

JohnsonBrook
Planning & Development Consultants

Statement of Community Involvement

On behalf of

David Wilson Homes

For

Proposed Residential Development of 66 Dwellings

At

Land off Church Lane, Hoylandswaine

www.johnsonbrook.co.uk

June 2014

Statement of Community Involvement

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This statement details the consultation programme undertaken by Johnson Brook on behalf of David Wilson Homes with regard to their proposals for a residential housing scheme on land off Church Lane, Hoylandswaine for 66 dwellings.
- 1.2 The application site covers an area of approximately 3.3 ha (8.15 acres) of greenfield land, currently designated as Safeguarded Land in Barnsley Unitary Development Plan (UDP) however the site is proposed as an allocation for Low Density Housing in the emerging Sites and Places Development Plan Document.
- 1.3 The consultation undertaken has assisted in informing local residents and stakeholders who may have specific concerns and queries in relation to these proposals. David Wilson Homes will continue to maintain dialogue with the local community during the planning process.
- 1.4 This statement should be read in conjunction with the supporting Planning Case Report and Design and Access Statement.

2.0 THE POLICY CONTEXT

2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. David Wilson Homes recognise that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for the Land off Church Lane application has been formed by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Barnsley Council specific guidance on community consultation.

National Policy

National Planning Policy Framework (2012)

2.2 The National Planning Policy Framework was published in March 2012. It is a key part of the Coalition Government's reforms which aim to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. With regards to pre-application consultation, the document states:

2.3 *"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 188).

2.4 *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications"* (paragraph 189).

2.5 *"The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs"* (paragraph 190).

- 2.6 *“The right information is crucial to good decision-taking, particularly where formal assessments are required. To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible”* (paragraph 192).

Localism Act (2011)

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

Planning and Compulsory Purchase Act (2004)

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

Local Policy

Barnsley Council’s Statement of Community Involvement (September 2006)

- 2.9 The Planning and Compulsory Purchase Act (2004) requires each local planning authority to prepare a Statement of Community Involvement (SCI), which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.10 The Barnsley Council SCI, adopted in September 2006, explains how the community and organisations can take part in the planning process. It sets out how the Council will engage with people and organisations when preparing the Local Development Framework and considering planning applications.
- 2.11 The SCI provides a number of charts which set out how the Council will engage and consult on planning applications. The application is considered to be a major application as defined

by paragraph 11 of the SCI (where 10 or more houses are to be built). The Barnsley SCI gives guidance on involving people in the application process, stating that:

“we strongly recommend that you talk to us, people who live near the site and anyone who might be affected by the development before making the application.”

- 2.12 Consultation for the preparation of this planning application has been undertaken following the guidance outlined in Chart 3, ‘how we will involve you in planning applications’, and Appendix 3, ‘How you should involve people in your plans before making a planning application for a relatively large development’. This includes:

Pre-application stage

- Applicant discusses proposals with the Council
- Applicant consults with the community

Method of Engagement

Examples are given as:

- Public meeting/exhibition
- Press release
- Website feature
- Leaflets/letters to local addresses
- Meetings with the Local Councillors

- 2.13 This report outlines the methods of consultation that have been used with the local community and the local planning authority and the results and issues generated.

3.0 THE CONSULTATION EXERCISE

Technical Consultation with Barnsley Council

3.1 A request for pre application advice was submitted to Barnsley Council in June 2013. Following a meeting with Local Authority officers, Andrew Burton (Senior Planning Officer) and Barbara Wilson (Group Leader Highways Development) on the 17th June 2013, a subsequent meeting with Matthew Joy (Planning Policy Officer), Nik King (Senior Urban Design Officer and Lloyd Downer (Affordable housing Officer) was arranged on the 1st August.

3.2 These discussions were based upon the layout proposals for 58 dwellings. Formal advice from Barnsley Council was received by letter on 4th September 2013, this letter is attached to the Planning Case Report submitted as part of the application. The principle points agreed/discussed are summarised below:

- The site is designated Safeguarded Land by policies WR11/GS10 in the Unitary Development Plan.
- In accordance with Paragraphs 214 and 215 of the NPPF, it should be considered that UDP Safeguarded Land designations are out of date where the site can be shown to be in a sustainable location.
- The Council's Economic Strategy, which was agreed by the Council in June 2012, has established a need to deliver a step change in the quality of residential development in the Borough leading to the construction of high quality large family sized dwellings constructed at lower densities.
- The submitted plan reflects well against the objectives of the economic strategy and draft policy LD7.
- Sustainability issues should be addressed through completing the 'Housing Development Sustainability Checklist' and as part of the Transport Statement.
- There is a need to protect the visual amenity of the Green Belt.
- A minimum of 15% green space provision should be provided in site
- Potential need to provide a LEAP, off-site provision would put the onus on the developer to identify a suitable site.
- Access via Church Lane does not appear to be a significant issue at this stage.

