



STATEMENT OF COMMUNITY INVOLVEMENT

Carlton Road, Barnsley

Prepared by:

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Keepmoat Homes Ltd

Yorkshire 2 (Doncaster) Region

1st February 2019

Updated by:

Jamie Moran

Keepmoat Homes Ltd

Yorkshire 2 (Doncaster) Region

16th July 2019

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Update July 2019

- i. This updated report has been prepared to support a new, resubmission of an application for residential development comprising 93 dwellings.
- ii. The original consultation was held 15th March 2018 prior to a submission March 2018, referenced 2018/0541, which was later withdrawn pending further discussions with the landowner.
- iii. A further submission was made in February 2019, validated in April 2019, reference 2019/0196. This was later withdrawn due to the scheme not adequately addressing comments received from the council.
- iv. No further consultation has been held as residents have been further notified of the proposal for residential dwellings in the recent April submission.
- v. A pre-app was held for this scheme in November 2018 although this original document had not been updated to state that prior to the later submission.
- vi. The issues previously raised by local residents have been taken into consideration during preparation of the revised scheme.

1. Introduction

- 1.1 This Statement of Community Involvement has been prepared by Keepmoat Homes Ltd (Keepmoat) in support of a full planning application for a residential development for 101 dwellings situated off St Helen's Boulevard in Barnsley.
- 1.2 Keepmoat has engaged with local residents through a community engagement event. This is to ensure the views of the local community have been taken into account.
- 1.3 Keepmoat submitted a pre-application form to Barnsley Metropolitan Borough Council but were told that current staffing levels meant only full planning applications were being given full consultee attention.
- 1.4 This Statement will outline the consultation process that has informed the preparation of this full application. It is considered that the pre-application consultation techniques used by the application have accorded with the Council's Statement of Community Involvement policies.

2. Consultation Approach

- 2.1 Barnsley Metropolitan Brough Council adopted their revised Statement of Community Involvement in September 2015 and this along with feedback from the pre-app process in relation to this application has informed the community involvement process.

Pre Application Discussions

- 2.2 A formal pre-application response was received on 2nd November 2018 following a meeting at Council offices on 19th September 2018.
- 2.3 The feedback of this and the formal feedback from the planning application in Aril 2019 have been fed into the proposals for this resubmission.

3.0 Public Consultation

Consultation Methodology

- 3.1 A Public Exhibition was hosted by Keepmoat Homes on Thursday 15th March 2018 in order to consult local residents on the draft proposals and offer the opportunity for residents to provide their views, prior to the submission of the full planning application.
- 3.2 The consultation event took place at Holy Trinity School, Carlton Road – a venue easily accessible to members of the local community, between 18.00 – 20.00 hours to ensure as many people who wanted to attend were able to do so.
- 3.3 Invitations were issued to over 300 addresses within the local community, concentrating on the properties closest to the proposed development site. A copy of the event invitation is included at Appendix 1. If residents were unable to attend the event itself, the invitation welcomed the submission of comments via email directly to Keepmoat Homes.
- 3.4 Specific letters of invitation were also issued to Councillors David Leech, Jenny Platts, Sarah Tattersall as key stakeholders of the local community.
- 3.5 The information on display at the consultation event included the following, contained within the Appendices of this Statement:
 - a. Planning Layout
 - b. Engineering Layout
 - c. Illustrative street scenes
 - d. House Type plans and elevations
- 3.6 Visitors were invited to record their attendance on a signing-in sheet when entering and these records indicate that a 6 people attended the event.
- 3.7 In addition to the opportunity to discuss the proposals with members of Keepmoat's team, visitors were encouraged to provide written feedback by the completion of feed-back forms. Visitors also had the opportunity to submit further comments directly by email to Keepmoat Homes following the event.

