

**LAND SOUTH OF  
HAY GREEN LANE  
BIRDWELL**

**STATEMENT OF  
COMMUNITY  
INVOLVEMENT**

May 2020  
On behalf of Harworth Group

**Carter Jonas**

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## 1.0 EXECUTIVE SUMMARY

- 1.01. This Statement of Community Involvement (SCI) has been prepared on behalf of Harworth Group (the applicant) to support an outline planning application for the residential development of land south of Hay Green Lane, Birdwell.
- 1.02. The Statement seeks to provide a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals. It has sought to be a meaningful process, prepared in the context of practice guidance contained with the Localism Act (2011), National Planning Policy Framework (2019) (NPPF) and National Planning Practice Guidance (PPG).
- 1.03. Key matters of the approach to public consultation have also been discussed during pre-application engagement with Barnsley Metropolitan Borough Council, on 13th January 2020. The pre-application engagement process has centred on considering the indicative masterplan and suitable technical solutions. As part of this 3,700 consultation leaflets were distributed to residents and businesses across the consultation area (identified at Figure 5.1 in Section 5) notifying individuals of the proposals and inviting them to attend the consultation event on Tuesday 12th February 2020 between 3.30pm – 7.00pm at Birdwell Primary School, Sheffield Road (entrance from Hay Green Lane), Birdwell, Barnsley, S70 5XB. Parents of pupils at Birdwell Primary School were also informed of the event via the school newsletter.
- 1.04. Many residents along Hay Green Lane who attended the consultation event raised concerns that they had failed to receive a leaflet. These concerns were raised with the distribution company and a second leaflet was hand delivered by Harworth Group staff to around c.150 dwellings including all properties on Hay Green Lane. The consultation website was extended for a further period to allow any additional comments to be made.
- 1.05. A total of 56 individuals returned written comments. The main concerns relate to traffic control / increased pollution and the increased pressure on existing amenities such as schools. Additional concerns relate to the loss of greenspace and the pressure on existing infrastructure such as sewerage systems.
- 1.06. The project team have worked hard to resolve the concerns registered in line with recommendations outlined within the District Council's SCI. As illustrated, the scheme has demonstrably sought to address consultee comments, adapting the scheme where appropriate.

## 2.0 INTRODUCTION

- 2.01 This Statement of Community Involvement (SCI) has been prepared on behalf of Harworth Group (the applicant) to support an outline planning application for the residential development of land south of Hay Green Lane, Birdwell.
- 2.02 The Statement seeks to provide a summary of the process of engagement that has been undertaken by the applicant to date in relation to its proposals. It has been prepared in the context of practice guidance contained within the Localism Act (2011), National Planning Policy Framework (2019) (NPPF) and National Planning Practice Guidance (PPG).
- 2.03 Local guidance has also been reviewed and key stages of the approach to public consultation discussed during pre-application engagement with Barnsley Council in January 2020.
- 2.04 The SCI describes how this process has influenced the evolution of the scheme prior to submission of the outline planning application. Whilst it may be read in isolation, this Statement should be read alongside the Planning Statement also prepared by Carter Jonas.
- 2.05 The document is structured as follows:
- **Section 1: Executive Summary** - provides a summary of the consultation aims, methodology and implications for the scheme.
  - **Section 2: Introduction (this section)** - describes the aims and structure of the document.
  - **Section 3: Background** - outlines the site, evolution of the scheme and discussions undertaken to date.
  - **Section 4: Planning Context** - describes the planning context, in which early consultation with the surrounding community is encouraged.
  - **Section 5: Methodology** - explains the methodology behind the community consultation to date.
  - **Section 6: Summary of Consultation** - reports on those responses received to date.
  - **Section 7: Summary and Conclusions** - presents a comprehensive review of the consultation undertaken.

### 3.0 BACKGROUND

#### Application Site

- 3.01 The site comprises a rectangular parcel of land located to the south of Hay Green Lane. It is bounded to the west by the rear access road to properties on the A61 Sheffield Road, Birdwell Recreation Ground and agricultural land to the east and south. The majority of the site comprises paddock land with allotment gardens and some fenced compartments utilised for keeping livestock in the western part of the site.
- 3.02 The site area covers approximately 3.59ha. The red line location plan is as follows:



**Figure 1.1 Location Plan**

- 3.03 The site is allocated for housing under site reference HS59 in the Barnsley Local Plan.
- 3.04 Located on the edge of an existing residential area, the surrounding area is characterised by a mix of terraced, modern detached and semi-detached properties arranged in a medium density suburban layout.

