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Consultation Report

Former Penistone Grammar School, Huddersfield Road, Penistone

For Bellway Homes Ltd (Yorkshire Division)

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1. INTRODUCTION

1.1 This report accompanies and supports the planning application submitted on behalf of Bellway Homes Ltd for residential development on former Penistone Grammar School land at Huddersfield Road, Penistone.

1.2 The importance of effective community involvement in planning has been emphasised through the Government's localism agenda and by publication of the National Planning Policy Framework (NPPF).

1.3 The planning system should serve an important role in encouraging civic renewal and empowering local people to shape their surroundings. Following the designation of secondary legislation, the Localism Act 2011 will introduce the requirement for developers to consult local communities before submitting planning applications for certain developments, giving people the chance to comment when there is still scope to influence proposals.

1.4 As part of the Local Development Framework process introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Statement of Community Involvement (SCI) to 'front load' the planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.

1.5 Barnsley Metropolitan Borough Council's SCI was adopted in 2006. The SCI states that *"if you are going to make a planning application, we strongly recommend that you talk to us, people who live near the site and anyone else who might be affected by the development before making the application"* (SCI, page 30). Applicants should take account of comments the local authority and other people have made in their planning application.

1.6 Taking into consideration the NPPF, Localism Act and Barnsley Metropolitan Borough Council's SCI, the applicant has undertaken a programme of pre-application consultation with the Local Planning Authority and the local

community. This report explains the pre-application consultation process followed by the applicant; provides a summary of community comments / views received, and demonstrates how they have been taken into account in finalising the submitted scheme.

2. CONSULTATION WITH LOCAL PLANNING AUTHORITY

2.1 The NPPF, at paragraph 186, identifies that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

2.2 A pre-application meeting was held with various officers of Barnsley Metropolitan Borough Council on the 6th June 2013. No written pre-application advice has been issued by the Local Planning Authority, but the LPA's comments on the draft proposals at the pre-application meeting can be summarised as follows:

- Demolition of Fulford building
  - Retain features (such as crest) where possible.
  - Re-use stone where possible.
- Highways
  - No issues with access.
  - No requirements for offsite highways works.
  - Parking needs to comply with SPD.
- Design
  - Stagger footprint of town houses.
  - Consider making feature of garage to stable block. Quality boundary treatments required.
- Renewable energy
  - Comply with 15% policy requirement
  - Commuted sum for affordable housing provision

2.3 In addition to the above, the applicant also presented the draft proposals to Penistone Ward Councillors at a meeting on the 19th June 2013. At this meeting the Councillors and the applicant discussed:

- Retention of features from school building;
- Possible blue plaque to mark historic use of site;
- Safety for school children during construction;
- Renewable energy; and
- Penistone Community Led Parish Plan

2.4 The applicant considers that the pre-application engagement with the Local Planning Authority and Ward Members was effective and positive and allowed the development team to evolve the development proposal in advance of the community consultation process.

3. COMMUNITY CONSULTATION METHODOLOGY

3.1 The importance of relevant pre-application consultation with the local community at an appropriate scale is recognised by the applicant.

3.2 Following consideration of national and local guidance on appropriate community involvement methods, it was felt that a direct method of engagement should be utilised to maximise the availability of information on the project and allow opportunity for members of the public to comment on draft proposals before a planning application was prepared and submitted.

Public Exhibition

3.3 Whilst not considered necessary by Barnsley MBC for a scheme of this scale[1], the applicant felt that a drop-in public exhibition would be the best mechanism through which to engage the community in dialogue and request views and feedback. The advantages of this method of consultation are that it:

- provides the opportunity for the public to interact with the development team face-to-face, creating two way information exchange;
- provides an open forum for discussion at a time and location that is as convenient as possible for local people;
- provides information in an accessible, easy-to-read format; and
- provides the opportunity for the submission of comments.

3.4 A public exhibition was held on Thursday 27th June 2013 between 4pm and 8pm at the Community Room, Penistone Grammar School, Huddersfield Road, Penistone, S36 7BX. The venue was selected as it is located very close to application site, is accessible to residents and had sufficient space to accommodate the expected volume of people.

3.5 The exhibition was run as a drop-in session, open to all local residents and other interested parties over a period of time to allow for a wide section of the community to attend.

[1] SCI Appendix 4 – Level 3 Development (less than 80 units)

3.6 In order to publicise the event the following methods were used:

- Approximately 650 leaflets were posted directly to local residents informing about the proposal and inviting them to the exhibition (Appendix 1).

- Letters inviting key groups and individuals were sent to Penistone Town Council; the Mayor; the MP for the Penistone and Stocksbridge constituency; the Darton, Dodworth and Penistone Safer Neighbourhood Team; Penistone Group Practice; South Yorkshire Fire & Rescue; Barnsley Metropolitan Borough Council Planning department; Penistone Grammar School; East Peak Innovation Partnership; Penistone East and West Ward Councillors; Penistone and District Community Partnership and the Southwest Area Partnership.

- A newspaper article regarding the proposals and consultation was run in the Penistone edition of the Barnsley Chronicle on the 21st June 2013.

- The event was displayed on the This is Penistone website event calendar and featured in an article in the 'News' section on the 15th June 2013.