Consultation Feedback

- 3.8 The feedback with regards to developing the site was positive with people eager to see the new homes and associated public open space.
- 3.9 Several the responders commented on being told by Barratt Homes that the land beyond the old school grounds would never be developed. This was their main disappointment with the proposals
- 3.10 One family were keen to inform us of a well that appeared with Keepmoat Homes development area and was clearly shown on the deed plans of their property.
- 3.11 A resident within the adjacent Barratt's estate raised a concern regarding backing onto affordable properties.
- 3.12 A total of 2 feedback forms were completed at the event.
- 3.13 The table below provides the key points, which emerged from residents' feedback:

Key issues	Count
Had been informed the land behind their homes would never be built upon	1
Well on land to be developed	1
Increased traffic on Carlton Road and blind spot with turning to St Helen's Avenue	1

Response to Feedback

- 3.14 We were unable to comment on the promise that land to the rear of the Barratt site would not be developed as it has been highlighted as Housing allocated land within the LPAs UDP.
- 3.15 2 no. affordable plots have been moved to back onto the southern wooded edge as opposed to the existing housing.
- 3.16 Keepmoat Homes have carried out further investigation regarding the well both with Land Registry and further interrogation of the ground investigation to this area. We can find no confirmation of the location of a well but this will continue to be monitored once the site is under construction.
- 3.17 Keepmoat Homes have submitted a transport assessment as part of the planning application to assist in the assessment of additional traffic and specific traffic issues in the area.

5.0 Conclusion

- 5.1 This Statement of Community Engagement has been prepared by Keepmoat Homes Yorkshire East Ltd, in support of a full planning application for 101 homes on the site accessed off St Helen's Boulevard.
- 5.2 Keepmoat Homes Yorkshire East Ltd has sought to engage with the Local Planning Authority, local residents and key stakeholders in the local community during the evolution of the design proposals.
- 5.4 A public consultation event was held in Holy Trinity Senior School on 15th March 2018 providing local residents the opportunity to view the development proposals and to engage in discussion with and provide feedback to the Keepmoat team. Invitations were issued to 329 local residences and 3 no. councillors.
- 5.5 The above measures are considered to demonstrate the applicant's commitment to engaging with the local community prior to submission of the planning application and have ensured that any feedback from the Council officers and members of the public have been considered in the evolution of the development proposals. It is considered that the pre-application techniques used by the application have accorded with the Council's Statement of Community Involvement policies.

Appendices

Community Event Invitation
Address List for Invitations
Information Viewed
Sign in Sheets
Comments Sheets

Carlton Road, Barnsley

Public Consultation Event





Keepmoat Homes would like to invite you to attend a public consultation event.

The event will provide you the opportunity to view our plans for the development of 98 new homes at Carlton Road, Barnsley.

The site will see a mixture of 2, 3 & 4 bed high quality new homes delivered by Keepmoat Homes. With the site to be fully built by June 2022, 10% of these homes are going to be Affordable Housing as per local planning policy.

Representatives from Keepmoat Homes look forward to meeting you.

We are aware that this invite may not reach every member of the local community, therefore we would be grateful if you could pass this information onto your local neighbours, friends and community groups.

If you are unable to attend but would like to receive more information then please contact Ben Hindley from Keepmoat Homes by email Ben.Hindley@Keepmoat.com who will be more than happy to assist.

Time: 6pm - 8pm
Date: Thursday 1st March 2018
Location: Holy Trinity
Carlton Road
Barnsley
South Yorkshire
S71 2LF