There are no ecology or landscape designations within the site and the site is within Flood Risk Zone 1 with the lowest risk of flooding. The nearest Listed Building is the Grade II Listed barn opposite the junction with Herons Way, which is approximately 8m east of the site.

- 3.05 Single vehicle access is proposed to Hay Green Lane with a separate pedestrian and cycle link to the west of the vehicular access point. There is also a pedestrian/cyclist access on the eastern boundary of the Site which connects to the current public right of way. In addition, there is a pedestrian access on the south west boundary of the Site that provides access to the community park and Sheffield Road.

**The Proposed Development**

- 3.06 The application is submitted in outline for up to 118 dwellings with all matters apart from access reserved.
- 3.07 The indicative masterplan has been influenced by a number of constraints including existing utilities (sewers and overhead lines), the proximity to the nearby recreation ground and the existing trees/hedgerows. These constraints and their influence on the design solution are dealt with in further detail within the Design and Access Statement.
- 3.08 The proposal will incorporate open public space in the south east corner of the site, tree planting and landscaping in line with the proposed plans.
- 3.09 Full details of the proposals are included as part of the application's submission. For additional information please refer to the accompanying Planning Statement.

## 4.0 PLANNING POLICY CONTEXT

4.01 This section explores the planning policy that is relevant to the consultation of the proposed development. It covers both national and local planning policy and guidance.

### **The Development Plan**

4.02 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications must be made in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. Applications which are not in accordance with the relevant policies in the Plan should not be allowed unless material considerations justify the granting of planning permission

4.03 The Development Plan for Barnsley consists of the Local Plan which was adopted by Full Council on 3 January 2019.

4.04 The National Planning Policy Framework (NPPF) and associated Guidance (NPG) must also be considered. These documents provide the policy context against which any future proposals will need to be assessed.

4.05 Community consultation is increasingly playing a greater part in planning decisions following the enactment of the Localism Act (2011). The National Planning Policy Framework (2019) (NPPF) enshrines this approach and outlines the importance of early engagement with the local community in association with the preparation of planning applications. Paragraph 39 encourages pre-application engagement and consultation to assist in identifying all fundamental issues relating to a particular development and allowing for early consideration.

4.06 Paragraphs 39 to 46 confirm that Local Planning Authorities should encourage developers to take up pre-application services and to engage with the local community before submitting their applications.

4.07 In addition, the NPPF notes that applicants and Local Planning Authorities should consider the potential of entering into planning performance agreements where this may result in a faster and more efficient process.

4.08 Paragraph 001 (Reference ID: 20-001-20190315) of Planning Practice Guidance (PPG) also notes that pre-application engagement with the community is encouraged where it will add value to the process and outcome.

### **Barnsley Metropolitan Borough Council – Statement of Community Involvement (December 2015)**

4.09 Barnsley Council's Statement of Community Involvement (SCI) was adopted in December 2015. The Statement sets out the Council's approach to stakeholder engagement for applications within the District. It is a statutory document which details proposals for how the community will be involved in both the production of planning

documents and through consultation on planning applications, as required under the provisions of the Planning and Compulsory Purchase Act (2004).

- 4.10 Section 18: 'Consultation on Planning Applications' of the SCI outlines how the Council encourages applicants who are preparing a planning application on a major application or locally sensitive site to involve the community as much as possible before the application is submitted, to aid the evolution of the design of the scheme.
- 4.11 Paragraph 22.1 notes how applicants are encouraged to discuss how the community should be involved with a Planning Officer as part of pre-application discussions. It also notes how some or all of the following approaches are encouraged to ensure community engagement is effective and reflects the scale of the development proposed. These include notices in local newspapers, a publicly visible site notice and neighbour notification letters.
- 4.12 Harworth Group has undertaken a full and thorough pre-application process which has been guided by advice within Barnsley Council's SCI in relation to methods, timing and content to optimise both the engagement taking place and feedback received.
- 4.13 The pre-application process undertaken as part of the proposed development accords with guidance contained within the NPPF and Barnsley Council's own SCI. The results of the feedback received have also been used to inform the application's final design.

