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Hartcliff Road, Penistone

Statement of Community Involvement

Persimmon Homes (West Yorkshire)

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1.0 Introduction

1.1.1 The Planning and Compulsory Purchase Act 2004 introduced the requirement for each local Authority to produce a Statement of Community Involvement (SCI). The SCI sets out how communities will be engaged not only in the preparation and revision of local development documents, but also in the consideration of planning applications. Local authorities must ensure the active, meaningful and continual involvement of local communities and stakeholders in the planning process.

1.1.2 The preparation of guidance on the involvement of members of the public in development control decisions was originally identified in a Government publication entitled, 'Community Involvement in Planning: The Governments Objectives' (February 2004); in 'Statements of Community Involvement and Planning Applications' (December 2004), as well as in the National Planning Policy Framework (2012). The Localism Bill (2011) received Royal Ascent, one of the fundamental aims of which is to enhance the opportunity for local community involvement in planning applications which will affect their area.

1.1.3 The planning system already provides opportunities for people to participate in key decisions about their areas and Government wants to, "...build on these strong foundations…through the development of … an accessible and transparent planning system, which provides opportunities for local people to participate, which is essential to deliver our objective of creating inclusive, accessible, safe and sustainable communities." (Community Involvement in Planning: The Government's Objectives, 2004).

1.1.4 The Barnsley Metropolitan Borough Council (BMBC) Statement of Community Involvement (SCI), was adopted September 2006 forms part of the Local Development Framework (LDF).

1.1.5 The National Planning Policy Framework was adopted by Government on 27th March 2012.

1.1.6 This SCI has been produced following a programme of consultation undertaken by Persimmon Homes. There has been a number of consultation exercises, statutory and non statutory, to inform residents of the prospective residential development of the site.

2.0 Background Information

2.1 The Site and Current Application

2.1.1 The site comprises approximately 4.87 hectares of land, situated to the south west of Schole Hill and west of Clarel Street, Penistone, Barnsley.

2.2 The site is situated close to Penistone Town Centre (under 1.0km to the east) and on the western edge of the existing urban area, within the settlement boundary. The site adjoins a well established part of Penistone which is primarily residential in nature.

Planning Policy

2.1.2 The Barnsley UDP was adopted in 2000 with the policies subsequently saved in 2007. The adopted Core Strategy replaced a number of the UDP policies.

2.1.3 The National Planning Framework was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

2.1.4 In addition to some of the policies being saved, the allocations also remain in place until such a time as the Development Sites and Places DPD has been adopted.

2.1.5 The site is identified on the 'saved' Unitary Development Plan (UDP) Proposals Map as "Safeguarded Land" located within the settlement boundary of Penistone. Policy GS10 addresses areas shown as Safeguarded Land on the proposals map and states that planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes that development on the land in question. The land in question would not result in the need to amend the Green Belt boundary and would provide much needed new housing consistent with the aims and objectives of the adopted Core Strategy.

3.0 Work Undertaken

3.1 Ward Members

3.1.1 Persimmon Homes (West Yorkshire) wrote to the three Ward Councillors (Councillor Peter Starling, Councillor Ann Rusby, Councillor Andrew Millner) for Penistone West Ward to advise them of both the forthcoming planning application and the public consultation exercise on the 18th April 2013.

3.1.2 Two Ward Councillors attended the public consultation event.

3.2 Public Exhibition

3.2.1 A public exhibition was held on the 13th June at St John the Baptist C E Junior School.

3.2.2 The event was advertised through different media sources:

- Notice of the event was placed in the Friday 7th June edition of the Barnsley Chronicle.
- Posters were delivered to Penistone Library, Penistone Post Office and Spar (food store, off High Street).
- Around 250 posters were delivered to dwellings in the immediate vicinity of the site, on Chapel Field Lane, Chapel Lane, Clarel Street, Wordsworth Avenue, Hartcliff Road, Pengeston Road, High Street, St Johns Close and Clarel Close.

3.2.3 The exhibition itself included details of the scheme proposals on exhibition boards. Persimmon Homes representatives were on hand to answer questions. A summary of responses received at the exhibition is included in section 4.0, Community Engagement Feedback and Response.

3.2.4 A questionnaire was available for attendees of the public consultation to answer and provide any general comments on the scheme proposals.

3.2.5 An email address was set up for the public exhibition. The email address was advertised on the presentation boards as another means of contacting Persimmon with any further public response.

3.2.6 The exhibition was well attended with circa 100 members of the public attending the event. 85 questionnaire responses have been received.

3.3 Neighbourhood Plan Group/ Town Council

3.4 Persimmons are meeting with Penistone Town Council on the 15th July to discuss the proposals. Following this meting we hope to have further engagement throughout the planning process.

