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April 2012

**Former Willowgarth School, Brierley Road, Grimethorpe**

**Statement of Community Involvement for an  
Outline Planning Application for Residential  
Development with Appearance,  
Layout, Landscaping and Scale Reserved**

On behalf of

NPS Barnsley Limited

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## **1.0 Introduction and Proposed Development**

- 1.1 This Statement of Community Involvement ("SCI") has been prepared in support of an outline planning application made of behalf of NPS Barnsley Limited for a residential development at the former Willowgarth School in Grimethorpe.
- 1.2 The statement specifically refers to the scope of community involvement and consultation which has taken place in relation to the preparation of the application.
- 1.3 This SCI sets out the community involvement and discussions which were undertaken prior to the submission of the application. It justifies the methods used and outlines the outcomes of the consultation. It will demonstrate that the consultation, undertaken in respect of the application, conforms to the requirements of national and local guidance.
- 1.4 The Proposed Development is comprised of an outline planning application for residential development. Details of the site access accompany the application but all other matters will form part of a reserved matters submission.
- 1.5 Indicative drawings have been produced which demonstrate how the proposed residential development can be accommodated on the site and shows a variety of housing types of varying sizes, all with parking facilities and private gardens. An area of open space is proposed to the south of the site in order to create a green space which will benefit the whole community. In total the indicative layout shows 101 dwellings, which would have two, three and four bedrooms.

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## **2.0 Planning Policy**

2.1 This section of the SCI provides an overview of Government policy and other guidance in relation to community involvement in the planning system as outlined within the following documents:

- The Localism Act;
- The National Planning Policy Framework ("NPPF"); and
- The Barnsley Statement of Community Involvement.

### **The Localism Act**

2.2 The Localism Act was given Royal Assent in November 2011 and contains details on a number of matters, including the requirement for developers to consult local communities before submitting planning applications for certain types of developments.

2.3 These changes to the requirement for public consultation are contained within Section 122 of the Localism Act and the circumstances in which a developer is required to carry out pre-application consultation are as follows:

- A person proposes to make an application for planning permission for the development of any land in England; and
- The proposed development is of a description specified in a development order.

2.4 Consequently, it is necessary to wait for the publication of a new development order before there is an indication as to what type of development the new requirements will apply to.

2.5 It is important to note however the indication from the Government is that the legislation would only apply to large scale major applications.

2.6 In light of the above, there is a need to undertake public consultation for the Proposed Development.

### **National Planning Policy Framework**

2.7 The National Planning Policy Framework ("NPPF") was published in March 2012 and provides national guidance on the planning system. The document replaces all previous national guidance.

2.8 Paragraphs 188 to 195 of the NPPF set out guidance on pre-application engagement with paragraph 188 stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties.

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- 2.9 The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits.

### **Barnsley Statement of Community Involvement**

- 2.10 The Barnsley Statement of Community Involvement was adopted in September 2006 and provides guidance on how applicants should include the local community in the preparation of applications.
- 2.11 Appendix 4 sets out guidance for large scale developments and states consultation should be undertaken with the LPA, people who live near the site and anyone else who might be affected by the development before making the application.
- 2.12 The document goes onto state acceptable methods of consultation can include writing to people who live in the local area to tell them about the proposals and meeting with local councillors.

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## 3.0 Consultation Programme

- 3.1 This section of the SCI details the pre-application public consultation that has taken place so far.

### Methods Used

- 3.2 It is widely recognised that a variety of methods and communication techniques are needed to get the most out of the exercise. The pre-application consultation has therefore employed a range of channels, which are outlined below.

#### Pre-Application Consultation with Barnsley Metropolitan Borough Council

- 3.3 Discussions with Council officers started in 2011 in the year when members of the development team met with development control and policy officers. At the meeting the principle of the development along with the contents of any future application was discussed.
- 3.4 A further meeting was held on the 12<sup>th</sup> January 2012 with officers at the Council. It was suggested by the officers during these discussions the development team meet with local councillors and consult with local residents. In addition to this application requirements were also confirmed.
- 3.5 A meeting was then held on the 27<sup>th</sup> February 2012 between the design team and officers at the Council. This helped inform the preparation of the application and the content of the submission documents.

#### Local Resident Consultation

- 3.6 On the 12<sup>st</sup> January 2012, a consultation letter and leaflet were distributed to nearby residents located on Brierley Road, Sandhill Grove and Windmill Avenue. The information set out the key facts of the development alongside the proposed indicative site layout. Residents were given the opportunity to discuss details with the development team and send in their comments. A copy of the leaflet can be found within Appendix 1.
- 3.7 11 responses were received following this exercise. Of these responses 4 were written in support of the proposal. The following provides an indication of the types of comments that were received:

**“The development shows the potential for being a most pleasant place to live. Good well thought out plans which in theory should enhance the area”.**

**“I am very close to the proposed development and delighted to hear about it. It’s great to see the continuous development of the area”.**

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- 3.8 The objections were mainly in relation to the impact on highways rather than the principle of residential development in this location. The loss of an open area of land to the south of the site was also raised as a potential issue and as a result of the consultation this area is now being retained as public open space.

**Local Councillor Consultation**

- 3.9 A meeting was held with local councillors on the 16<sup>th</sup> January 2012 to discuss the proposals and support was received for the application.

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## **4.0 Conclusions**

- 4.1 This SCI has been prepared in support of an outline planning application made of behalf of NPS Barnsley Limited for a residential development at the former Willowgarth School in Grimethorpe.
- 4.2 The statement refers to the scope of community involvement undertaken and it has been demonstrated that pre-application consultation has involved Barnsley MBC, the local community and local Councillors. There has been a good level of feedback from all consulted and where issues and suggestions have been raised or put forward the development team have sought to address and incorporate them where possible into the development.
- 4.2 It is therefore concluded that the Proposed Development has given significant regard for local residents and stakeholders in the formulation of the design of the scheme. As such it is considered the consultation undertaken accords with the requirements of the Barnsley Statement of Community Involvement.