- Technical reports to be submitted with a planning application should include Transport Assessment, Travel Plan, Heritage Statement, Flood Risk and Drainage Assessment, Tree Survey, Ecology Report, Affordable Housing Statement and Design and Access Statement.

3.3 On the matter of community consultation the pre- application advice states:

“Community consultation is encouraged prior to the submission of the application. Best results are normally achieved when proposals are altered or information provided to address specific concerns that are raised. You may also wish to carry out consultation with local Ward Members, Hoylandswaine is covered by the Penistone Town Council.”

3.4 The feedback received in respect of the proposals has been incorporated into the scheme presented with this application and further details are provided within the Design and Access Statement.

Initial Consultation Leaflet

3.5 On Thursday 9th January 2014 a leaflet drop took place, targeting the residents of Hoylandswaine. This leaflet outlined the development proposal, extending an invitation to the Community Consultation Event held on Thursday 16th January and gave details on how to make comments. A copy of the information leaflet is in Appendix 1. This leaflet drop covered the whole of the village.

Public Exhibition

3.6 A Public Exhibition to view Consultation Boards was held at St John’s Evangelist Church, Haigh Lane, Hoylandswaine on 16th January 2014. This venue was chosen due to its close proximity to the site and easy access from Hoylandswaine village. The Public Exhibition was held between the hours of 4.30pm and 7.30pm to ensure it was accessible to as many people as possible. Representatives from David Wilson Homes and Johnson Brook, as well as the architect, drainage consultant and highways consultant, were available at the Public Exhibition to provide information and answer any questions.

3.7 At the Public Exhibition Four A1 sized consultation/ information boards were displayed providing background information on the scheme, giving an indicative masterplan and

illustrating typical house types to be expected. Copies of the boards used at the Public Exhibition are included in Appendix 2.

- 3.8 Comment sheets for the members of public were available at the event. Visitors to the event were given the opportunity to leave comments/suggestions on feedback forms available at the event via email or by post.

Website

- 3.9 Johnson Brook have a dedicated website page for each consultation containing details of the project, copies of the display boards at the Public Exhibition, copies of the leaflet distributed and other information about the scheme; it also allows feedback to be sent via email (or post) to Johnson Brook.
- 3.10 The web page went “live” to coincide with the Public Exhibition event on the 16th January 2014. The table below details how many times the documents have been viewed online during the period of 16th January to 30th January 2014.

Exhibition Board	Number of views
1. Introduction	51
2. Constraints	46
3. Indicative layout	55
4. Example dwellings	34
5. Benefits	41

- 3.11 The address for the website is www.johnsonbrook.co.uk/consultation/

Local Councillor Consultation

- 3.12 The Penistone East Ward Councillors were notified by email on the 8th January of David Wilsons Homes’ intention to make an application on Land off Church Lane, Hoylandswaine in the coming weeks. Following unsuccessful attempts by Johnson Brook a request was made for this email to be forwarded to the three Elected Ward Members following errors with the Barnsley Council email addresses. The email provided information regarding the proposals and offered an invite to the Public Exhibition on Thursday 16th January 2014.

4.0 CONSULTATION REVIEW

4.1 In total 21 responses have been received from the community over the course of the consultation period. 14 comments sheets were received as a result of the Public Exhibition event, three responses were received via the website feedback forum and a further four emails were received, via the contact address given, asking for more information or addressing specific concerns.

4.2 All the responses have been reviewed and analysed and a summary of these is included below.

4.3 Response to the proposals were varied with some respondents demonstrating support and other respondents objecting to the residential development on this site. Some respondents offered constructive comments or expressed interest in occupying houses in the future.

Principle of Development

4.4 There was a mixed reaction to the development proposals, whilst a number of responses objected to the proposals, there were almost as many letters in support. 9 people objected to the principle of developing the land for housing however 8 people responded agreeing that low density family housing as proposed was an appropriate development proposal for this site.