- Notices advertising the event were displayed around Penistone at the following places:

    - Penistone Grammar School, Huddersfield Road;
    - St John's Community Centre, Church Street;
    - Tesco, Market Lane;
    - The Co-operative Food, 26 Market Street;
    - The Co-operative Pharmacy, 11 Market Street;
    - Penistone Group Practice, 19 High Street;
    - Penistone Library & E Learning Centre, High Street;
    - The White Heart, Bridge End;
    - Penistone Train Station, Off Manchester Road;
    - Penistone Clinic, Shrewsbury Road;
    - Penistone Paramount, Shrewsbury Road;
    - Kingswell Surgery, 40 Shrewsbury Road;

- St John the Baptist C Of E VA Junior School, 82 High Street;
- St John's C Of E Infant, Chapel Field Lane;
- Thurlstone Primary School, Royd Moor Road Thurlstone;
- Penistone Youth Centre, High Street;
- The Old Crown, High Street; and
- SPAR, High Street.

3.7 At the exhibition display boards provided information about the site and the draft proposals. Copies of the information displayed on the exhibition boards are included at Appendix 2 of this report. Members of the project development team attended the exhibition and were on-hand to answer questions and discuss the proposals.

3.8 Attendees were invited to provide feedback on the proposals via a comments form (Appendix 3) which they could either complete at the event or return by post.

4. COMMUNITY CONSULTATION ASSESSMENT

Monitoring

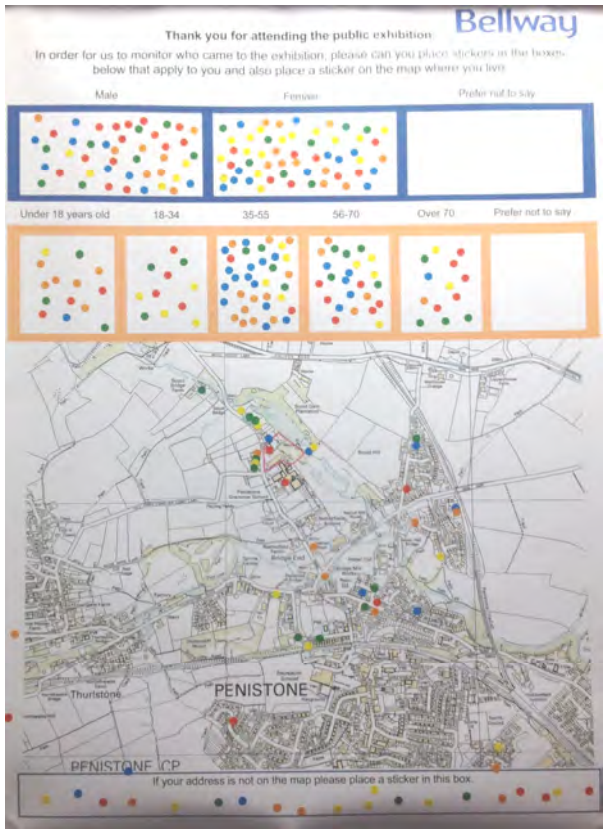
Public Exhibition

4.1 125 people attended the public exhibition.

4.2 A monitoring exercise was undertaken at the exhibition to record the gender, age and broad address details of attendees. This was a helpful exercise to understand the profile of attendees but it must be noted that participation was discretionary thus not everyone chose to fill in the registration board, or parts thereof.

4.3 A map of the site and surrounding area was included on the registration board and attendees were encouraged to mark the approximate location of where they lived/worked with a locator dot. This illustrated to visitors and the project team the location profile of attendees (see photo below).

Figure 1: Registration Board

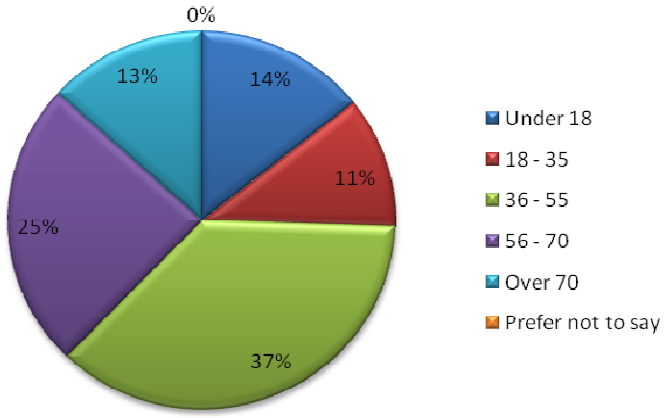


4.4 The monitoring exercise recorded that 44.5% of the public exhibition attendees were male and 55.5% were female.

4.5 Compared to the Ward makeup in the 2011 Census (paragraph 4.10 below), it can be considered that the gender of attendees was representative of the wider community of Penistone. Compared to the profile of respondents, it can also be considered that the gender of attendees was representative of the type of people responding to the consultation.