## 5.0 METHODOLOGY

- 5.01 This section of the SCI describes the public consultation approach and confirms alignment with national and local policy.

### **Consultation Letters and Public Exhibition**

- 5.02 As part of preparing the pre-application consultation strategy, a consultation exercise based around an extensive leaflet distribution and a Public Exhibition was deemed both appropriate and in line with advice contained with Barnsley SCI.
- 5.03 In accordance with Barnsley Council's SCI, leaflets were sent to 3,700 neighbouring residents and businesses across the consultation area (identified at Figure 5.1 below), informing them of the proposals and inviting them to attend the Public Exhibition on Tuesday 12th February 2020 between 3.30pm – 7.00pm at Birdwell Primary School, Sheffield Road (entrance from Hay Green Lane), Birdwell, Barnsley, S70 5XB. A copy of the leaflet circulated notifying individuals of the proposed development is also included at Appendix 1.
- 5.04 Birdwell Primary School also circulated details of the event to parents of existing pupils.
- 5.05 E-mails were also sent to Ward Councillors, Jim Andrews, Chris Lamb and Nicola Sumner to inform them of the proposals and the Public Exhibition.





5.11 Following feedback received at the consultation event it became clear that there had been issues with the delivery company with many residents along Hay Green Lane stating that they had not received a leaflet. This issue was investigated by Harworth Group with their delivery company and confirmation of leaflet delivery was received. However, in order to address the issue raised by residents a second leaflet was therefore hand delivered by representatives from Harworth Group to around c.150 dwellings on:

- Hay Green Lane
- Herons Way
- Wrens Way
- Lynham Avenue
- Chilcombe Place
- Sheffield Road (between Post Office and Methodist Church)

A copy of the second leaflet is provided within Appendix 3.

5.12 Representatives from Harworth Group also left several leaflets at the Post Office and Medical Centre to stick in the window and 50 leaflets were sent to Birdwell Primary School to distribute to parents. The deadline for the submission of comments via the website was also extended to the 4<sup>th</sup> March 2020 following the second leaflet drop.

## 6.0 SUMMARY OF CONSULTATION RESPONSES

- 6.01 This section of the report provides a summary of the feedback received from local residents. Whilst around 49 people attended the event, including Councillor Lamb, 56 written responses were received in total from the website (via online comments) and at the event.
- 6.02 Written responses returned a mixture of comments in relation to the proposed development both in support and against. Of those who raised objection many related to the existing traffic with regards to increased pollution levels and an increase of pressure on existing amenities i.e. schools and doctor surgeries.
- 6.03 The principle issues raised during community engagement are summarised below:

Themes	Consultation Comments	Responses
Highways	<p>The majority of concerns raised were in relation to traffic issues on Hay Green Lane which cause cars to back up onto Sheffield Road, especially around school drop off and pick up times and the impact further development would have on this.</p> <p>Issues raised in relation to parked cars along Hay Green Lane.</p> <p>Traffic flows two ways on Herons Way and Hay Green Lane. I've heard that this will change, and a new one-way system will be introduced. Whilst I have no objection to a one-way system as such, I assume that this will have a knock-on effect and increase traffic along Herons Way. Can you please confirm or deny that there will be a one-way system and, if this is the case, are there any plans to come up with a scheme to slow down traffic using Herons Way as a cut through?</p> <p>How is site traffic going to access the site when it is impossible to go down hay green lane for large vehicles.</p>	<p>A detailed assessment of the highway's matters is provided in the supporting Highways Assessment. One of the purposes of the outline application is to engage with the Council's Highways Officers to achieve a suitable and safe access for the development.</p> <p>The proposals do not look to change the flow of traffic. In order to minimise the number of children being dropped off on Hay Green Lane and the number of children being dropped off at the school by car in general, a twin pronged mitigation strategy that seeks to provide a rationalised drop off solution using the Birdwell Venue, but also incentivises people to not drop of children in the car especially on Hay Green Lane, is detailed within the Transport Assessment.</p> <p>This will be conditioned and detail provided through the submission of a construction management plan.</p>
Drainage	<p>What route is the sewerage going to be going in?</p>	<p>A drainage strategy will be submitted as part of the application which will provide details in relation to sewerage.</p>