Affordable Homes

4.5 There was a mixed response to affordable housing with some respondents indicating that the proposed 10% on site affordable housing and 15% commuted sum for off-site provision was an appropriate approach to take for this development, one respondent indicating 'there wasn't much affordable housing in the village.' However other respondents stated they didn't agree with this approach, many of which opposed the development proposals altogether. One respondent indicated that 10% affordable housing on site was not enough.

Amenity space and village facilities

4.6 Following a request from the Local Planning Authority, the comment form asked residents to comment on the amenity space and Church car parking provided within the proposal. All the respondents who agreed with the principle of development supported the approach to

providing additional parking and amenity space. Two respondents indicated that the number of car parking spaces proposed for the Church was too small.

4.7 A number of constructive comments were provided indicating local facilities that may require improvement. These included:

- Safe Children's play area with swings etc
- Area for ball games, tennis court, bike course etc
- Public Open Space
- Village Hall
- Parking
- Bus service provision

Design and materials

4.8 Of the respondents that commented in relation to the materials or peripheral landscaping of the scheme, 4 people indicated a preference for natural stone exteriors. Furthermore, one respondent specified that housing should be 'similar to other David Wilson houses in [the] village.' It was raised that both construction and materials should be as 'environmentally friendly' as possible.

4.9 Two respondents expressed support in retaining the Oak trees currently on site. It was raised that appropriate landscaping should occur in order to mitigate effects on The Old Vicarage.

Other comments

4.10 There were a number of other matters raised through the consultation process, these included pressure on the local school.

4.11 Concerns regarding the traffic implications of the development were raised particularly around the primary school and along Haigh Lane. A suggestion of implementing traffic calming techniques was put forward.

4.12 One respondent expressed concerns regarding surface water drainage affecting his property. Contact details for Yorkshire Water and Barnsley Council were requested and the information subsequently supplied to the resident.

- 4.13 One resident emailed to inform David Wilson Homes of inaccuracies within the development proposal plan, in that the resident's home had been shaded out. The proposals were rectified to better illustrate the existing property.
- 4.14 It was suggested that the approximately 1/3 of the application site is grade A1 agricultural land which has supported two crops a year such as oil seed rape, wheat and barley. [It should be noted that there is no Grade 1 Agricultural land in the District and due to the topography of the site, it's location above sea level, its shape and proximity to residential properties, it is highly unlikely the site would fall within Grade 1, 2 or 3a Agricultural land classifications.]
- 4.15 One email of support was received from a resident of Holylandswaine expressing interest in purchasing a property in the future.

5.0 CONCLUSIONS

- 5.1 David Wilson Homes have reviewed the consultation responses and incorporated these into the final design proposals where appropriate. The community consultation has been worthwhile in informing local residents of the proposals and providing the opportunity to have an input before a planning application is submitted. David Wilson Homes are committed to maintaining a dialogue with the local community throughout the planning process.
- 5.2 Whilst some support was expressed for the proposal, some objections and concerns were equally raised. Suggestions regarding material and landscaping use will be taken on board and addressed in the Design and Access Statement. Traffic concerns are addressed in the transport statement produced by Optima Highways which is submitted as part of the planning application.
- 5.3 With regard to other issues mentioned; flooding is assessed in the Flood Risk and Drainage assessment. The consultation did inform of new drainage information that required further investigation. The impact on the local school has been assessed through consultation with Barnsley Council, School Organisation and Governance team. It is deemed that there are sufficient places to accommodate additional pupils generated by the development.
- 5.4 The design evolution and justification for the proposals can be found in the design and access statement. The consultation did result in layout changes on the site boundary.
- 5.5 The consultation process has provided useful community links to those parties responsible for maintaining existing children's play areas. These leads will be followed up.
- 5.6 The Church PCC have been asked regarding their views on access to the additional parking spaces via the Church grounds. A response is awaited.

APPENDIX 1

This Community Consultation event is designed to inform you of David Wilson Homes' intention to build new homes at:

Church Lane, Hoylandswaine

This event is designed to provide you with the opportunity to review our plans and to give us your ideas on how the scheme can help meet the needs of the local community

For further information please contact:
 lauren@johnsonbrook.co.uk
 or visit <http://www.johnsonbrook.co.uk/consultations/>

Invitation to a Community Workshop Event

Thursday 16th January at

St John's church
 Haigh Lane
 Hoylandswaine
 Near Penistone
 Barnsley
 S36 7JJ

Anytime between
 4:30pm to 7:30pm

Where quality lives



David Wilson Homes

JohnsonBrook

Planning & Development Consultants



Space to live.