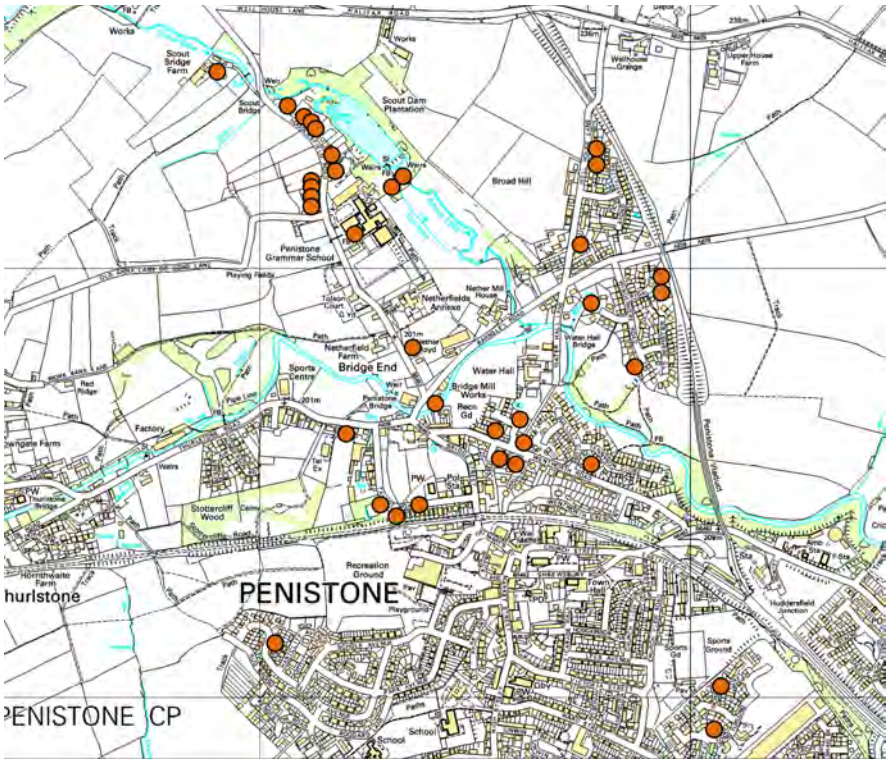
4.6 Those attendees to the exhibition taking part in the monitoring exercise placed themselves in the following age categories:

Figure 2 – Age Profile of Exhibition Attendees



4.7 Compared to the ward makeup shown in the 2011 Census (paragraph 4.11 below), it can be considered that the age of attendees was representative of the wider community of Penistone.

Figure 3 - Location Profile of exhibition attendees



4.8 The map above shows that 36 locator points were identified within the residential areas of Penistone[2]. 24 attendees' addresses were not on the map. The map above shows that the consultation captured those who neighbour the site and a wide spread of attendees from across Penistone and further afield.

Feedback Forms

4.9 17 feedback forms were received during the consultation period. This represents feedback from approximately 13% of attendees to the exhibition. It can reasonably be assumed therefore that those who did not respond did not feel strongly enough, either positively or negatively, about the proposals to make their views known, or that at this stage they did not have thoughts or views to add.

4.10 Respondents were monitored to assess whether they were a fair representation of the wider community of Penistone. Monitoring information was collected for gender and age on the feedback forms.

[2] In some instances a single locator point was used to denote a household at a single address (i.e. multiple attendees)

4.11 The 2011 Census shows that the population makeup of the two wards that make up Penistone (Penistone East and Penistone West) comprises 49.5% males and 50.5% females. The gender profile of those who responded through the feedback form was split exactly 50/50 between males and females.

4.12 The 2011 Census shows that the population makeup of the two wards that make up Penistone comprises an age profile shown in Figure 4. Figure 5 shows the age profile of those who responded through the feedback forms for the former Penistone Grammar School consultation.

Fig 4 – Age Profile of Penistone

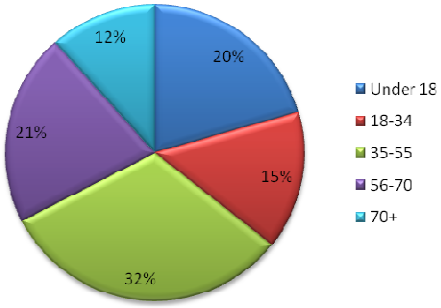
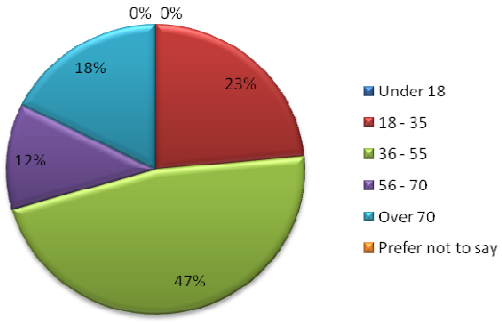
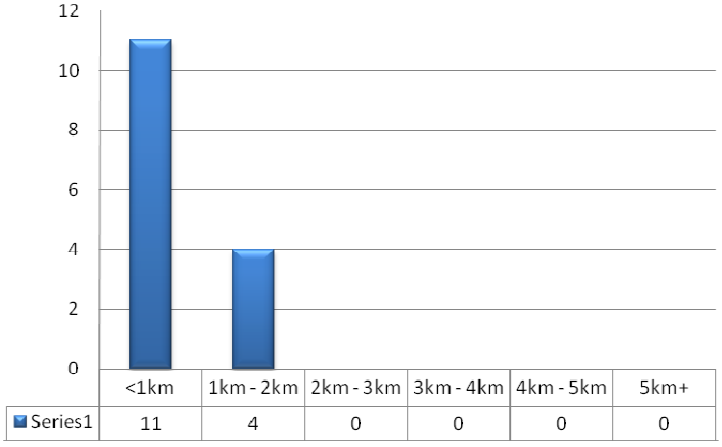


Fig 5– Age Profile of Respondents



4.13 Those responding to the consultation through the feedback forms were asked to provide their postcode. From this information it is possible to identify the approximate distance the respondent lived/worked in relation to the site. The majority of people responding to the consultation lived or worked in close proximity to the site.

Figure 6 – Respondent's Distance to Site



4.14 Respondents were also to indicate who they were responding as (local resident, local business, local Councillor or representative of a group or organisation), thus enabling us to be able to identify any commonalities for particular groups. 82% of respondents were local residents and the remainder were local businesses.

Analysis

4.15 The following section of the report identifies the comments received from the public consultation and explains how they have been taken into account in the evolution of the scheme design.

4.16 The comments received have been summarised under topic areas in the table below along with the applicant's response to the comments.[3] Wherever possible community comments and suggestions have been fed into the final proposed scheme subject to this planning application. It is important to note that some community concerns will not always be overcome through the consultation exercise and that sometimes people have contradictory views to each other.