Ecology	Loss of green space and wildlife. We no longer see the bullfinches, skylarks, cuckoos or barn owls.	An Ecological Appraisal is submitted in support of the application. Further survey work is ongoing and will be submitted during the determination of the application.
Landscaping	Although we like the idea of natural hedging on the boundary, we wonder what will be in place while this is growing, as our cars are parked up to this boundary. We are also concerned it will become a cut-through and the hedge damaged as well as cars. Also, who will maintain the hedging on the roadside, where the cars are parked.	Landscaping is indicative at this stage and is reserved for a reserved matters application.
Services	The adjacent school is at capacity. Where will the children from the proposed development go to school?	The proposed development will be required to pay development contributions, which will enable the Council to ensure investment continues to support local schools. This is included with the Council's strategic approach to allocated housing development and will be their responsibility to ensure that there are sufficient places at schools and doctors.
General	Loss of green space which is a big attraction for dog walking and horse riding and allows residents to get air and physical activity in their daily life.  Concerns in relation to house values and lack of privacy due to homes being built to the rear of existing gardens.	Most of the site is paddock land which is privately rented and is not open to the public.  The layout is indicative at this stage and details including amenity distances are reserved for a later stage.

6.04 This shows that the main concerns for respondents relates to traffic control / increased pollution and the increased pressure on existing amenities such as schools and doctors' surgeries. Additional concerns relate to the loss of greenspace and the pressure on existing infrastructure such as sewerage systems.

6.05 The comments received have been reviewed and considered in detail as part of the preparation of the submitted scheme.

## 7.0 SUMMARY AND CONCLUSIONS

- 7.01 This Statement of Community Involvement (SCI) has been prepared on behalf of Harworth Group (the applicant), to support an outline planning application for the residential development of land south of Hay Green Lane, Birdwell.
- 7.02 The Statement provides a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals.
- 7.03 The SCI describes how this iterative process has influenced the evolution of the scheme prior to the submission of the planning application.
- 7.04 Following the distribution of 3,700 consultation letters and an additional 150 second leaflets, a total of 56 individuals returned comments.
- 7.05 The main concerns for respondents relate to traffic control / increased pollution and the increased pressure on existing amenities such as schools. Additional concerns relate to the loss of greenspace and the pressure on existing infrastructure such as sewerage systems.
- 7.06 The project team have worked hard to resolve the concerns registered in line with recommendations outlined within the Council's SCI. Harworth Group have engaged with Birdwell Primary School to propose a solution to alleviate the existing traffic issues at school drop off and pick up times.
- 7.07 The site is in a highly sustainable location in terms of site location, proximity to local amenities (shops and schools) and is well served by public transport routes. There are no technical or environmental constraints to preclude against the development of the site.
- 7.08 In light of the above, it is considered the proposed development satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. It is therefore respectfully requested that planning permission be granted.

**APPENDIX 1: CONSULTATION LEAFLET**

# PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT HAY GREEN LANE, BIRDWELL

Public Consultation Event



## ALL RESIDENTS WELCOME

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**Wednesday 12th February 2020, 15.30 – 19.00**

Birdwell Primary School, Sheffield Road (entrance from Hay Green Lane), Birdwell, Barnsley, S70 5XB

# PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT HAY GREEN LANE, BIRDWELL

## Public Consultation Event

Harworth Group plc is preparing an outline planning application for the residential development of land south of Hay Green Lane, Birdwell.

A public consultation exhibition will be held at **Birdwell Primary School, Sheffield Road (entrance from Hay Green Lane), Birdwell, Barnsley, S70 5XB on Wednesday 12th February 15:30 – 19:00**. This is an opportunity for residents to view the emerging scheme and discuss any queries with the project team.

Members of the project team will be on hand to explain the proposals including details of the technical work undertaken to date, to answer resident's questions and to gather the views of the local community prior to the submission of an outline planning application to Barnsley Council.

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A project website will be available from the **12th February**. All of the information displayed at the exhibition will be available on the website, as well as a comments feedback facility.

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

**We look forward to meeting you at the public consultation event and receiving your comments.**

**APPENDIX 2: PUBLIC EXHIBITION BOARDS**

# LAND AT HAY GREEN LANE, BARNLSLEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

## WHO ARE HARWORTH GROUP PLC

Harworth Group PLC is one of the largest land and property regeneration companies in the UK, owning and managing over 21,000 acres across 140 sites in the North of England and the Midlands.