David Wilson Homes

Proposed Site layout

APPENDIX 2

This Community Consultation event is designed to inform you of David Wilson Homes' intention to build circa 58 new homes at:

Church Lane, off Haigh Lane, Hoylandswaine

This event is intended to provide you with the opportunity to review our plans and to give us your ideas on how the scheme can help meet the needs of the local community.

This event will also provide the opportunity to meet the team who will be happy to answer any questions that you may have.

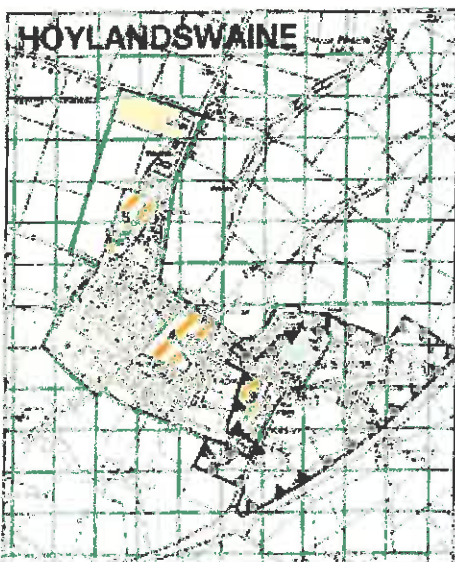
EXISTING ALLOCATION

The site was identified as 'safeguarded land' in the 2000 Barnsley Unitary Development Plan (UDP). Safeguarded land is considered suitable for development in the long term.

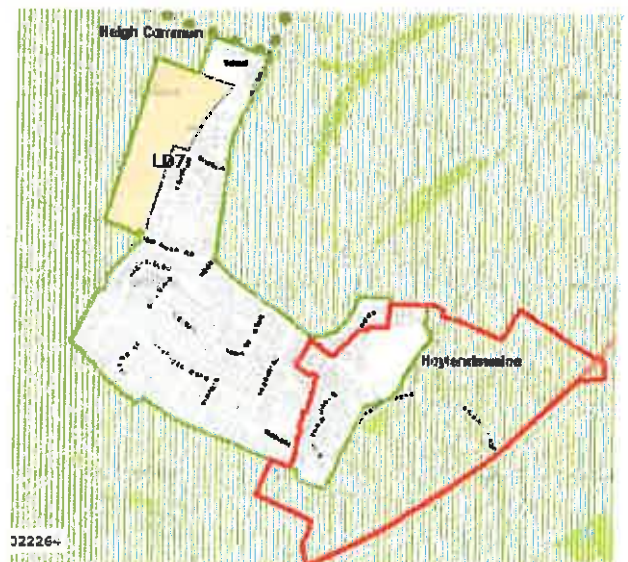
The site is now proposed as an allocation for low density housing within the emerging Development Sites and Places Development Plan Document (DPD) and has therefore has the potential to deliver housing. The Government's National Planning Policy Framework requires each local authority to continually demonstrate a rolling 5 year supply of housing in order to significantly boost the nation's housing supply. Barnsley Metropolitan Borough Council is unable to demonstrate a five year supply of deliverable housing sites; therefore the key benefit of this scheme is the delivery of housing in an area which has a shortfall in supply.

The site is not Green Belt.

The proposals are supported by the Government's commitment to ensuring the planning system does everything it can to support growth. The proposals provide housing fit for the 21st century and will contribute to the Government's desire for economic competitiveness, which subsequently facilitates a mobile workforce and dynamic economy.
















NOTATION	PLANES
Community Area Boundary	WR10
Housing Allocation	WR11
Planning Policy Area	WR12
Employment Footprint	WR13
Employment Policy Area	WR14
Green Belt	WR15
Employment Land	WR16
Area of Borough Landscapes Value	WR17
Nature Conservation Site	WR18
Site of Special Biological Interest	WR19
Metropolitan Employment Boundary	WR20
Proposed Green Corridor	WR21
Urban Green Space	WR22
Archerfield	WR23
Coastal Area	WR24
North Don Valley	WR25
Channel Highway Network	WR26
Highway Footway Lane	WR27
Livingstone Heritage Project	WR28
Municipal Planning Permission	WR29
Water Area of Interest	WR30
Mixed Use Allocation	WR31
Employment Facility	WR32



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OPPORTUNITIES AND CONSTRAINTS