Figure 7: Table of Responses

Consultee Responses	Applicant's Response
Principle of Development	
Comments (Positive) • In principal no objections to the proposal. • The proposed development will bring a new fresh look to the area, increased economy and save two traditional Penistone buildings. • Development of the site for new housing is welcome.	Whilst the consultation did not focus on the principle of development (as this is a matter for the local authority to decide), respondents expressed their views on this matter. The land and buildings on the application site are redundant elements which are no longer fit for educational purposes and not required by the School. *"The Council has undertaken an exercise to determine if other community uses could utilise this site and none have been identified"* (Chris Carr Associates Design Statement on behalf of Barnsley Council).The Council have concluded that residential use is the best use of the site.
Comments (Negative) • Development is badly sited. • Penistone is growing too big for the "feel good" factor to be preserved.	

[3] The comments forms received are available in full from the applicant upon request.

	The proposals promote the development of housing which will meet an identified need in Penistone and will bring a vacant, redundant site back into use, enhancing the environment and facilitating Penistone's renaissance as a market town.
Questions	
• Will you actually be able to sell these houses? For example the Ingbirchworth development, has not sold in 3 years.	The Barnsley Core Strategy has identified that 1,100 additional homes are needed in Penistone over the plan period. Bellway will be contributing to the supply of homes needed and providing a mix of high quality apartments and houses. We are confident that the proposed homes will be attractive to prospective buyers. A number of attendees to the exhibition expressed interest in purchasing the properties proposed.
Transport	
Comments	
• Concerns over the increased volume of traffic joining the A628 at the petrol station. • Felt there is no more capacity for cars along Huddersfield Road. • Concerns that new housing would bring increase traffic on Huddersfield Road. • Huddersfield Road is already a problem for traffic and it is hard at times to reverse out of driveways on to the road. • Concern about traffic at school times (morning and afternoon) as this is already considered a problem. • Existing main road already hazardous and a dangerous "bunny run" to Thurslstone. • There is already a tail back at Bridge End at times which is not helped by the introduction of Tesco. • Vehicles might use Old Anna Lane	A Transport Assessment is not required to be undertaken for a development of this nature and scale. Pre-application discussions with the Local Highway Authority have not raised any significant issues in terms of traffic generation or safety concerns about access or egress. The proposals achieve appropriate visibility standards, radius curves, highway gradients and public footpath provision.

instead which would cause further problems as there are few passing places and Thurlstone would be disadvantaged. • The increase in traffic would not have any significant impact.	
Questions	Pre-application discussions with the Local Highway Authority have not raised any significant issues in terms of traffic generation or safety concerns about access or egress. No specific traffic controls are required in this instance.
• What traffic controls are being considered at school times for Bridge End junction, Halifax Road, and major log jam areas?	
Planning	
Comments	
• There is already planning permission in place to develop a site at the bottom of Huddersfield Road and for a further 5 homes at Water Hall.	The proposals represent an investment in the housing market and economy of Penistone - a market town which has an important service role (Policy CSP8). The proposal is a reflection of the need for new housing in the town as set out in policies CSP9 and CSP10 of the Barnsley Core Strategy. The need for housing is also discussed in the 'Penistone Community Led Parish Plan 2013'. We note that people may have concerns about other proposed or consented development at the town, but this is outside our control. The Council will assess our application on its own merits.
Environment	
Comments	
• Concerns of the removal of mature trees on the site. • Land owners request that no trees are cut down or damaged within their boundary.	The site includes mature trees and areas of scrub woodland. Some trees within the site are of poor condition and are hazardous. We are proposing some tree felling within the site where necessary to facilitate an acceptable form of development. The trees outside the site are not within our control.
• The proposed homes on the east of the site are too close to the lake.	Pollution is subject to regulatory controls separate from the planning

• Risk of pollution to the lake and the water courses which serve it. • Pollution from drains and building site may run into the lake, impacting on the fish. • No proper fencing proposed to protect intrusion by residents on the margins of the lake. • As there are no fishing rights on the site. There is need for a new fence to be erected on the site boundary to protect the fish.	system. Details of boundary treatments, such as fencing, are normally dealt with by planning condition, through discussion with the LPA and if appropriate adjoining landowners. Bellway are happy to have a dialogue with adjoining landowners about boundary treatments as the application progresses.
• Bats are a protected species, which mitigation needs planning for.	In accordance with national and local planning policy we will seek to mitigate for biodiversity assets (including bats) and incorporate habitat enhancements within our proposals. Further detail is provided in the submitted Ecology Report.
Questions	
• What will happen to existing wildlife ie. Bats?	In accordance with national and local planning policy we will seek to mitigate for biodiversity assets (including bats) and incorporate habitat enhancements within our proposals. Further detail is provided in the submitted Ecology Report.
Housing Type and Design	
Comments	Thank you for your comments
• The proposals look attractive and provide a range of housing. • The development looks attractive and sensitive to its position in an attractive landscape of trees and water.	
• These kind of homes do not match the architecture of Penistone. • The fake stone proposed for the new houses will not blend with the stone.	The proposals provide for a range of types and sizes of new homes. This is a requirement of planning policy. We believe that our design responds to local character and reflects the identity of the local surroundings. The new homes will be constructed from natural stone/artstone to reflect the adjacent residential properties and the local vernacular style.
• The heights of building could affect current resident's properties.	The proposed layout will ensure a good standard of residential amenity for future occupiers and will not have a significantly detrimental impact on the amenity of existing occupiers adjacent

