



JohnsonMowat

Planning & Development Consultants

**AVANT HOMES AND
HOYLAND DEVELOPMENT LTD**

**LAND OFF HOYLAND ROAD/HAWSHAW LANE,
HOYLAND**

**FULL APPLICATION FOR THE CONSTRUCTION OF 100NO. DWELLINGS
INCLUDING ASSOCIATED WORKS (PHASE 1)**

STATEMENT OF COMMUNITY INVOLVEMENT



Avant Homes and Hoyland Development Ltd
Hawshaw Lane, Hoyland

Statement of Community Involvement

Date: 3rd October 2018

Johnson Mowat
Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS1 2TW

t: 0113 887 0120
e: hello@johnsonmowat.co.uk
w. www.johnsonmowat.co.uk





LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Ltd is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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1.0 INTRODUCTION AND BACKGROUND

1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of Avant Homes and Hoyland Development Ltd to detail the community consultation undertaken for the Full Planning Application for the residential development of 100No. dwellings including associated works at land off Hoyland Road/Hawshaw Lane, Hoyland.

1.2 This statement should be read in conjunction with the other supporting submitted information:

- Planning Forms – Johnson Mowat;
- Planning Case Report – Johnson Mowat;
- Draft S106 Heads of Terms and Affordable Housing Statement – Johnson Mowat;
- Statement of Community Involvement – Johnson Mowat (this will follow the initial submission);
- Plans and details – STEN Architecture;
- Design and Access Statement – STEN Architecture;
- Landscaping Plans – Rosetta Landscape Design;
- Energy Statement – FES Group;
- Drainage and Flood Risk Statement – JPG;
- Arboricultural Survey – BWB;
- Arboricultural Method Statement and Tree Protection Plan- BWB;
- Noise Impact Assessment – BWB;
- Preliminary Ecological Appraisal – BWB;
- Travel Plan – BWB;
- Transport Assessment – BWB;
- Air Quality Assessment – BWB and Surface;
- Highways Plans – BWB; and
- Archaeology Statement – BWB.



2.0 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. Avant Homes and Hoyland Development Ltd recognise that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Kirklees Council's specific guidance on community consultation for planning applications.

National Policy

NATIONAL PLANNING POLICY FRAMEWORK (2018)

2.2 The National Planning Policy Framework was first published in March 2012 and since revised in July 2018. With regards to pre-application consultation, the document states:

“39. 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”.

“40. 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 and, where relevant, with statutory and non-statutory consultees, before submitting their applications”.

“41 The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, 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.”

“43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats



Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.”

LOCALISM ACT (2011)

- 2.3 The Localism Act received royal assent in November 2011. The Localism Act aims 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)

- 2.4 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 Statement of Community Involvement (September 2015)

- 2.5 The Planning and Compulsory Purchase Act 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.
- 2.6 Barnsley Metropolitan Borough Council adopted its SCI in September 2015 and this document sets out what the Council expects from developers with regard to community involvement. Section 1.3 of the Barnsley SCI deals with community involvement in the planning application process and addresses those matters that will be expected by any applicant by way of community consultation regarding major developments.
- 2.7 Consequently the consultation programme for the planning application has been developed with regard to the Council’s Statement of Community Involvement recommendations. The development team is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.
- 2.8 This statement outlines the methods of consultation that have been undertaken with the local community and the local planning authority.



3.0 ENGAGEMENT WITH BARNSELY COUNCIL

- 3.1 Prior to the submission of this application, a pre-application submission was made to Barnsley Council on 27th June 2018 on behalf of Avant Homes and Hoyland Development Ltd. The pre-application was undertaken on a larger site than the outline consent (ref 2016/1531) and the current proposal. The submission sought advice in relation to 167no. homes and likely S106 requirements with the intention of submitting a full application on the larger site in the near future.
- 3.2 It should be noted that although the larger site is a larger size than the outline planning approval 100no dwellings (ref 2016/1531), it was explained in the covering letter large areas of that site have recently been discounted from immediate development due to uncertain ground conditions arising from the 1950's opencast which would have to be further investigated.
- 3.3 This larger site (167no dwellings) pre-application meeting was held at Barnsley Council's Offices on the 31st July 2018. Attendees from the Council included the Head of Planning, a Planning Officer, Conservation Officer, Design Officer, Highways Officer, Housing Officer and Ecology Officer. Attendees on behalf of the applicants included representatives of Johnson Mowat, Avant Homes and the landowners.
- 3.4 At the meeting, the Council expressed their desire not to be determine additional areas of development (over and above the original 100 dwellings) until master planning process on the whole proposed allocation was completed, consulted with the general public and approved by Cabinet. Tentative timeframes were given for the end of 2018 for adoption for the Local Plan and an indicative date of March 2019 for adopting a site specific Framework Plan.
- 3.5 At that meeting, it was generally agreed an application could be pursued on the basis of up to 100 dwellings.
- 3.6 The rest of the meeting was pursued on the basis of the submitted pre-application scheme for 100no dwellings and included the following:-
- Highways:-



- The current network could accommodate up to 250no. dwellings before significant upgrades;
 - The detail of a second access point was acceptable in principal.
- Heritage (ground heritage) – no features of significance due to extensive 1950's/1990's extensive opencast workings. Updated Desk Top Report for Phase 2 required.
- Affordable Housing:-
 - 10% provision in line with requirements in the Emerging Local Plan.
 - 2/3 bed properties acceptable.
 - Greater distribution of affordable homes on site.
- Design- Amendments to the draft layout as sought by the Council's Design Officer.