Harworth Group transform land into new employment and residential developments – places where people want to be. The basis of their approach is to work with partners on sustainable projects which will strengthen local economies and improve the lives of those in the surrounding communities. Their track record includes master planning and delivery of major housing and employment schemes across the North of England and the Midlands.

## BACKGROUND

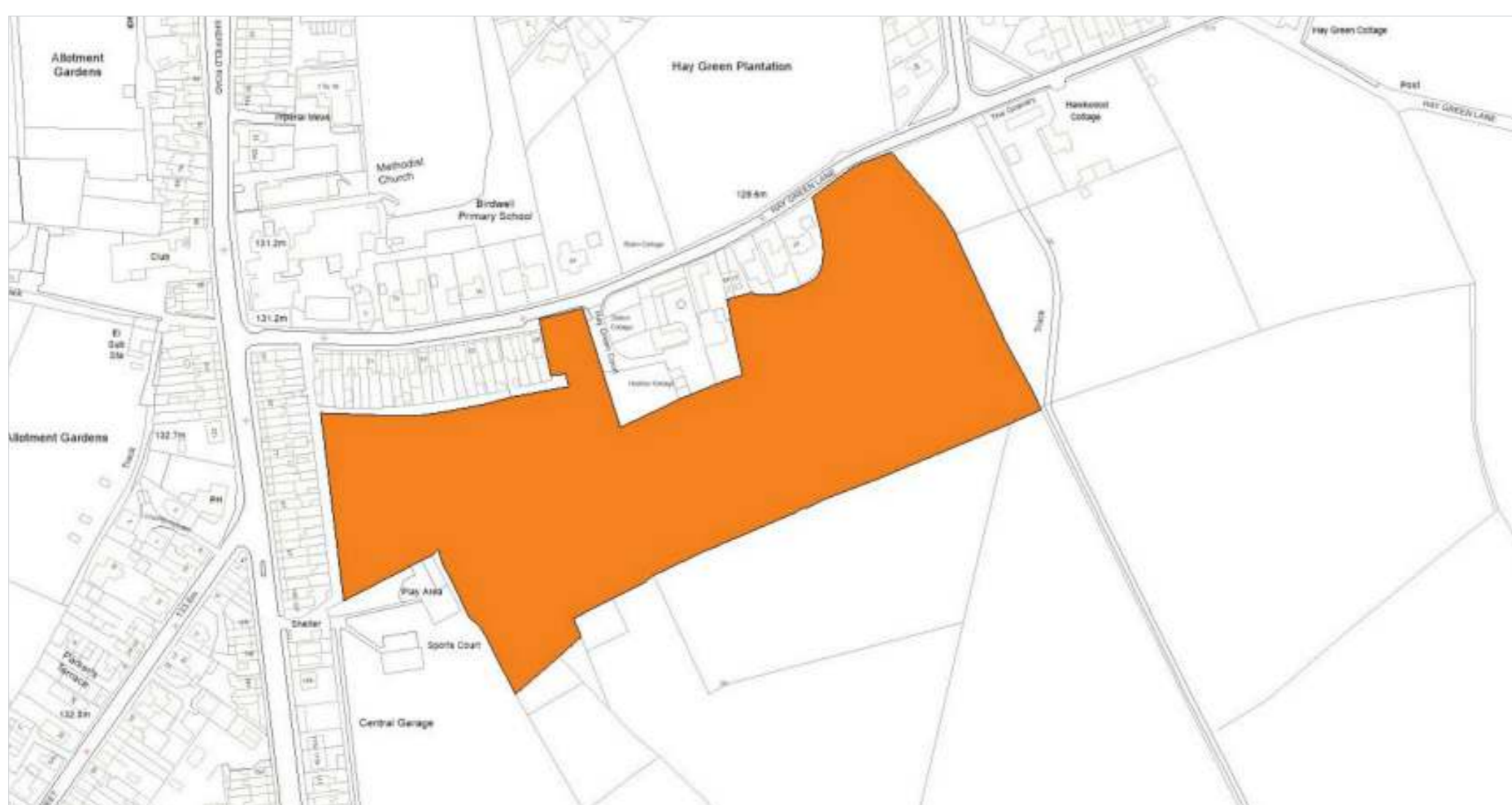
The site is allocated for housing within the Local Plan under site reference HS59, the site is approximately 4 ha (10 acres) in size.