	to the site in regard to potential for overshadowing, loss of daylight and overlooking.
• Density of housing appears too high (too many homes for the site).	The density of the scheme is 23 dwellings per hectare. This represents the optimal potential of the site whilst accommodating the site specific constraints, such as buildings' conversion, mature trees and amenity of neighbouring properties. The proposals are also reflective of the density of the local surroundings.
Suggestions	
• Build something other than the standard Stepford boxes which are already all over the UK? Something impressive and imaginative rather than just the cheapest.	We believe that our design responds to local character and reflects the identity of the local surroundings.
Historic Environment	
Comments	An assessment of the archaeology and cultural heritage assets was undertaken by the Council before Bellway became involved in the project. The Council looked at the layout, floor plans and ceiling heights to assess the potential for the conversion of the Fulford building, Weirfield House and the Stable Block. Weirfield House was originally constructed as a dwelling along with the adjoining Stable Block. The House was later modified and converted into a school. Both this building and the Stable Block have a domestic form and scale which means they are suitable for conversion to residential use. The Fulford Building, on the other hand, was purpose-built as a school in 1911. Its scale and proportions mean that it does not lend itself to conversion into residential use. It is therefore proposed to demolish the Fulford building to reduce the scale and mass of buildings within the site and provide the opportunity to develop the site comprehensively. We are aware that the Fulford building
• Fulford is not a particularly attractive building and many similar have been demolished eg. Wath Comprehensive. • If not suitable for conversion the demolition will remove the eyesore on entry to Penistone.	
• Really glad Weirfield and Stables block are being retained.	
• Penistone is losing another attractive building for modern box buildings.	
Suggestion	
• Fulford Block is full of character and should be converted instead of demolished.	
Questions	
• Why not convert Fulford into individual residences?	

	has significance to some local people but it is not listed nor is it in a Conservation Area. Nonetheless we are in discussions with Council about how we can contribute to recording the history of the school. We also propose to re-use the stone crest as an entrance feature and re-use the stone from the buildings for boundary treatments.
Construction	
Comments	Construction activities (including working hours, construction vehicle arrangements, vehicle wheel cleaning etc) will be likely to be something which we will have to receive approval from the Council on once the planning application has been determined.
• Problem with parking (on Huddersfiled Road) when work force is on site. • Increased noise while the new homes are built and existing buildings knocked down.	
Drainage	
Comments	The relevant statutory undertakers (Yorkshire Water and Environment Agency) have been consulted prior to submission of the application and have advised that the site can be adequately drained. Further detail is provided in the submitted Flood Risk Assessment.
• Existing houses having problems with drains which are currently at maximum capacity. • Foul sewer system is already full to capacity and any extra into systems is likely to cause major problems • Current sewerage system cannot cope at the moment. Will collapse if required to carry effluent from 34 dwellings.	
Other	
Question	We cannot comment on the occupation of the homes at this stage.
• Could the school rent/contract a batch of flats to encourage new high level teaching staff to live adjacent to school? The benefit - more high level teaching in sciences in particular.	

5. CONCLUSION

5.1 The purpose of the pre-application public consultation undertaken by the applicant was to build understanding and awareness of the project by explaining the draft proposals to local people and the local planning authority and to seek feedback to be used to shape the scheme.

5.2 The applicant has engaged in pre-application discussions with officers of Barnsley Metropolitan Borough Council and Ward members representing Penistone. Feedback from these discussions have allowed the development team to evolve the proposals in advance of the community consultation process.

5.3 The community consultation carried out by the applicant has sought to give local people the opportunity to engage with and comment on the proposals at an early stage.

5.4 The public exhibition was well attended and included different types of individuals, thereby demonstrating that the applicant has been successful in sharing information about the proposals widely across the local area.

5.5 The proportion of feedback forms received in relation to the interest shown in the project (expressed by volume of attendance at the exhibition) was relatively low. It can reasonably be assumed therefore that those who did not respond did not feel strongly enough, either positively or negatively, about the proposals to make their views known, or that at this stage they did not have thoughts or views to add.

5.6 The comments and feedback received during the pre-application consultation with the local community have been reviewed and the applicant has responded to the comments, suggestions and questions raised.

5.7 In summary, the applicant considers that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has clearly been satisfied.