Local Residents' Addresses

Address Line 1	Address Line 2	Town	Postcode
1	St Helens Avenue	Barnsley	S71 2AU
1 Carlton Avenue	St Helens Avenue	Barnsley	S71 2FR
1 Eaton House	St Helens Avenue	Barnsley	S71 2FP
1 Fenton House	St Helens Avenue	Barnsley	S71 2FT
2	St Helens Avenue	Barnsley	S71 2AU
2 Carlton Avenue	St Helens Avenue	Barnsley	S71 2FR
2 Eaton House	St Helens Avenue	Barnsley	S71 2FP
2 Fenton House	St Helens Avenue	Barnsley	S71 2FT
3	St Helens Avenue	Barnsley	S71 2AU
3 Carlton Avenue	St Helens Avenue	Barnsley	S71 2FR
3 Eaton House	St Helens Avenue	Barnsley	S71 2FP
3 Fenton House	St Helens Avenue	Barnsley	S71 2FT
4	St Helens Avenue	Barnsley	S71 2AU
4 Carlton Avenue	St Helens Avenue	Barnsley	S71 2FR
4 Eaton House	St Helens Avenue	Barnsley	S71 2FP
4 Fenton House	St Helens Avenue	Barnsley	S71 2FT
5	St Helens Avenue	Barnsley	S71 2AU
5 Carlton Avenue	St Helens Avenue	Barnsley	S71 2FR
5 Eaton House	St Helens Avenue	Barnsley	S71 2FP
5 Fenton House	St Helens Avenue	Barnsley	S71 2FT
6	St Helens Avenue	Barnsley	S71 2AU
6 Carlton Avenue	St Helens Avenue	Barnsley	S71 2FR
6 Eaton House	St Helens Avenue	Barnsley	S71 2FP
6 Fenton House	St Helens Avenue	Barnsley	S71 2FT
7	St Helens Avenue	Barnsley	S71 2AU
8	St Helens Avenue	Barnsley	S71 2AU
9	St Helens Avenue	Barnsley	S71 2AX
10	St Helens Avenue	Barnsley	S71 2AU
11	St Helens Avenue	Barnsley	S71 2AX
12	St Helens Avenue	Barnsley	S71 2AU
14	St Helens Avenue	Barnsley	S71 2AU
15	St Helens Avenue	Barnsley	S71 2AX
16	St Helens Avenue	Barnsley	S71 2AU
17	St Helens Avenue	Barnsley	S71 2AX
18	St Helens Avenue	Barnsley	S71 2AU
19	St Helens Avenue	Barnsley	S71 2AX
20	St Helens Avenue	Barnsley	S71 2AU
21	St Helens Avenue	Barnsley	S71 2AX
22	St Helens Avenue	Barnsley	S71 2AX
23	St Helens Avenue	Barnsley	S71 2AX
24	St Helens Avenue	Barnsley	S71 2AX
25	St Helens Avenue	Barnsley	S71 2AX
26	St Helens Avenue	Barnsley	S71 2AX
27	St Helens Avenue	Barnsley	S71 2AX
28	St Helens Avenue	Barnsley	S71 2AX
29	St Helens Avenue	Barnsley	S71 2AX
30	St Helens Avenue	Barnsley	S71 2AX
31	St Helens Avenue	Barnsley	S71 2AX