4.0 ENGAGEMENT WITH THE LOCAL COMMUNITY

Community Information Letter and Site Layout

- 4.1 A community information letter containing the details of the proposed application and the proposed site layout were delivered to approximately 100 households adjoining the application site on 2nd October 2018 (a copy is included at Appendix 1). These details included a link to the website for electronic copies of the letter and site plan.

Website

- 4.2 Johnson Mowat have a dedicated website page for the land north of Hawshaw Lane/ Hoyland Road, Hoyland, containing details of the proposed scheme (the letter, location plan and site plan).
- 4.3 The website went 'live' on the 2nd October 2018 to coincide with the leaflets sent to local residents.
- 4.4 The address for the website page is:

<http://www.johnsonmowat.co.uk/>



APPENDIX 1 – Public Consultation Letter and Site Layout



JohnsonMowat
Planning & Development Consultants

The Owner/Occupier

2nd October 2018

Dear Resident,

PROPOSED RESIDENTIAL DEVELOPMENT OF LAND OFF HOYLAND ROAD / HAWSHAW LANE, HOYLAND

You may recall that in 2016 a public consultation event was held at The Rockingham Centre to share with residents residential development proposals for the above land and land at the Farmstead, off Upper Hoyland Road. You may also be aware that planning approval was granted earlier this year for this application on approximately half this site for 100 dwellings.

However, during this summer, site investigations revealed that part of the previously approved area was proving to be too difficult to develop due to poor ground conditions arising from 1950's opencast mining. Consequently a revised planning application for a larger area on land off Hoyland Road / Hawshaws Lane is to be submitted on behalf of Avant Homes and Hoyland Development Ltd. A copy of the proposed site layout along with vehicular access is attached.

Please note these new proposals are on a different part of the site where ground conditions are better.

It should also be noted that this application for 100 dwellings forms part of a larger strategic housing proposal to deliver 600+ dwellings. This larger site is being examined through the new Local Plan. This larger site will require additional access points but development proposals for the larger area are postponed until its full adoption in the Local Plan, due late this/early next year. This 100 dwelling application is not affected by the progress of the Local Plan.

The proposals are available to view on our website at the following address:

www.johnsonmowat.co.uk/consultations.

The above application will be submitted in the next day or so. You will have the opportunity to review further and comment to the Local Authority during their consultation period.

Yours faithfully,

Mark Johnson MRICS, MRTPI

Coronet House
Queen Street
Leeds
LS1 2TW

t 0113 887 0120
e mark@johnsonmowat.co.uk
e richard@johnsonmowat.co.uk
w www.johnsonmowat.co.uk

Johnson Mowat is registered in England and Wales 11141366

Notes:

This drawing design and concepts are copyright of STEN Architecture.

All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or emissions are noted, these are to be report to STEN architecture immediately.

If any other drawings are reference within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

PLANNING LAYOUT KEY

- 1.8m Timber screen fence
- 1.2m Post & rail divisional fence
- 1.8m Brick & timber panel fence
- Timber knee rail
- Herringbone Block Pavers
Briar and charcoal in colour
- G Timber gate location
- Existing drainage easement
- * Affordable
- B Bin collection point
(bin collection day only)

STEN ARCHITECTURE		PHASE 1				AVANT homes	
Name	Floor Area Sq Ft	Beds	Total Units	Total	Mix	Requested	
Lorton Detached	995	3	2	2990	3.8%	5.0%	
Lorton Semi	995	3	4	3980	7.5%	5.0%	
Melton	1026	3	7	7182	13.2%	10.0%	
Holbury	1226	4	8	9808	15.1%	15.0%	
Moolbury	1415	4	6	8490	11.3%	15.0%	
Overbury	1463	4	8	11704	15.1%	20.0%	
Sudbury	1503	4	8	12024	15.1%	15.0%	
Rembury	1502	4	10	15020	18.9%	20.0%	
Sub Total		53	70198		100.0%	100.0%	
Beckridge	656	2	6	3936	12.8%		
Ferbridge	773	3	0	0	0.0%		
Lumbidge	883	3	8	7064	17.0%		
Ironbridge	858	3	0	0	0.0%		
Queensbridge	932	3	14	13048	29.8%		
Seabridge	932	3	6	5592	12.8%		
Trowbridge	1073	4	3	3219	6.4%		
AFFORDABLE							
Cranford	722.74	2	8	5782	17.0%	65.0%	
Kempton	997.65	3	2	1995	4.3%	35.0%	
Sub Total		47	40636		100.0%	100.0%	
Overall Phase Total		100	110834				

Please refer to future separate full application for the residential development of 68NO. dwellings (plots 101-168) in the pursuant of application ref details.

A	Turning head adjacent to plots 24/25 extended, plots in question amended to suit. Revised red line indicated.	TS	26.09.18
REV:	DESCRIPTION:	BY:	DATE:

STEN ARCHITECTURE

Suite 4, Unit 1, Benton Office Park, Bennett Avenue, Horbury, Wakefield, WF4 5RA
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitectureltd
LinkedIn: Sten Architecture

CLIENT:	AVANT homes		
SITE:	Hoyland Road Hoyland		
TITLE:	Planning layout		
SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:1250	24.09.18	TS	--
PROJECT NO:	DRAWING NO:	REVISION:	
1821	1821.01	A	