Appendix 1: Public Exhibition Leaflet

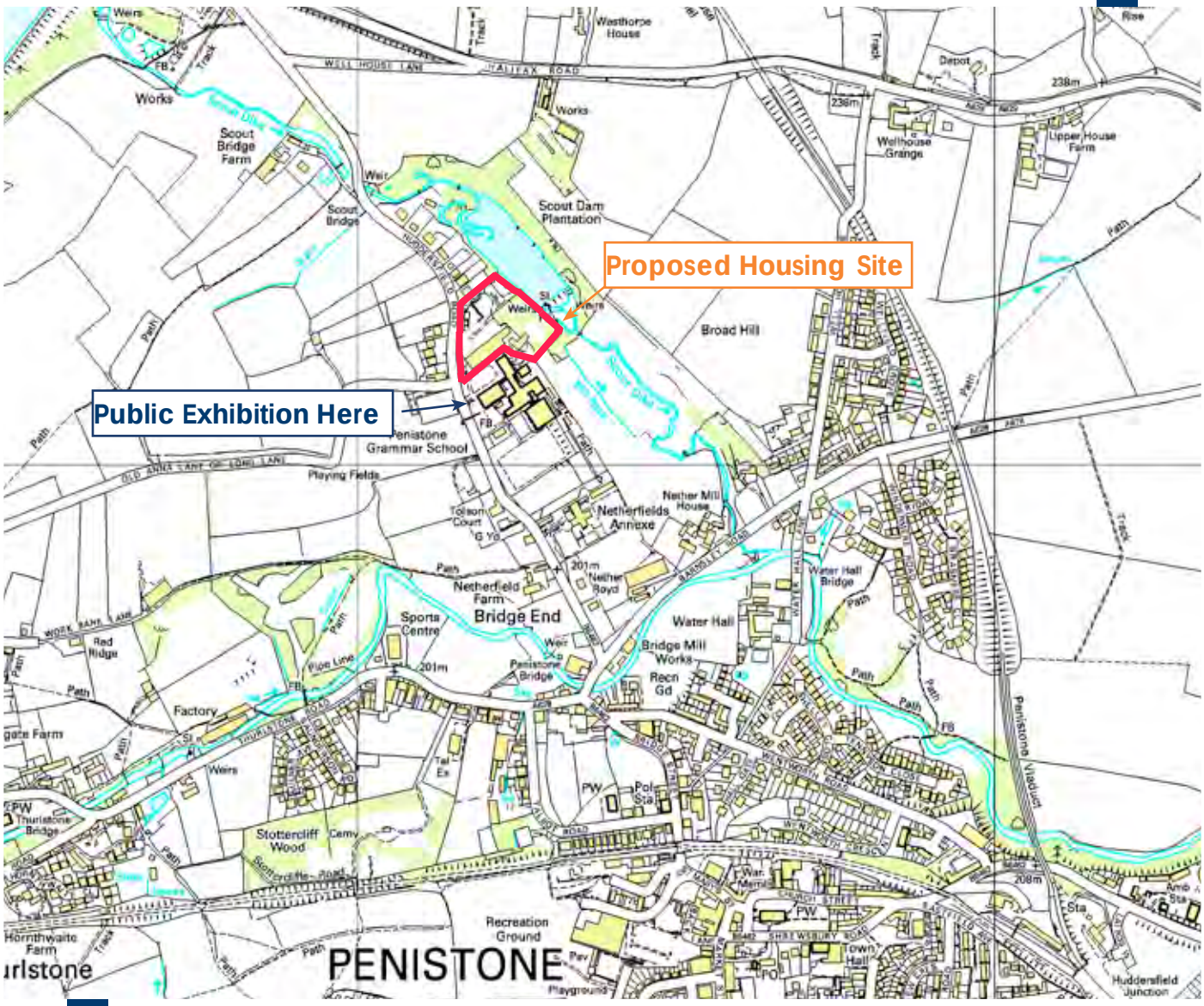
Proposed New Homes on Former Penistone Grammar School Site

Public Consultation Event

Thursday 27th June 2013

at the Community Room, Penistone Grammar School, Huddersfield Road, S36 7BX

Drop in anytime between 4pm and 8pm



We invite you to view our proposal for new homes on former Penistone Grammar School land and share your thoughts and ideas at our public exhibition.

Bellway

Pegasus Group

Appendix 2: Public Exhibition Display Boards

Former Penistone Grammar School Site, Huddersfield Road

Welcome to the public exhibition for the former Penistone Grammar School site.

If there is anything you would like to know more about, please just ask a member of the team here today who will be happy to help.

The Site

The site is around 1.46 hectares (3.6 acres), lies on the northern edge of Penistone and is within walking distance of the services and facilities in the centre of Penistone. It historically formed of part of Penistone Grammar School.

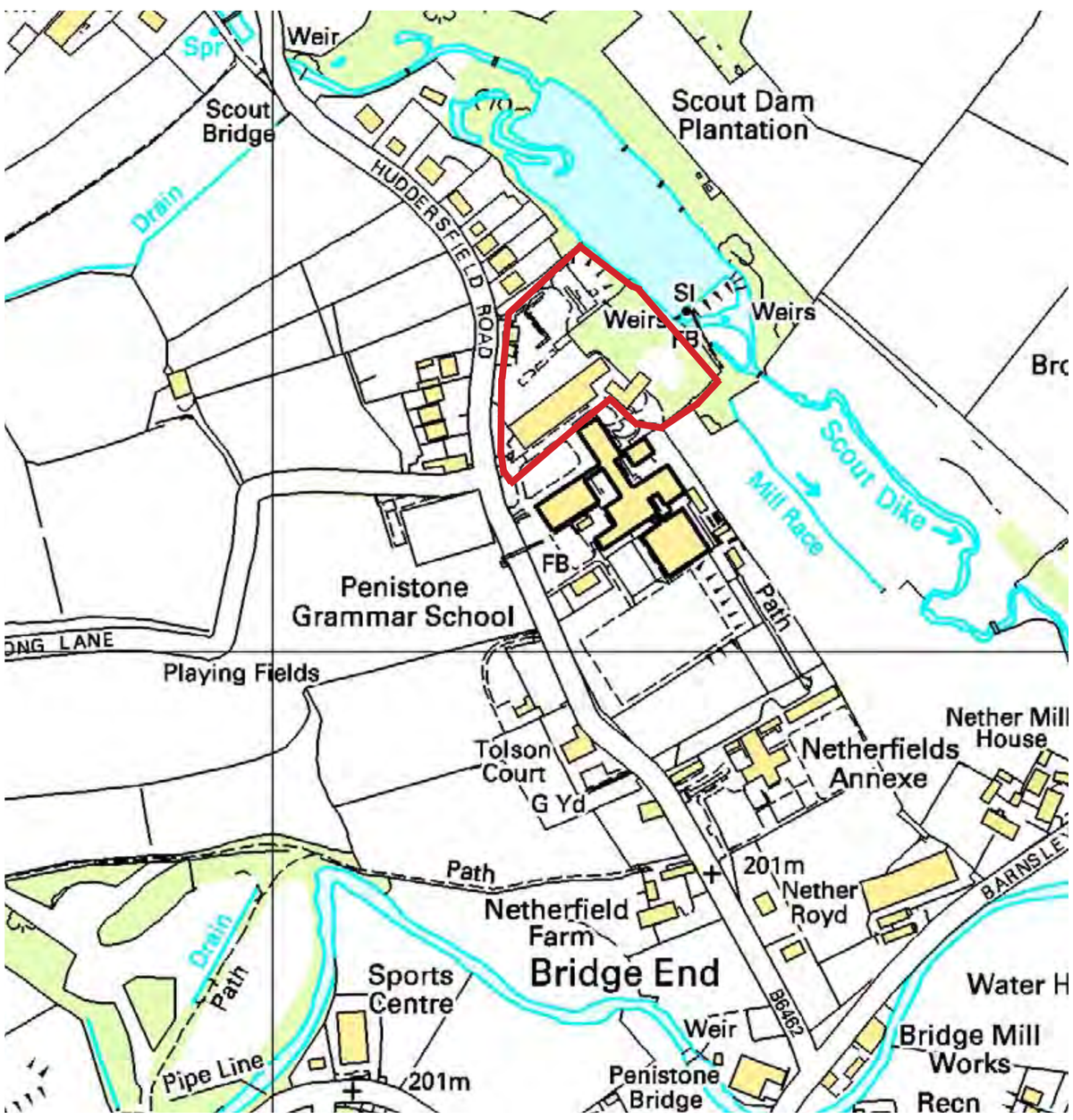
The site comprises a large area of surface car parking, unmanaged scrub woodland and a number of vacant buildings, including ‘Fulford’, ‘Weirfield’ and the ‘Stables Blocks’.