Local Residents' Addresses

Address Line 1	Address Line 2	Town	Postcode
32	St Helens Avenue	Barnsley	S71 2AX
33	St Helens Avenue	Barnsley	S71 2AX
34	St Helens Avenue	Barnsley	S71 2AX
35	St Helens Avenue	Barnsley	S71 2AX
36	St Helens Avenue	Barnsley	S71 2AX
37	St Helens Avenue	Barnsley	S71 2AX
38	St Helens Avenue	Barnsley	S71 2AX
39	St Helens Avenue	Barnsley	S71 2AX
40	St Helens Avenue	Barnsley	S71 2AX
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52	St Helens Avenue	Barnsley	S71 2AX
53	St Helens Avenue	Barnsley	S71 2AX
54	St Helens Avenue	Barnsley	S71 2AX
55	St Helens Avenue	Barnsley	S71 2AX
56	St Helens Avenue	Barnsley	S71 2AX
56A	St Helens Avenue	Barnsley	S71 2AX
57	St Helens Avenue	Barnsley	S71 2AX
58	St Helens Avenue	Barnsley	S71 2AX
59	St Helens Avenue	Barnsley	S71 2AX
60	St Helens Avenue	Barnsley	S71 2AX
61	St Helens Avenue	Barnsley	S71 2AX
62	St Helens Avenue	Barnsley	S71 2AX
63	St Helens Avenue	Barnsley	S71 2AX
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65	St Helens Avenue	Barnsley	S71 2AX
66	St Helens Avenue	Barnsley	S71 2AX
67	St Helens Avenue	Barnsley	S71 2AX
68	St Helens Avenue	Barnsley	S71 2AX
70	St Helens Avenue	Barnsley	S71 2AX
72	St Helens Avenue	Barnsley	S71 2AX
74	St Helens Avenue	Barnsley	S71 2AX
76	St Helens Avenue	Barnsley	S71 2AX
77	St Helens Avenue	Barnsley	S71 2AX
79	St Helens Avenue	Barnsley	S71 2AX
81	St Helens Avenue	Barnsley	S71 2AX
83	St Helens Avenue	Barnsley	S71 2AX
85	St Helens Avenue	Barnsley	S71 2AX
87	St Helens Avenue	Barnsley	S71 2AX

Local Residents' Addresses

Address Line 1	Address Line 2	Town	Postcode
89	St Helens Avenue	Barnsley	S71 2AX
91	St Helens Avenue	Barnsley	S71 2AX
1	Ridings Avenue	Barnsley	S71 2AS
2	Ridings Avenue	Barnsley	S71 2AS
3	Ridings Avenue	Barnsley	S71 2AS
4	Ridings Avenue	Barnsley	S71 2AS
5	Ridings Avenue	Barnsley	S71 2AS
6	Ridings Avenue	Barnsley	S71 2AS
7	Ridings Avenue	Barnsley	S71 2AS
8	Ridings Avenue	Barnsley	S71 2AS
9	Ridings Avenue	Barnsley	S71 2AS
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13	Ridings Avenue	Barnsley	S71 2AS
14	Ridings Avenue	Barnsley	S71 2AS
15	Ridings Avenue	Barnsley	S71 2AS
16	Ridings Avenue	Barnsley	S71 2AS
17	Ridings Avenue	Barnsley	S71 2AT
18	Ridings Avenue	Barnsley	S71 2AS
19	Ridings Avenue	Barnsley	S71 2AT
20	Ridings Avenue	Barnsley	S71 2AS
21	Ridings Avenue	Barnsley	S71 2AT
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38	Ridings Avenue	Barnsley	S71 2AT
40	Ridings Avenue	Barnsley	S71 2AT
42	Ridings Avenue	Barnsley	S71 2AT
44	Ridings Avenue	Barnsley	S71 2AT
1	Belmont Avenue	Barnsley	S71 2AR
2	Belmont Avenue	Barnsley	S71 2AR
3	Belmont Avenue	Barnsley	S71 2AR
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8	Belmont Avenue	Barnsley	S71 2AR