A pre-application enquiry has already taken place with Barnsley Council in early January. In its response, Barnsley Council confirmed that the site is in a sustainable location on the edge of Birdwell and residential development of the site would contribute to the Council's 5-year supply of deliverable housing land and provide much needed new homes for Barnsley.

## SITE CONTEXT

The site is located to the south of Hay Green Lane and is bounded to the west by the rear access road to properties on the A61 Sheffield Road, Birdwell Recreation Ground and agricultural land to the east and south.

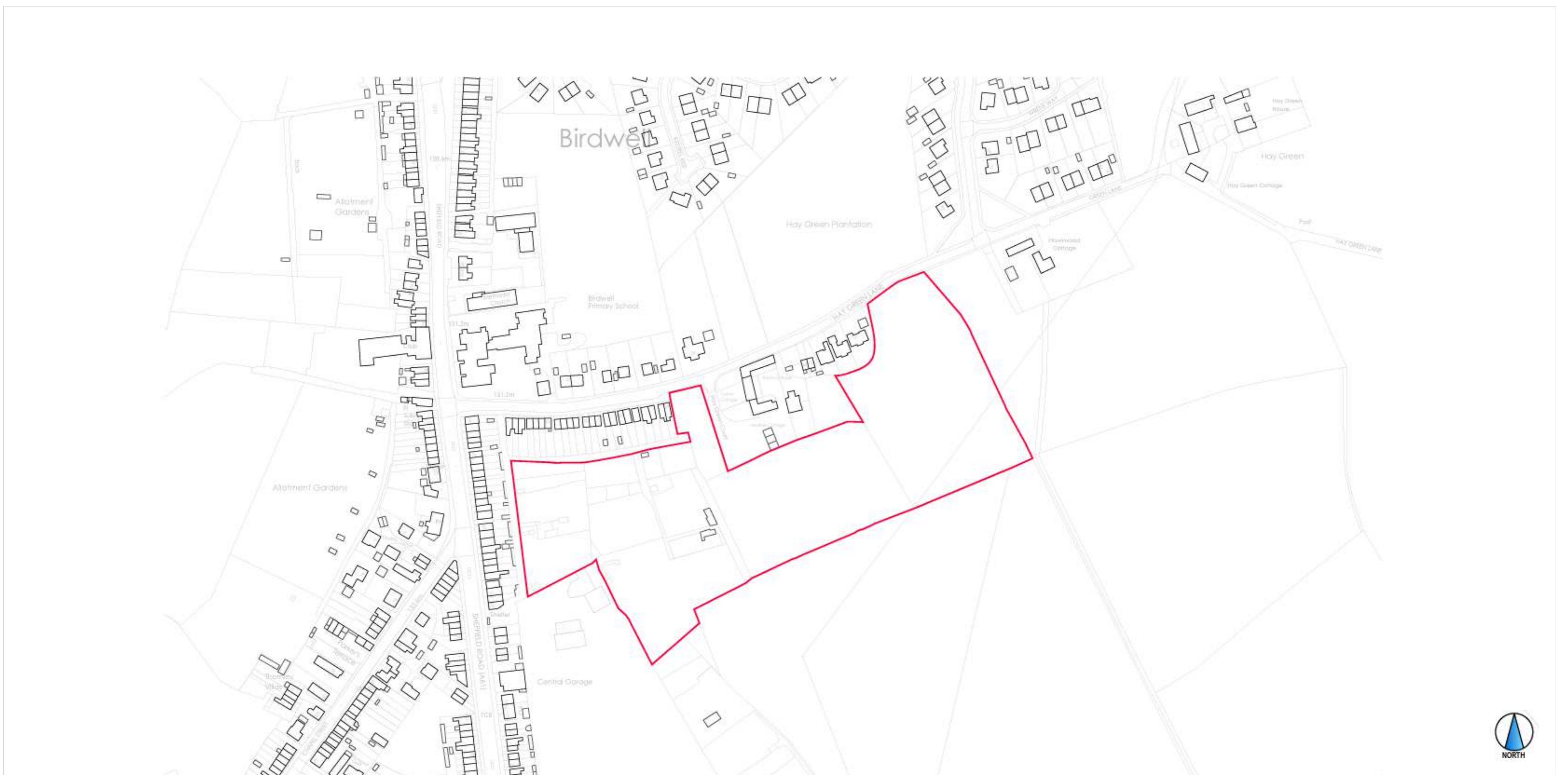
The majority of the site comprises paddock land (currently grazed by horses) with allotment gardens and some fenced compartments utilised for keeping livestock in the western part of the site. There are hedgerows along the eastern and part of the southern boundaries of the site. There are also several trees and hedgerows within the site. A public footpath runs adjacent to the south eastern corner of the site boundary.



