



**JohnsonMowat**

Planning & Development Consultants

## **STATEMENT OF COMMUNITY INVOLVEMENT**

**DUCHY HOMES**

**LAND SOUTH OF DARTON LANE,  
DARTON,  
BARNESLEY**

Reserved Matters submission pursuant to Outline application (2019/1244) for the residential development of 46 residential dwellings. Reserved Matters relating to the layout, scale, appearance and landscaping of the site.



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Duchy Homes  
Land South of Darton Lane, Darton, Barnsley

Statement of Community Involvement

Date: 22 May 2023

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## 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

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- 1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of the Duchy Homes to detail the community consultation undertaken in relation to the proposed residential development of the land south of Darton Lane, Darton, Barnsley.
- 1.2 The development proposals seek approval of Reserved Matters for the residential development of 46 No. dwellings including associated works and provision of onsite open space. The application site is an allocated housing site HS2 in the Barnsley Local Plan (2019).
- 1.3 This SCI documents the consultation exercise undertaken prior to the submission of the planning application and the outcomes of that exercise.
- 1.4 This statement should be read in conjunction with the supporting application documents:-
- Plans and Details – STEN Architecture;
  - Planning Case Report – Johnson Mowat;
  - Design and Access Statement – STEN Architecture;
  - Landscape Plan – FDA Landscape;
  - Air Quality Assessment – GEM Air Quality Ltd;
  - Heritage and Archaeological Assessment – Durham University;
  - Arboricultural Impact Assessment – Brooks Ecological;
  - Highways Assessment – SCP;
  - Transport Assessment and Travel Plan – LTP;
  - Flood Risk Assessment & Drainage Strategy – Eastwood & Partners;
  - Sustainability Report – Plasmor;
  - Ground Investigation and Gas Risk Assessment – Lithos;
  - Construction Management Plan – Duchy Homes; and
  - Waste Management Plan – Tetra Tech.



## 2.0 POLICY CONTEXT

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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. The Applicant recognises 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 Council's specific guidance on community consultation within the Statement of Community Involvement (2020).

### **National Policy**

#### **National Planning Policy Framework (2021)**

2.2 The National Planning Policy Framework was first published in March 2012 and most recently revised in July 2021. 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 scale major developments. This gives local people a chance to comment when there is still a 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 the people affected by them.

### **Local Policy**

#### **Barnsley Council Statement of Community Involvement (April 2020)**

- 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. Recent revisions to the SCI were made in April 2020 following the coronavirus (COVID-19) pandemic, demonstrating the potential for innovative methods of engagement where social distancing prevents face to face events. 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, the concerns raised and the results generated.



### 3.0 ENGAGEMENT WITH BARNSELY COUNCIL

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3.1 Prior to the submission of the Planning Application, a pre-application submission was made to Barnsley Council on the 29<sup>th</sup> September 2022 on behalf of Duchy Homes. The submission sought advice in relation to a scheme for 46no. dwellings and likely S106 requirements.

Table 3.1: Summary of Pre-App Responses

Consultee	Response
Public Rights of Way	Clarity required over the future plans for permissive paths that exist across the site. There should be no encroachment or obstruction of the Dearne Way at any time.
Conservation Officer	No comments, referred to the SYAS for comment.
Ecology Officer	No requirement to consult Natural England. Recommendations of various surveys required to support the submission. Request to retain the species-rich grassland meadows located to the west of the site and a buffer strip of vegetation to the south.
Highways	Re-iterated requirement for 2m footpath widening on the road frontage to the school. Additional private drive is acceptable with regards to highways safety and visibility. Development as a whole is considered acceptable in terms of highway capacity and impact on the local highway network. Layout to refer to SYRDG. 6 Visitor Parking spaces for the main access, and 1 for each private drive, would be considered acceptable.
Affordable Housing	Expected to deliver 2 First Homes and 7 Affordable Rented properties, situated in clusters.
South Yorkshire Mining Advisory Service	Intrusive site investigation is reserved by condition.
Drainage	Culverted watercourses and public sewers will require an easement and protection. The authority seeks to promote the use of SUD's techniques to this site and the authority expects the developer of the site to submit detailed investigations such that the use of SUD's has been fully explored.

3.2 A pre-application face to face or virtual meeting has not been held with the Council, however a written response was received from the Case Officer (Laura Bennett) on 7<sup>th</sup> December 2022. This written response detailed some initial concerns regarding the layout, and what additional information would be required to support a detailed planning submission.



- 3.3 The Case Officer stated that as the access to the site has been already agreed at outline stage, the reserved matters scheme will need to be in line with the agreed access points on the Parameters Plan. The access to the proposed development remains off Darton Lane, and a Section 73 application has been submitted alongside this Reserved Matters submission to amend the Parameters Plan to show 4no. private drives. The Highways Officer has confirmed during the pre-application the proposed access points are safe and acceptable.
- 3.4 All of the pre-application comments have been taken into consideration in formalising the proposals.