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Address Line 1	Address Line 2	Town	Postcode
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10	Belmont Avenue	Barnsley	S71 2AR
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13	Belmont Avenue	Barnsley	S71 2AR
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58	Belmont Avenue	Barnsley	S71 2AR
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61	Belmont Avenue	Barnsley	S71 2AR
62	Belmont Avenue	Barnsley	S71 2AR
63	Belmont Avenue	Barnsley	S71 2AR
64	Belmont Avenue	Barnsley	S71 2AR
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69	Belmont Avenue	Barnsley	S71 2AR
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73	Belmont Avenue	Barnsley	S71 2AR
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95	Belmont Avenue	Barnsley	S71 2AR
1	Highfield Avenue	Barnsley	S71 3RY
2	Highfield Avenue	Barnsley	S71 3RY
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5	Highfield Avenue	Barnsley	S71 3RY
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7	Highfield Avenue	Barnsley	S71 3RY
8	Highfield Avenue	Barnsley	S71 3RZ
9	Highfield Avenue	Barnsley	S71 3RZ
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12	Highfield Avenue	Barnsley	S71 3RZ
13	Highfield Avenue	Barnsley	S71 3RZ
14	Highfield Avenue	Barnsley	S71 3RZ
15	Highfield Avenue	Barnsley	S71 3RZ
16	Highfield Avenue	Barnsley	S71 3RX
17	Highfield Avenue	Barnsley	S71 3RZ
18	Highfield Avenue	Barnsley	S71 3RX
19	Highfield Avenue	Barnsley	S71 3RZ
20	Highfield Avenue	Barnsley	S71 3RX
21	Highfield Avenue	Barnsley	S71 3RZ
22	Highfield Avenue	Barnsley	S71 3RX
23	Highfield Avenue	Barnsley	S71 3RZ
24	Highfield Avenue	Barnsley	S71 3RX

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Address Line 1	Address Line 2	Town	Postcode
25	Highfield Avenue	Barnsley	S71 3RZ
26	Highfield Avenue	Barnsley	S71 3RX
27	Highfield Avenue	Barnsley	S71 3RZ
28	Highfield Avenue	Barnsley	S71 3RX
29	Highfield Avenue	Barnsley	S71 3RX
30	Highfield Avenue	Barnsley	S71 3RX
31	Highfield Avenue	Barnsley	S71 3RX
32	Highfield Avenue	Barnsley	S71 3RX
33	Highfield Avenue	Barnsley	S71 3RX
34	Highfield Avenue	Barnsley	S71 3RX
35	Highfield Avenue	Barnsley	S71 3RX
36	Highfield Avenue	Barnsley	S71 3RX
37	Highfield Avenue	Barnsley	S71 3RX
38	Highfield Avenue	Barnsley	S71 3RX
39	Highfield Avenue	Barnsley	S71 3RX
40	Highfield Avenue	Barnsley	S71 3RX
41	Highfield Avenue	Barnsley	S71 3RX
42	Highfield Avenue	Barnsley	S71 3RX
43	Highfield Avenue	Barnsley	S71 3RX
44	Highfield Avenue	Barnsley	S71 3RX
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46	Highfield Avenue	Barnsley	S71 3RX
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59	Highfield Avenue	Barnsley	S71 3RX
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61	Highfield Avenue	Barnsley	S71 3RX
62	Highfield Avenue	Barnsley	S71 3RX
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69	Highfield Avenue	Barnsley	S71 3RX
71	Highfield Avenue	Barnsley	S71 3RX
73	Highfield Avenue	Barnsley	S71 3RX
75	Highfield Avenue	Barnsley	S71 3RX
77	Highfield Avenue	Barnsley	S71 3RX

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79	Highfield Avenue	Barnsley	S71 3RX
81	Highfield Avenue	Barnsley	S71 3RX
83	Highfield Avenue	Barnsley	S71 3RX
85	Highfield Avenue	Barnsley	S71 3RX
1	Athersley Road	Barnsley	S71 3RT
2	Athersley Road	Barnsley	S71 3RT
3	Athersley Road	Barnsley	S71 3RT
4	Athersley Road	Barnsley	S71 3RT
5	Athersley Road	Barnsley	S71 3RT
6	Athersley Road	Barnsley	S71 3RT
7	Athersley Road	Barnsley	S71 3RT
8	Athersley Road	Barnsley	S71 3RT
9	Athersley Road	Barnsley	S71 3RT
10	Athersley Road	Barnsley	S71 3RU
11	Athersley Road	Barnsley	S71 3RU
12	Athersley Road	Barnsley	S71 3RU
13	Athersley Road	Barnsley	S71 3RU
14	Athersley Road	Barnsley	S71 3RU
15	Athersley Road	Barnsley	S71 3RU
16	Athersley Road	Barnsley	S71 3RU
17	Athersley Road	Barnsley	S71 3SE
18	Athersley Road	Barnsley	S71 3RU
19	Athersley Road	Barnsley	S71 3SE
20	Athersley Road	Barnsley	S71 3RU
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33	Athersley Road	Barnsley	S71 3SE
34	Athersley Road	Barnsley	S71 3RU
35	Athersley Road	Barnsley	S71 3SE
36	Athersley Road	Barnsley	S71 3RU
38	Athersley Road	Barnsley	S71 3RU