Barnsley Local Plan - Housing Allocation HS59



Aerial View



Location Plan





# LAND AT HAY GREEN LANE, BARNLSLEY

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

## ILLUSTRATIVE LAYOUT

It is anticipated that the proposed housing scheme will incorporate:

- Up to 118 homes
- Public Open Space
- Tree planting and landscaping
- Links to adjacent Recreation Ground and Public Footpath
- Vehicle access to Hay Green Lane
- An area for biodiversity enhancements

**“Development of up to 118 high quality family homes”**



# LAND AT HAY GREEN LANE, BARNLSLEY

## PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

### TECHNICAL CONSIDERATIONS

Harworth Group recognise the concerns of local residents in relation to proposals for large scale new development. To date, we have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

#### Transport and Access

- Single vehicle access proposed to Hay Green Lane
- Pedestrian connectivity with the wider area
- Travel Assessment and Plans to assist sustainable travel choices

#### Ecology and Trees

- Comprehensive surveys undertaken
- Existing agricultural fields of limited biodiversity value
- Habitat mitigation and enhancement areas proposed including native grassland, tree and shrub planting
- Minimising hedgerow and tree loss, maintaining and enhancing boundary features to provide continuity in terms of connective habitat, acting as a framework of green infrastructure
- Area for biodiversity enhancements

#### Heritage and Archaeology

- Archaeological desk-based assessment report will be submitted
- Site contains no recorded heritage assets
- Setting of nearby listed building will be considered

#### Flood Risk and Drainage

- The site is not located in an area of flood risk however the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy
- The development will incorporate a Sustainable Drainage System (SUDS) with a new pond to efficiently drain surface water from the site. The pond will provide improved habitat and amenity areas for wildlife and recreation.

Recent development of Harworth's site at Prince of Wales, Pontefract



Recent development of Harworth's site at Waverley, Rotherham



### HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns
- Completing a form at the consultation
- Emailing us via [Haygreenlane@harworthgroup.com](mailto:Haygreenlane@harworthgroup.com)
- Commenting through the website - [www.haygreenlane.co.uk](http://www.haygreenlane.co.uk)
- Writing to us at Carter Jonas, 9 Bond Court, Leeds, LS1 2JZ

**Comments will be accepted until 26th February 2020**

### WHAT HAPPENS NEXT?....

- We welcome the views of local residents and and businesses. Harworth will review all comments received at the exhibition as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit an outline planning application to Barnsley Council in March 2020.

**APPENDIX 3: SECOND CONSULTATION LEAFLET**

# PROPOSED RESIDENTIAL DEVELOPMENT OF LAND OFF HAY GREEN LANE, BIRDWELL

## Public Consultation

Dear Resident,

We write in relation to the Public Consultation event that took place on the 12<sup>th</sup> of February at Birdwell Primary School. We understand from the residents in attendance that unfortunately a number of addresses did not receive the leaflet inviting you to attend the exhibition. We apologise for this and are currently investigating the issue with the distribution company employed to deliver the leaflets.

The consultation material that was displayed at the event, which includes details of the proposed residential development, is available to view on the project website at **[www.haygreenlane.co.uk](http://www.haygreenlane.co.uk)**.

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised.

**Please provide any comments on the proposed development by the 4<sup>th</sup> of March by visiting the dedicated website above; by e-mailing [haygreenlane@harworthgroup.com](mailto:haygreenlane@harworthgroup.com); or by post via our Planning Consultants at Carter Jonas, 9 Bond Court, Leeds, LS1 2JZ.**