- | | | | | | |
|---|---|---|---|---|---|
|  | site area |  | existing public footpath |  | St John's Church and vicarage by eastern boundary setting to be respected |
|  | primary vehicular and pedestrian access to residential development from Church Lane |  | potential link to existing footpath |  | frontage development to proposed public open space |
|  | existing hedgerows and trees to be retained as part of development proposal |  | existing dwellings by site |  | proposed soft landscaping buffer to Western boundary |
|  | proposed residential development area |  | amenity of existing dwellings to be respected |  | sensitive boundary edge to open fields |
|  | proposed public open space | | | | |

SUPPORTING INFORMATION

It is the intention of David Wilson Homes to submit a full planning application for circa 58 dwellings at land off Church Road, Hoylandswaine.

New open space will be provided within the development, creating a village green and retaining existing mature trees. Extra car parking will be provided for the neighbouring Church and a footpath link created.

Effective traffic management measures will be incorporated to ensure separation from pedestrians and the free and safe flow of vehicles to and from the site.

The application will be supported by a Transport Statement, Ecological Assessment, Site Investigation Report, Arboricultural Assessment, Heritage Assessment, Archaeology Report, Flood Risk and Drainage Statement, Design and Access Statement and Landscape Assessment.



Existing Dwellings



Existing trees / hedgerows



St. John's Church and Vicarage



Hoylandswaine Primary School



Proposed residential development



Indicative landscaping



Proposed primary roads



Proposed secondary roads



Proposed public open space



Existing public footpath route



Potential link to existing footpath



Parking for St. John's Church

David Wilson Homes

"We want to be recognized as the nation's leading house builder, creating communities where people aspire to live."

We established the first Barratt property development company in Newcastle upon Tyne and grew the business steadily, laying the foundation for the growth that followed. We were listed on the London Stock Exchange in 1968.

During the 1990s the Barratt Group grew organically, establishing an unrivalled track record of consistent growth. In April 2007, Barratt acquired Wilson Bowden PLC and today has a network of 25 housebuilding divisions throughout Britain, selling new build homes under the Barratt, David Wilson and Ward Homes brands.



Johnson Brook

Johnson Brook is a planning and development consultancy that specialises in residential planning applications and public consultation events.

Contact

If you want to make any comments about these proposals please ask a member of our team for a feedback form, or you can comment via our website at the johnsonbrook consultation address given below.

For further information please contact:

Lauren Knox
lauren@johnsonbrook.co.uk
or visit www.johnsonbrook.co.uk/consultations/



Johnson Brook
Planning & Development Consultants

Typical illustration



The following are the social, economic and environmental benefits of the proposal:

Job Creation

In terms of employment a number of direct and indirect jobs will be created. David Wilson Homes will actively support the employment of apprentices within the construction trade, throughout the build programme.



Everyone within the Company, without exception has access to training and the chance to build their career with us. The Company's Academy combines professional training (on site and in the class room) with industry recognised qualifications, our courses aim to deliver us craft and trade specialists, site managers and people with specialist technical and commercial knowledge. We offer the very best programmes and are committed to developing talent. In June 2011, we were awarded Highly Commended in the Large Employer Category of the National Apprenticeship Service Awards in London. In 2012, we were Highly Commended at the Regional Awards. We're also delighted to be named in Top 100 Employers list in both 2011 and 2012.

Household Expenditure Impacts

The proposed scheme reflects a high proportion of larger sized properties. The householder expenditure generated by these residents will help to support economic activity locally, including businesses providing household goods and services, transport service providers and the leisure industry.

Construction Expenditure

The development of circa 58 dwellings will require a direct construction spend of circa £10m which a large proportion will be spent through the local economy through the manufacture and use of local building materials. Capital expenditure from the development will be invested in the recovery and growth of the local economy.

Other Socio-Economic Benefits

The economic benefits of bringing forward this site are significant. Monies and other social benefits will find their way into the local community through the following sources:

- **Planning Gain:** The overall planning gain for this particular site is yet to be established, however a significant amount of money will be provided to build up to 25% affordable houses and improve local services and facilities. 10% of the affordable dwellings will be provided on site, with the remaining 15% being in the form of a financial commuted sum to help provide affordable housing located elsewhere in the Borough. Provision of monies through the S106 Agreement also includes payment to provide public open space and improvements to local transport services.
- **Council Tax:** Council tax paid each year by residents to Barnsley Metropolitan Borough Council will contribute to the provision of local services.
- **Investing in the Area:** This development represents a significant construction spend and a wider economic spend.