## 4.0 ENGAGEMENT WITH THE LOCAL COMMUNITY

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### Leaflet Drop

- 4.1 Due to the existing publicity of the site undertaken via the Local Plan consultation and Outline Planning application, it was deemed the most appropriate method of engagement would be via an informative leaflet drop to local residents.
- 4.2 The key aims of the consultation were:-
- To inform local residents of the proposals; and
  - To obtain feedback prior to submission of the application.
- 4.3 A comprehensive leaflet drop was made to local residents to inform them of Duchy Homes' intentions to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the working draft layout and encouraged any comments regarding the proposed design and layout of the proposals to be submitted. It should be noted that the scheme consulted with residents was for 46no dwellings.
- 4.4 Details were provided for the receipt of comments by the public which could be submitted via email or on the dedicated website page.
- 4.5 Leaflets sent out to properties within the immediate vicinity of the area and those sharing a boundary with the application site on 7<sup>th</sup> October 2022. A copy of this leaflet can be found in Appendix 1.

### Dedicated Website

- 4.6 Johnson Mowat have a dedicated website page for the proposed development. The website address is as follows:
- <https://www.johnsonmowat.co.uk/consultations/darton-lane/>
- 4.7 The website went 'live' on the 7<sup>th</sup> October 2022 to coincide with the community consultation leaflet distribution. To date, the leaflet has been downloaded from the website a total of 60 times.
- 4.8 The website provided the opportunity for respondents to both submit comments on the development scheme.



### **Consultation Meeting**

- 4.9 Councillor Richard Denton and Councillor Steve Hunt presented concerns from a small group of residents who live adjacent to the application site, and requested that a meeting was held to listen to their concerns.
- 4.10 A meeting was held on 17<sup>th</sup> January at Mapplewell Village Hall with the aforementioned Councillors and a group of approximately 10 local residents present. Representatives were on hand from Duchy Homes, Johnson Mowat, STEN Architecture and Local Transport Projects to present the proposed scheme and respond to any queries.
- 4.11 Following the productive discussions, the development team were able to take away feedback received and amend the layout accordingly where possible. The revised layout was subsequently uploaded to the consultation website, alongside some additional site sections and street scene plans. Although not all concerns were able to be addressed, the dialogue has been positive and constructive in improving the proposed layout of the development.



## 5.0 COMMUNITY REMARKS AND CONCLUSIONS

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### Consultation Outcomes

5.1 From the public consultation exercise a total of 15no feedback forms were received either through email or via the Johnson Mowat dedicated website feedback form, with some residents duplicating their response or choosing to also attend the in-person meeting. The key issues raised by residents and our initial response are detailed below.

- a) Residents were concerned that the affordable housing had been placed adjacent to their properties.

*Response: The affordable housing has been located in small clusters throughout the proposed development, as is required by Barnsley Local Plan policies. This is also preferred by Registered Providers for management purposes.*

- b) Residents had raised concerns regarding traffic impacts of the proposals.

*Response: A detailed Transport Assessment has been undertaken and supports the application. Highway Officers raised no concerns with regards to highways safety during the pre-application.*

- c) Residents were concerned in to the impact on the outlook of properties adjacent those which front Darton Lane.

*Response: Duchy Homes have taken on board the comments regarding the relationship of the existing dwellings adjacent to the proposed affordable housing and have sought to re-orientate dwellings to provide a greater separation distance with those fronting Darton Lane. The garden lengths provide additional off-set, which is demonstrated in the supporting site sections.*

- d) Residents questioned the need to demolish the existing wall to widen the footpath to 2m along Darton Lane.

*Response: This has been secured via the Outline Decision, and is required for the benefit of Highways Safety.*



- e) Following this, it was requested that the wall boundary wall along Darton Lane be rebuilt as a dry stone wall.

*Response: The existing wall is of a poor quality, and a complete mix of materials, none of which are dry stone. The boundary treatment of hedgerows with a rail fence is reflective of the product which Duchy Homes sell in this locality, and would be more representative of the local vernacular. Following these discussions, there is some dry stone wall proposed at the primary site access point and next to the agricultural access opposite 57a Darton Lane. Residents and Councillors were invited to look at a nearby Duchy Homes development at Mount Vernon Road, Worsborough, for a real-life example of the quality of boundary treatment proposed.*

- f) Residents have raised concerns about the drainage systems and how they will cope with the additional stress.

*Response: A detailed Flood Risk Assessment and Drainage Strategy has been undertaken and supports the application. Pre-application response from Barnsley Metropolitan Borough Council's Principal Drainage Engineer encourages the use of SUDs, which have been incorporated in the proposed scheme.*

- 5.2 Although all of the requests made by the local community were not able to be met, the Applicant has shown compromise in seeking to resolve concerns raised as much as possible within a constrained site. It is hoped that the changes made are welcomed by the local community and Ward Members.
- 5.3 The Applicant remains committed to engage with the local residents throughout this Reserved Matters submission and the subsequent development build-out period. The community engagement on this site has been positive in general, with an understanding that housing will inevitably be brought forward on this allocated site.