Local Councillors' Addresses			
Address Line 1	Address Line 2	Town	Postcode
Cllr. Dave Leech	PO Box 634	Barnsley	S70 9GG
Cllr. Jenny Platts	PO Box 634	Barnsley	S70 9GG
Cllr. Sarah Tatersall	PO Box 634	Barnsley	S70 9GG



- Gross site area 3.19 Hectares approx.
- Proposed dwellings
- Proposed soft landscaping with opportunity to provide ecological enhancement
- Existing trees and hedgerows to be retained
- Public open space
- Existing public right of way crossing site
- Service margins within shared surfaces and private drives
- Primary street
- Shared surface
- Private lane
- Existing dwellings by site
- Existing sub-station to be retained
- Potential footpath links from within site to connect to existing public right of way

Schedule of Accommodation			
House Type		No.	%
MA	Midland	2	2
DA	Donkey	2	2
WA	Warrick	2	2
WE	Wendell	2	2
BA	Barnham	2	2
CA	Carlton	2	2
Affordable			
LA	Lancaster	2	2
MA	Midland	2	2



Carlton Road

St Helens Boulevard

NOTES

1. THIS DRAWING IS BASED ON PLANNING LAYOUT DRAWING 17-296-02 AND HAYCOCK AND TODD TOPOGRAPHICAL SURVEY DRAWING 58860-3D.
2. THIS DRAWING IS FOR INFORMATION ONLY.

- KEY
- SITE BOUNDARY
 - EXISTING SW SEWER
 - EXISTING FW SEWER
 - PROPOSED SW
 - PROPOSED FW
 - PROPOSED FW RISING MAIN
 - EASEMENT
 - 0.5m CONTOUR
 - 0.1m CONTOUR

P02	UPDATED TO SUIT LAYOUT	NT	VB	VB	29.03.18
P01	PRELIMINARY ISSUE FOR PLANNING	NT	VB	VB	19.03.18
No.	Revision	Drawn	Job Manager	Project Director	Date

Drawing Revisions
Note: * indicates signatures on original issue of drawing or last revision of drawing

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Client **KEEPMOAT HOMES**
Project **CARLTON ROAD, BARNSELY**
Title **ENGINEERING LAYOUT**

Scale	1:500 @ A1	DO NOT SCALE
Drawn	NT	Designer NT
Drafting	VB	Design Check VB
Approved (Project Director)		
Date		
This Drawing must not be used for Construction unless signed as Approved		Original Size
Drawing No.	12501429-C200	A1
Rev.	P02	

PRELIMINARY



St Helens Boulevard - Scene One



St Helens Boulevard - Scene Two





Community Planning Consultation Event

Carlton Road, Barnsley

Please sign in, thank you.

[illegible]

Carlton Road, Barnsley Feedback Form



Name: Jon Andrews

Email: jon2307@gmail.com

Telephone:

Comment: Please be aware well behind
houses on plots 60 - 66.
This is on our deeds.
We were told by canal this land
would NEVER be sold.

Please turn over to state your feedback.

Carlton Road, Barnsley Feedback Form

Name: Jason Ginnell

Email: jasonginnell@hotmail.co.uk

Telephone: 07905918840

Comment: Concerned about increase of traffic
on Carlton Road - particularly on the
bend ~~by~~ St Helen's Avenue. It's
a blind spot.

Please turn over to state your feedback.