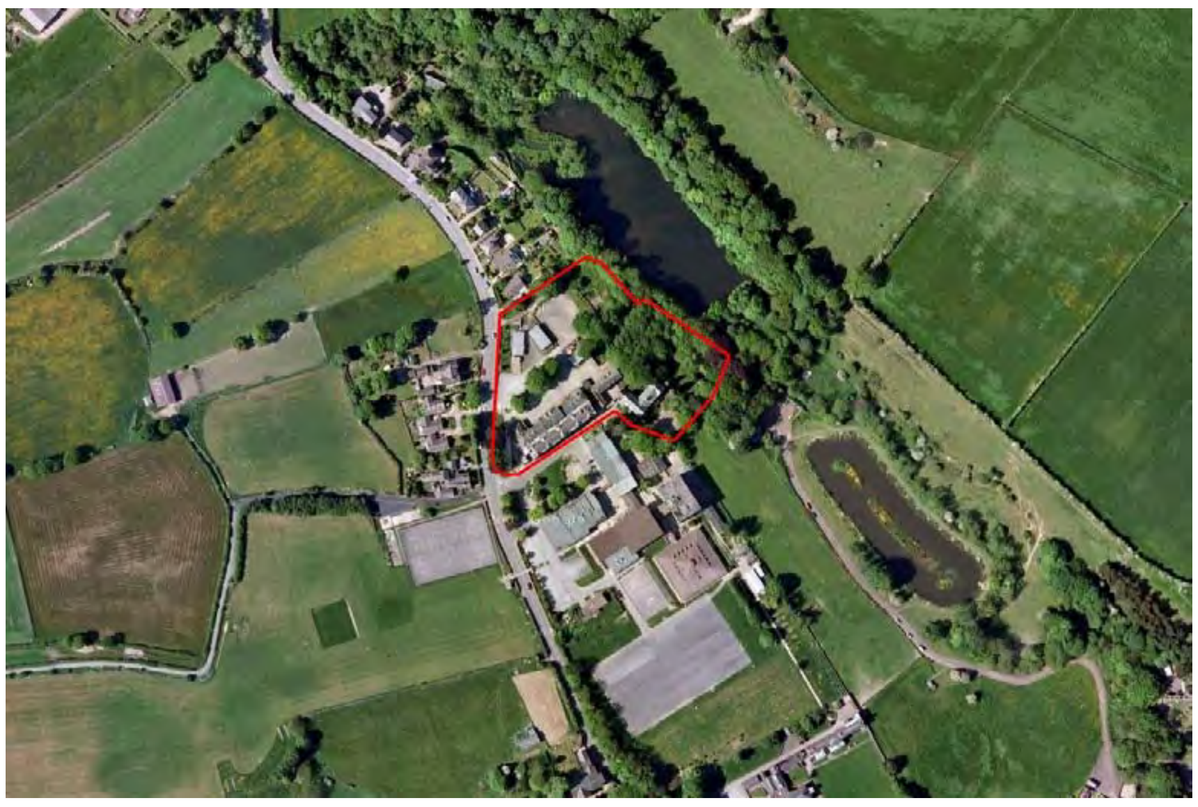
Why this site?

The site was first developed around 1875 with Weirfield House and adjoining Stable Block as a private residence. The house was later converted into a school in 1900, and joined by the purpose built Fulford building in 1911.

The site was last used as part of the school in 2011 and since the construction of the new school complex is surplus to the school’s needs and has stood vacant. The Council undertook an exercise to determine if other community uses could utilise this site. None were identified and the Council has released the site for alternative use. The site has been put on the market for residential development.

The site is allocated within the Green Belt in the adopted Core Strategy. New building in the Green Belt is permitted where there is limited infilling and complete redevelopment of previously developed sites providing that there would not be a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.





