Wilthorpe Road, Barnsley

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), adopted 21st February 2007 forms part of the Local Development Framework (LDF).

1.1.5 As previously detailed the current Government is in the process of adopting planning reform, based upon the 'Localism' agenda outlined in the Localism Bill which received Royal Ascent in 2011. The National Planning Policy Framework was adopted by Government on 27th March 2012.

1.1.6 This SCI has been produced following consultation undertaken by Persimmon Homes. The consultation consisted of a public consultation event to inform Ward Councillors and local residents of the prospective residential development of the site.

2.0 Background Information

2.1 The Site and Current Application

The site compromises of an area of land covering approximately 12.8 hectares located to the north of Wilthorpe Road

2.2 Planning Policy

2.3 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP. There are a number of policies within the document which are relevant to the proposed development and these are set out below.

2.4 The application site lies within the area defined within the Core Strategy as Urban Barnsley. Policy CSP8 of the Core Strategy states that priority will be given to development in Urban Barnsley and Principal Towns. Furthermore, it identifies Principal Towns such as Barnsley as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities

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2.5 The site is identified on the 'saved' UDP Proposals Map as 'Urban Land to Remain Undeveloped' located within the settlement boundary of Barnsley (Ref: BAR42). Policy GS10 addresses areas shown as Urban Land to Remain Undeveloped and states that 'existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development will only be granted following a review of the UDP which proposes that development on the land in question'.

2.6 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 for Old Town and Darton West to advise them of both the forthcoming planning application and consultation event.

3.2 Consultation

3.2.1 A letter drop was conducted on the 25th February 2014 inviting local residents and members of the public to attend a consultation event on the 5th March at Wilthorpe Primary school. The letter attached (see appendix A) with a site plan indicating the proposals to submit a full planning application for approximately 300 homes. In addition, the consultation even was advertised through posters displayed in local shops along Huddersfield Road.

3.2.2 A summary of responses received from the consultation event letter drop can be found in section 4.0, Community engagement feedback and response.

3.2.3 An email address and telephone number was set up for the consultation. The email address was advertised on the letter as a means of contacting Persimmon with any further public response.

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
Will there be an appropriate screening buffer formed between new properties and existing dwellings?	Tree buffers and landscaping will be used as screening along with suitable separation distances between properties. Appropriate buffers to the green belt will be in places.
Will we be compensated?	Monetary compensation is not a consideration of the planning process.
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. As outline permission has already been approved, access to the site has already been agreed.
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.
What consultation have you done so far?	A public exhibition took place on the 5h March 2014. This is the first stage of public consultation on the housing planning application. Following these exhibitions, we will consider the feedback as part of our ongoing refinement of the scheme. We have also been liaising with Barnsley Council and other stakeholders including the Neighbourhood forum in order to prepare the planning application. The site has been submitted and considered as part of the Site Allocations process, which has undergone public consultation.

Comment Summary	Response
The construction phase will affect 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.
The proposal does not have enough green space.	Public open space is to be provided in line with policy guidance across the site as a whole. Homes will also benefit from private amenity areas. 4ha of POS will be available on site.
How much affordable housing will there be.	The scheme proposals will include an element of affordable housing which will be agreed with BMBC through the application process. Barnsley has a 15% affordable housing target and this has been adhered to, equating to 13 affordable homes on site.
We do not need any more homes; the area is already built up.	The adopted Local Plan constitutes the Barnsley Core Strategy and the saved polices of the Barnsley Council Unitary Development Plan (UDP). Those parts of the UDP that remain extant include the proposals map and site allocations – which are being reviewed currently and the Council is due to consult on their draft allocations this summer. The National Planning Policy Framework (NPPF) has been in place since March 2012. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The National Planning Policy Framework sets a presumption in favour of sustainable development where there is an out of date development plan in place. The planning application will demonstrate the schemes sustainability credentials and how it addresses the policies within the NPPF.

Comment Summary	Response
	Barnsley Council estimate a net requirement of 21,514 houses over the plan period (up to 2026), with 1015 p.a. The main focus for housing development is the main urban area of Barnsley, which this site falls within.
Loss of a view across the fields.	We have sought to address these concerns through the provision of green space throughout the development. The scheme proposals also include the provision of considerable landscaping, which provides an opportunity for new planting and recreation.
Schools are full.	The scheme will provide for education contribution under the section 106 agreement.
Depreciation to current home values.	This matter is not a consideration of the planning process.
The site floods	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 Barnsley Metropolitan Borough Council. The scheme will ensure there is no increase in surface water run off through storage tanks.
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 current first time buyer age is 37. New homes are now needed to ensure that local

Comment Summary	Response
	people can find the home that they want and can afford, without having to move away from their area.
More social housing is needed.	The scheme proposals will include 15% affordable housing in line with policy 'Interim Housing Policy' (2011) and is part of the S106 agreement.
How high will the storey of new properties be to existing properties?	The proposed housetypes which will be set over 2, 2 ½ storeys that neighbour existing properties to the site.
What are the proposed boundary treatments?	A mix of boundary treatments are proposed including 1800 High Close Boarded Fence, 1500 High Close Boarded Fence, 1800 High Screen Wall/ Fence and 900 High Railings. Further details will be provided on the layout plan

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.

6.0 Appendix

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