## **APPENDIX 1 – PUBLIC CONSULTATION LEAFLET**

# Community Consultation Leaflet

## Darton Lane, Darton, Barnsley

On behalf of our client Duchy Homes, we write to inform you of their intention to submit Reserved Matters to Barnsley Metropolitan Borough Council (BMBC) for the erection of 46no. dwellings on land south of Darton Lane, Darton ("Application Site"). See Proposed Site Layout overleaf.

Outline Planning Permission (2019/1244) was granted in July 2021 for residential development of up to 46 dwellings, this follows the sites allocation in the Local Plan (HS2) for residential development. As such, the principle of development is established, this consultation should be used as an opportunity to provide feedback on the detailed layout design.

The Application Site is currently vacant and available for development in the short-term, helping to contribute to Barnsley's Housing Land Supply. Furthermore, the Section 106 contributions have been secured through the Outline planning consent.

In summary the proposal will provide:-

- The provision of 46no. high quality residential dwellings;
- A range of 1, 2, 3 and 4 bedroom dwellings;
- 20% on-site affordable housing provision (10 dwellings);
- The retention of a large area of greenspace towards the west of the Application Site;
- The retention of existing Public Rights of Way across the site; and
- The retention of high quality hedgerows and trees on-site, alongside an extensive landscaping plan to increase planting at the Application Site.

The proposed development has been sensitively designed to reflect the character of the local area and to respect the amenity of local residents.



Calverley House Type (4 bedroom)



Harewood House Type (4 bedroom)



Thornbury House Type (3 bedroom)



**JohnsonMowat**  
Planning & Development Consultants

You are invited to review the indicative site layout (overleaf) and provide us with your thoughts, comments and ideas.

A copy of the site layout can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

**[www.johnsonmowat.co.uk/consultations](http://www.johnsonmowat.co.uk/consultations)**

Alternatively, comments can be emailed to:-

**[hello@johnsonmowat.co.uk](mailto:hello@johnsonmowat.co.uk)**

Following this consultation, the development team will review and consider all comments received prior to the submission of a formal planning application to Barnsley Metropolitan Borough Council.

*Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.*

PTO for Indicative Site Layout

# Site Layout



## PLANNING LAYOUT KEY

### Boundary treatments

- Brick wall
- Boundary fence
- Railings
- Knee height railing

### General

- Application red line.  
(To be confirmed by client)
- Block paving
- Bin collection point  
(Bin collection day only)
- Indicative electric charging point.
- Affordable Dwelling
- Timber cycle store  
(If separate store not shown, cycle storage to be provided within detached or integral garage of associated plot.)

## Accommodation schedule - Darton Lane, Darton

Reference	Code	Bed(s)	Floor Area (SqM)	Floor Area (SqM)	Storeys	Total	Total Sqft	Total Spst	% of Mix
<b>Private</b>									
Wellmoth	WEN	3	820	82.0	2	5	4540	431.0	10.0
SPECIAL	SPE	3	820	82.3	2	2	1660	172.8	4.3
Thumbnail	THO	3	962	91.2	2	6	5660	547.2	13.3
Thumbnail Detached	THO	3	962	91.2	2	3	2040	213.0	6.2
T-Beds	EDW	4	1260	118	2	8	7420	660	16.0
Wilmington	WIL	4	1260	117.8	2	4	4060	470	8.7
Hawthorn	HAW	4	1260	117.8	2	6	7560	765.8	18.0
Calvary	CAL	4	1261	117.7	2	4	4520	478.8	8.7
<b>Affordable</b>									
Student	SD	1	470	43.6	4	4	1880	174	4.7
Staffing	STAFF	2	873	81.1	2	6	5230	487	11.9
<b>Grand Total</b>						<b>46</b>	<b>47611</b>	<b>4422</b>	<b>100.0</b>

Parking schedule	
Carriage parking	60
Integral garage	8
Detached garage	8
<b>Total</b>	<b>76</b>

<p>1. 2024.01.01 - 2024.01.01</p> <p>2. 2024.01.01 - 2024.01.01</p> <p>3. 2024.01.01 - 2024.01.01</p>	<p>1. 2024.01.01 - 2024.01.01</p> <p>2. 2024.01.01 - 2024.01.01</p> <p>3. 2024.01.01 - 2024.01.01</p>
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**Darton Lane  
Darton**

1121 Gateway Way, Thirsk Park, Leeds, LS18 5LH

<b>Planning Layout</b>			
DATE: 28.08.22	SCALE: 1:500 @ A0	DRAWN: STEH	CHECKED: B
DRAWING NO: 2239.01		REV: 0	

Scaled @ 1:500  
0 10m 20m 50m