Bellway

Site Analysis

The plan below illustrates the physical and spatial opportunities and constraints which exist in the local environment.



We have assessed the particular constraints and opportunities that this site presents. These include:

Constraints

- Trees
- Buildings of local historic interest
- Ecological interests i.e. bats
- Topography

Opportunities

- Proximity to shops and services in Penistone
- Established boundary and tree screen to the north east of the site
- Increase variety and choice of housing in the area
- Use of a vacant, redundant site
- Existing access from Huddersfield Road

Site Analysis: Technical Issues

We have been carrying out various baseline assessments to better understand the site conditions and to inform the scheme design. The findings of the work to date are summarised below:

Traffic and Highways

The site is accessed from Huddersfield Road. Discussions with the Council's Highways Department have confirmed that a new residential scheme can be safely accessed from Huddersfield Road.

Flood Risk and Drainage

The site is categorised by the Environment Agency as being an area at lowest risk of flooding. The existing drainage infrastructure which will be utilised and the site is capable of being drained in such a way to ensure that development does not cause any existing drainage issues.

Ecology

Initial ecology surveying of the site identified the presence of a long eared bat roost and further possible bat roosts within the site. We have an up-to-date survey of the existing ponds within the site identifying that the ponds do not support any protected species. Further seasonal survey work is ongoing regarding the presence of bats and the scheme will include mitigation measures to protect and enhance habitats within the site.

Trees

The site includes mature trees and areas of scrub woodland. A Tree Report undertaken on behalf of the Council has identified that some trees within the site are of poor condition and are hazardous. Our proposals have been designed to integrate within the site's natural woodland setting by retaining trees around and within the site and only removing trees and scrub woodland where there will not be an adverse affect on overall amenity.



Trees within the site



Scrubland within the site

Cultural Heritage

An assessment of the archaeology and cultural heritage assets has been undertaken. Although it is recognised that there is some local public interest in the existing buildings on the site there are no designated assets (such as Listed Buildings) within the site.

The Council have previously looked at the layout, floor plans and ceiling heights to assess the potential for conversion of the Fulford building, Weirfield House and the Stable Block to residential use.

Weirfield House was, as the name suggests, originally constructed as a dwelling along with the adjoining Stable Block in approximately 1875. The House was later modified and converted into a school in 1900. Both this building and the Stable Block have a domestic form and scale which means they are suitable for conversion to residential use.

The Fulford Building was purpose built as a school in 1911. Its scale and proportions mean that it does not lend itself to conversion into residential use. Bellway concur with the Council's assessment, and therefore propose to demolish the Fulford building to reduce the scale and mass of buildings within the site and provide the opportunity to develop the site as shown on the proposed scheme layout board.

Bellway are aware of the sensitive nature of the demolition of the Fulford building. We are in discussions with Council about how we can contribute to recording the history of the school. We also propose to re-use the stone crest as an entrance feature and re-use the stone from the buildings for boundary treatments.



The Stable Block as existing



Weirfield House as existing



Fulford building as existing

Bellway

Former Penistone Grammar School Site, Huddersfield Road

What are our plans?

- 34 homes comprised of:

  - 23 new houses in a mix of detached, semi detached and terraced properties.

  - Three houses in the converted Stable Block.

  - Eight apartments (1 or 2 bedrooms) in the converted Weirfield House.

- Each new home will have designated parking. Visitors parking is provided for the apartments.

- Vehicle access into the site will be from Huddersfield Road.

A plan showing how the site could look are included on the next board. Some examples of the proposed housing designs are displayed to the right.





Scheme Design



Site Section 1



Site Section 2



Bellway

Former Penistone Grammar School Site, Huddersfield Road

Proposed Scheme Layout

Schedule of Accommodation

Stable Block
1no. two bedroom house
2no. three bedroom houses

Weirfield House
3no. one bedroom flats
3no. one/two bedroom flats
2no. two bedroom flats

New houses
15no. four bedroom houses (2 storey or split level)
8no. three bedroom houses (3 storey)



What do you think of our proposals?

Bellway

Proposed Scheme Layout



View 1: View from the west



View 2: View from the north



View 3: View from the east

Former Penistone Grammar School Site, Huddersfield Road

Have Your Say

We are asking people who live and/or work in the area to help us continue to shape the proposals. It is important to us to hear what local people think.



If you want to share your thoughts about the proposals please fill in one of our comments forms.

Next Steps

All thoughts and suggestions received as part of this consultation will be carefully considered and used to shape the proposals for the former Penistone Grammar School site before submitting an application to the Council.

After we submit the planning application, the Council will carry out its own consultation process involving statutory consultees and stakeholders such as the Environment Agency and highways authority amongst others. Members of the public will also be able to make their views known to the Council.

The Council will then decide whether to approve or refuse the application.



Thank you for your attendance.

If you are interested in purchasing a Bellway home please visit our website www.bellway.co.uk or speak to a member of our development team.

Bellway

Appendix 3: Comments Form

Proposed New Homes on Former Penistone Grammar School Site

Your opinion is important

Your comments are important to us and form part of the public consultation process for the proposals.

Please return your completed comments form at the exhibition or by post by **11th July 2013** to Pegasus Group, 4215 Park Approach Avenue, Thorpe Park, Leeds, LS15 8GB.

Comments

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Please indicate your gender:

Male ☐ Female ☐ Prefer not to say ☐

Please indicate your age:

Under 18 ☐ 18-35 ☐ 36-55 ☐ 56-70 ☐ 70+ ☐ Prefer not to say ☐

Are you responding as a:

Resident ☐ Local business ☐ Local councillor ☐ Representative of a group/organisation ☐

Please indicate your postcode: ☐

Bellway