behalf of



Media Release

16 January 2020

Barratt Homes and David Wilson Homes to showcase new Penistone development plans

Plans for around 450 new homes in Penistone will be consulted on at a public exhibition next week.

The land south of Halifax Road is allocated for housing development in Barnsley's Adopted Local Plan (HS75). Barratt Homes and David Wilson Homes are displaying their plans for the site to the local community at a consultation event on **Wednesday 22 January 2020, between 3pm and 7pm** at St John's Community Centre, Church Street, Penistone.

The proposed housing development will offer two, three and four bedroom family homes, including affordable houses. In addition to providing a mix of housing for the area, the proposals will also provide financial contributions to improve local services and facilities including schools. A large number of jobs will also be created during construction.

David Coe, Development Director at Barratt Homes, commented: *"Barnsley Metropolitan Borough Council has recognised the need to release additional housing sites across the borough to meet its current and future housing needs."*

"The site south of Halifax Road is one of the sites identified by the Council for release for new housing development. We believe the development of the site will provide much needed housing for people in a convenient and sustainable location."

"Subject to planning approval, we can deliver approximately 450 new homes on the site. We are committed to working with the community and we hope as many people as possible attend the public consultation event to discover what Barratt Homes and David Wilson Homes are proposing on this site and to provide their feedback."

Barratt Homes and David Wilson Homes intend to submit a planning application for the site in the coming months.



- ENDS -

For more information, please contact Ben Pilgrim at Royal Pilgrim on 0778 995 1781

0113 335 0033 | info@royalpilgrim.com | www.royalpilgrim.com
15 Queen Square, Leeds, LS2 8AJ

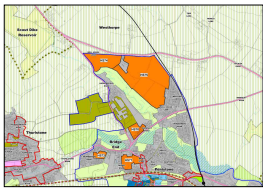
Company Number 11514737 VAT Registration Number 304 5311 49 Registered in England

APPENDIX 3: Exhibition Banners

Thank you for attending today's public consultation.

Barratt Homes and David Wilson Homes are proposing to develop this site for much-needed new housing. The site is allocated for housing in the adopted Barnsley Local Plan (H575) as shown below.





Our aim is to create communities where people aspire to live. In order to do this, we are working closer than ever with our stakeholders in order to continually improve the design standards of our developments.

Communities where people aspire to live cannot be created without engagement of the local people; listening and taking on board their views whilst balancing this with the needs and wants of the Local Planning Authority and the viability of the project to ensure a tangible legacy can be left. We at Barratt Homes and David Wilson Homes recognise the need for communication with the community in which we work and affect.


Before we submit a planning application for the site, we would like to know what you think about the proposals. Members of the development team are here to answer any questions you may have about the proposals.

We welcome your feedback. You can have your say by completing a freepost feedback form and sending it back or by posting it in the comment box.

About The Site

The site for the proposed new development is located to the south of Halifax Road and west of Well House Lane in Penistone. The site is approximately 15 hectares in size and is allocated within Barnsley's Local Plan for housing development. (Site reference: H575).



Barnsley Metropolitan Borough Council has recognised the need to release additional housing sites across the borough to meet its current and future housing needs.

We believe the development of the site will provide much needed housing for people in a convenient and sustainable location.




About Us

Barratt Developments plc group is the UK's largest and best-known housebuilding company and is comprised of Barratt London, Barratt Homes and David Wilson Homes. We aim to provide the highest standard of design, construction and customer service in the business, resulting in a host of major industry awards in recent years.



We are proud winners of the 2019 Housebuilder of the Year category at the What House? Awards. The What House? Awards are the UK's largest housebuilding event awarding highly-acclaimed accolades to the very best new homes. This latest win is another demonstration of why we are the country's largest and most recommended housebuilder.



We have also won Large Housebuilder of the Year at the Housebuilder Awards 2019, which celebrate the best in housebuilding each year.

As industry leaders renowned for our quality and customer service, we are proud to be building more of the homes that the country needs.



Our companies have so far won 84 Pride in the Job Awards for 2019 – more than any other major housebuilder for the 15th year in a row.

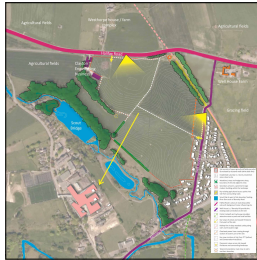
NHBC Pride in the Job is the homebuilding industry's most prestigious awards programme, dedicated to recognising site managers who achieve the highest standards in quality homebuilding. A Pride in the Job award is the highest industry accolade a site manager can receive.