4.0 Community Engagement Feedback and Response

4.1 Comments Made

4.1.1 We summarise below the comments made in response to our public consultation exercise and provide a response to each of these:

Comment Summary	Response
Various comments in relation to the site flooding and the increase in local surface water flooding the development may generate.	This matter is dealt with in detail within the submitted FRA and Drainage Strategy. The scheme will retain Greenfield run off rates and provide a managed drainage strategy, which will be agreed with Yorkshire Water and BMBC. The scheme will ensure there is no increase in surface water run off.
Concerns regarding the increased traffic that will be generated from the development.	The scheme proposals are supported by a Transport Assessment (TA). The TA has been informed by background data including traffic counts which were taken at peak times. Further information can be found in the TA. The scheme proposals will result in an increase in traffic along the local highway network. The TA demonstrates that this can be accommodated safely. It is our view that the 'pinch point' at Chapel Lane/Hartcliff Road can be negotiated safely. A number of improvements have been discussed with BMBC Highways Officers and will be explored during the planning application.
Green Belt land should be left alone.	The site is identified in the 'saved' Unitary Development Plan (UDP) Proposals Map as "Safeguarded Land" (within the settlement limits of Penistone)and is not within the Green Belt. The land in question would not result in the need to amend the Green Belt boundary and would provide much needed new housing consistent with the aims and objectives of the adopted Core Strategy.

Comment Summary	Response
The Public Right of Way (PROW) needs to be maintained.	The PROW will be retained and has been incorporated as a central feature to the proposed scheme.
Concerns in relation to the proposed access.	Full details on highway and access matters can be found in the supporting Design and Access Statement and TA. The TA explains how the proposed development can be accommodated in the existing highway network.
Clarel Street is already blocked with cars.	No vehicular access is proposed from Clarel Street.
Concerns in relation to stretched resources such as doctors and dentists.	Any shortfall in doctor's or dentists will be reviewed by the local Primary Care Trust. We are not currently aware of any infrastructure shortfall.
Overlooking concerns.	A distance greater than the required policy distance of 21metres from the rear to rear of properties is proposed for all dwellings. The scheme proposals will not therefore result in any unacceptable overlooking issues in policy terms.
Will we be keeping the existing trees/hedges.	A full tree survey of the site has been prepared as part of the planning application. All trees and bushes will be preserved. Further information can be found in the Tree Survey.
How will the development affect the existing ecology.	The results of the Ecological Survey & Assessment have shown that by applying appropriate precautions when designing and implementing development for housing, it would be possible to ensure that development would not have limited on site ecology as the site is used regularly. Mitigation is proposed through new planting scheme. Further information can be found in the Ecology Survey and Assessment which accompanies the full planning application.

Comment Summary	Response
What consultation have you done so far.	This is the first stage of public consultation for this planning application. Following these exhibitions feedback has been considered as part of our ongoing refinement of the scheme. We have also liaised with Barnsley Council and other stakeholders in order to prepare the planning application.
The proposal does not have enough green space.	Public open space is to be provided in line with policy guidance (15% on site) across the site as a whole. Homes will also benefit from private amenity areas.
There is not enough affordable housing proposed.	The scheme proposals will include 25% affordable housing in line with policy CSP15 'Affordable Hosing'.
Why do we not use Brownfield sites for residential development.	Housing requirement is set out in Core Strategy Policies CSP9 'The Number of New Homes to be Built' and CSP10 'The Distribution of New Homes'. CSP9 sets out a target of 21,500 net additional homes over the plan period. CSP10 breaks down the borough wide target into targets for Urban Barnsley, the Principal Towns (including Penistone) and other settlements. There are a considerable number of dwellings allocated to Greenfield Sites, owing to a shortage of Brownfield Land.
Loss of a view across the fields.	We have undertaken an Landscape Visual Impact Assessment. The main losses of view relate to Clarel Street. We have sought to address these concerns through the provision of green space throughout the development, which will be of benefit to the local area. The scheme proposals also include the provision of landscaping in line with policy, which provides an opportunity for new planting and recreation.

Comment Summary	Response
Schools are already over subscribed.	The scheme will provide for an education contribution to provide new school spaces if required under the Community Infrastructure Levy legislation.
Depreciation to current home values.	This matter is not a consideration of the planning process.
The consultation does not allow for adequate communication.	The community consultation event enabled the public to discuss the proposed application with Persimmon representatives. The event was well attended and we feel there was sufficient time allocated to answer the variety of questions. Any further questions that were not covered as part of the consultation event have been answered within this document. We continue to encourage consultation at all stages of the development. We will maintain an ongoing dialogue with the local community throughout the process.
Why do we need more houses.	Nationally and locally there is an increasing need for housing. This need has arisen from an increasingly ageing population, expanding housing waiting lists, formation of new households, reduced average household sizes, a lack of housing variety, and an increasingly ageing and unsuitable housing stock. Three million new homes are needed by 2025, while the current first time buyer age is 37.New homes are now needed to ensure that local people can find the home that they want and can afford, without having to move away from their area.
The construction phase will effect my day to day life.	We will submit a construction management plan to ensure construction work is undertaken at an appropriate time. Facilities such as 'wheel wash' for lorries etc will be provided as required ensuring disruption is kept to a minimum.

5.0 Conclusion

5.1.1 The engagement strategy undertaken by Persimmon Homes has given key stakeholders (Local residents and businesses) the opportunity to input into the detailed planning application proposals for the development of the site.

5.1.2 Comments raised by local residents, other stakeholders to the application proposals during the engagement process have been taken onboard where possible. Where not we have provided a response as to why.

5.1.3 The engagement strategy has been devised and implemented to take account of the need to deliver a viable and comprehensive solution for the site, in line with current policy guidelines whilst also taking on board the comments and issues raised by members of the community.

5.1.4 The community engagement process has allowed the views of local people to be considered and has helped to inform the planning application proposals.