The Home Builders Federation conducts an independent customer satisfaction survey each year. Homebuilders are then awarded a star rating, from one to five, based on the answer to the question: 'Would you recommend your builder to a friend?'

We are proud to have been awarded the maximum five stars from the Home Builders Federation, and we are the only major national home builder to achieve this every year since 2010. 90% of our homeowners would recommend us to their friends, and this knowledge allows us to continue our work providing some of the best new homes in the UK.

Site Opportunities and Constraints



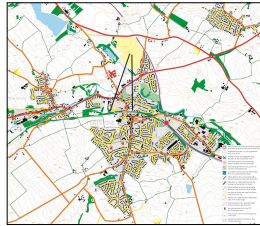
The site is sustainably located within walking and cycling distance of a range of leisure and community services. Most notably Penistone Grammar School is located within proximity of the site's western boundary. There are also bus stops located within walking distance of the site on Well House Lane. The Town Centre of Penistone and Penistone Rail Station are located within a 5-minute cycle ride and 10 to 15-minute walk from the site.

The development proposals seek to deliver new homes at the site on account of the site's housing allocation in the adopted Barnsley Local Plan, whilst also delivering a high quality housing development which protects the character of the area and includes the provision of substantial areas of public open space and landscaping on site.

We have assessed drainage infrastructure; the local road network and junctions; trees and hedgerows located within the site; and have undertaken all necessary ecology survey work. All of this work has helped to inform our draft plans for the development and this technical and environmental information will be presented in detail via supporting documentation submitted with our forthcoming planning application. This information will also identify any potential impacts and recommend options to help mitigate them.

We will also work alongside Barnsley Metropolitan Borough Council to understand the impact of the development proposals on local services such as schools. It is expected that the development will deliver over £2m of funding to provide new primary and secondary school places. A financial contribution will also be made to enhance existing areas of public open space. Finally, the development will also provide a financial contribution to deliver improvements to sustainable transport measures.

Site Opportunities and Constraints



Transport and Access

Pedestrian and cycle access will be provided from Halifax Road and Well House Lane. A pedestrian and cycle only access will also be provided at the southern edge of the site linking into Well House Lane.

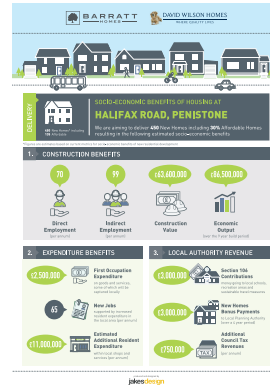
Our planning application will be supported by a Transport Assessment which will consider how people living on or using the site will travel to and from it, including impacts on queuing at local junctions. This will advise on whether any junction improvements are required in the local area.

A Travel Plan will also be submitted alongside the application to identify measures to encourage people to use public transport and to cycle/walk to local facilities available in the area. The site benefits from being within walking distance of bus stops on Well House Lane and within 1 mile of Penistone Train Station.

Parking

The level of car parking provided will be agreed with Barnsley Metropolitan Borough Council in accordance with the Council's parking standards.

Local Benefits



Our Proposals

Our scheme will deliver high-quality new housing, including affordable homes. In addition, new publicly accessible open spaces will be created.



The development will include:

- Approximately 450 new homes;
- 30% affordable housing, which would equate to 135 affordable homes on the site;
- Homes will be a mix of 2,3 and 4 bedroom properties;
- The homes will be predominantly 2 storeys in height;
- New vehicle access from Halifax Road and Well House Lane;
- Pedestrian and cycle access will be provided from Halifax Road and Well House Lane;
- A pedestrian and cycle only access will also be provided at the southern edge of the site linking into Well House Lane;
- 15% of the site will be public open space which equates to circa 2.256ha / 5.575ac with the large central area of open space being the use of a football pitch; and
- The proposals will provide carefully considered new landscaping across the site and along its boundaries.

How could the development look?



Next Steps

Please complete a feedback form and let us know what you think about the proposals.

We will review all comments made and consider these when finalising the design of the development and preparing the planning application.

A planning application is expected to be submitted in the coming weeks. Barnsley Metropolitan Borough Council will then assess the proposals and conduct its own consultation process, before making a decision on whether to approve the plans.

If you would like any more information please contact contact Ben Pilgrim, who is managing our consultation process – free phone consultation hotline 0800 089 0362 or email ben@royalpilgrim.com

Contact us

☎ 0800 089 0362

or

✉ ben@royalpilgrim.com

APPENDIX 4: Feedback Form

**BARRATT**
HOMES**DAVID WILSON HOMES**
WHERE QUALITY LIVES**FEEDBACK FORM : LAND SOUTH OF
HALIFAX ROAD, PENISTONE**

We would like to know what you think of the proposals. To have your say, please complete the feedback form below and post it in the box provided. Alternatively, you can return the form for free to Freepost RTUT ZUCZ HLSY, Public Consultation, PO Box 857, LEEDS, LS1 9QZ or email ben@royalpilgrim.com.

Name

Address & Postcode

Tel / Email

☐

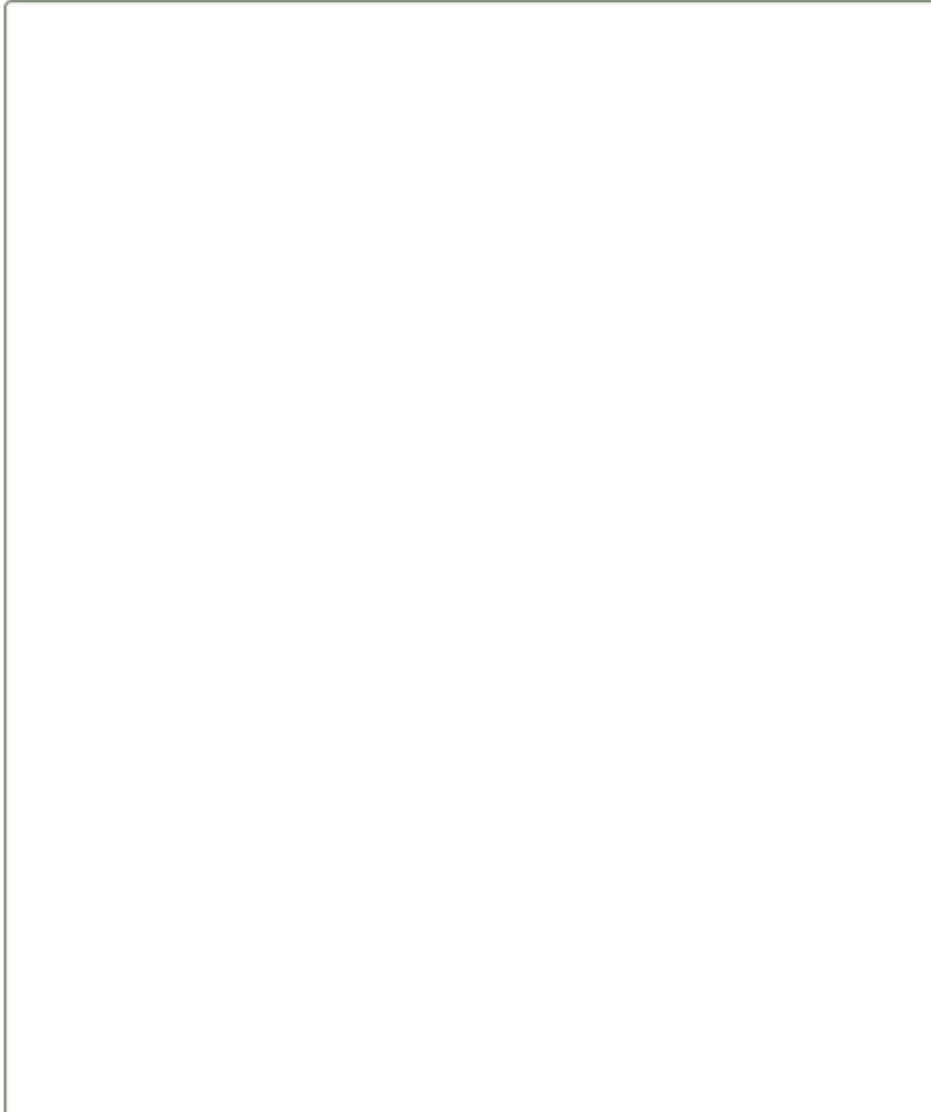
Please tick here to confirm you are over the age of 16

☐

Please tick here if you would not like us to contact you regarding the project

Do you have any general comments about the proposals?

PLEASE TURN OVER



Privacy policy:

The data you provide is being collected by Royal Pilgrim Communications for the purpose of this public consultation. You do not have to provide any personal data to comment on the proposal. Any personal data that you do provide will be processed only to enable us to analyse the opinions of those who respond to the consultation. We will not publish or share your personal data with any third parties and we will only contact you regarding this project. A copy of the comments that you make regarding the proposal will be provided to the local planning authority as part of the planning application process so that it can note the comments made, but no personal data will be shared. Any comments that are published within the Statement of Community Involvement submitted with the planning application will be redacted where necessary. Your personal data will be stored securely for the life of the project i.e. the development is complete or a decision is made not to go ahead with the development. You have the right to access, amend, object or remove the data we hold at any time.