

---

October 2018



**Full planning application for the proposed development of 29 dwellings on the former Company Shop, New Road, Tankersley, Barnsley**

**Statement of Community Involvement**

On behalf of

Rouse Homes

Prepared by

I D Planning  
9 York Place  
Leeds  
LS1 2DS

---

## Contents

Section	Page Number
1.0 Introduction .....	1
2.0 The Proposed Development .....	2
3.0 Guidance on Community Involvement .....	3
4.0 Community Involvement Strategy .....	4
5.0 Conclusions.....	7

---

## 1.0 Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared to support a full planning application for the proposed development of 29 dwellings on the former Company Shop, New Road, Tankersley, Barnsley.
- 1.2 The SCI sets out: -
1. The background to the site and why it has been brought forward for development;
  2. Relevant national and local guidance on community involvement;
  3. The applicant's approach to community involvement in respect of the planning application submission;
  4. The specific feedback from the community.
- 1.3 The SCI forms part of a comprehensive package of documents submitted in support of the applicant's planning application and is intended to be read in conjunction with them.

---

## **2.0 The Proposed Development**

- 2.1 The proposed development comprises a full application for 29 dwellings on the former Company Shop, New Road, Tankersley, Barnsley.
- 2.2 The plans submitted within this application show the layout of dwellings, landscaping and internal road arrangements.
- 2.3 Access into the site will be taken from New Road, with the existing access to the derelict site used as vehicular access.
- 2.4 The proposed development site is a brownfield site within the development boundaries of Tankersley. The site itself was the former Company Shop, which has recently moved. The site is not allocated for any specific use within the Local Plan.
- 2.5 The Council are unable to demonstrate a deliverable five-year housing supply and there is a need for more sites to come forward for residential development within the District to assist the Council in meeting its five-year housing supply requirements. As a brownfield site this is sequentially preferable to other greenfield sites available.

---

## 3.0 Guidance on Community Involvement

### National Guidance

- 3.1 Community involvement forms an increasingly important component of the planning process and has a key role to play in delivering the Government's objectives for sustainable development. In particular, paragraphs 39 & 40 of the Revised National Planning Policy Framework (NPPF2) sets out the importance of community consultation.

Paragraph 39 states: -

**“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”**

Paragraph 40 states: -

**“They [Local Planning Authorities] 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.”**

### Local Guidance

- 3.2 At a local level, the Barnsley Council Statement of Community Involvement (SCI) actively encourages applicants to engage the community at an early stage and, in the case of major developments and/or those of community significance, prior to the submission of a planning application. The revised SCI was adopted in 2015.

- 3.3 Paragraph 20.3 of the SCI states:

**“All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted.”**

- 3.4 The Council's overall objective is to ensure that developers take a planned approach to their community involvement programmes.

---

## 4.0 Community Involvement Strategy

- 4.1 In preparing a strategy for community involvement for the proposed development, the overall aim was to provide the local community with an opportunity to understand, comment on and influence the proposals prior to the submission of a planning application. Achieving this would ensure that the key objectives and requirements of both the NPPF and the Council's SCI were met.
- 4.2 In this context, the objective of the community consultation was to obtain the views from Ward Members and local residents on the proposed development.

### **Residents and Ward Councillors**

- 4.3 In order to obtain the views of local residents, a letter dated the 12<sup>th</sup> October 2018 was sent to properties in the immediate vicinity of the site within Tankersley. The consultation letter invited residents to provide written feedback on the proposals.
- 4.4 The letter was also forwarded to local Ward Councillors inviting them to provide written feedback.
- 4.5 The letter expressed that the development project team wished to engage with the local community on the proposed development by inviting them to provide their views.

### **Feedback**

- 4.6 Out of the letters sent out to residents, a total of 7 responses were received by ID Planning.
- 4.7 Of the residents that provided feedback, the primary areas of comment and concern were: -
- Concern regarding the retention of trees etc along the southern boundary of the site.
  - Highway safety especially at school pick up/drop off time.
  - The density of the development being too high.
  - Overlooking from new dwellings
  - The existing building is becoming an eyesore so would be an improvement.

- 4.8 The following section sets out what assessment works have been undertaken to support the planning application and also to investigate the concerns raised above.

### ***Highways, parking and traffic impact***

- 4.9 In relation to the impact on the highway network and specifically parking provision within the village at school pick up/drop off times, the application submission includes a detailed Transport Statement.
- 4.10 The Transport Assessment includes traffic modelling and TRICS modelling. This method of assessing car journeys during peak periods is nationally

---

recognised and used for new developments to model traffic generation and flows.

- 4.11 The vehicle and person trip generation of the proposed residential development has been projected using the nationally recognised TRICS database. The traffic projections indicate that when fully-built, the proposed residential development is expected to generate 20 two-way vehicle trips during the AM peak hour and 22 two-way vehicle trips during the PM peak hour.
- 4.12 The site is located within a sustainable location on the edge of Tankersley within a short walking distance of bus stops with connections to Barnsley and Sheffield.
- 4.13 Given the previous use of the site and the intensity by which traffic (including HGV's) used New Road and the access to the site it is clear that there will be a reduction in vehicular movements to and from the site.
- 4.14 Resident and visitor parking will be provided on site through the provision of off road driveways, garages and dedicated visitor parking. Parking will be provided in compliance with the Council's parking standards.

***Concern regarding the retention of trees etc along the southern boundary of the site***

- 4.15 A full Tree Survey and Landscaping Masterplan has been submitted with the formal planning application. These supporting documents provide additional detail to what was provided as part of the public consultation process. Residents will have the opportunity to review and provide comments on these supporting documents through the formal planning application process.
- 4.16 It is expected that the boundary treatments and tree pruning proposed will be acceptable and will ensure additional amenity is maintained between existing and proposed dwellings.

***Density of development***

- 4.17 One response received from a nearby resident raised concerns regarding the high density of the development. The overall gross area of the site is 1.21. ha and given the number of dwellings proposed gives a density of 24 dwellings per hectare.
- 4.18 The density of development is largely set by the specific site constraints in terms of trees and the topography of the site. The Barnsley Core Strategy states a "minimum density of 40 dwellings per hectare will be expected". Clearly the density of the development proposed is below this figure and is therefore considered a low-density development.

***Overlooking***

- 4.19 The layout of the proposed development ensures acceptable distances are achieved between both proposed dwellings and existing dwellings.
- 4.20 The specific layout of the site will be considered by Council Officers as part of the planning process but it is expected that the layout will be deemed

---

acceptable in an amenity sense and the proposed development will not create any significant issues of overlooking.

**Other Issues**

- 4.21 Some of the responses from local residents suggested the current building is an eyesore and is becoming derelict. The proposed high quality development will therefore enhance the character and visual amenity of the area and Tankersley as a whole.

***Concluding Points***

- 4.22 In summary, the associated technical supporting documents submitted with the application addresses the comments made and concerns raised during the public consultation and demonstrates that there are no technical constraints which would prevent the development of this site for residential development.
- 4.23 Full plans and detailed supporting documents are submitted for approval.

---

## 5.0 Conclusions

- 5.1 Rouse Homes have adopted a proactive approach to undertaking consultation with Councillors and residents prior to the submission of the full planning application for the proposed development of land off Dishforth Road, Sharow. In doing so, the applicant has ensured that residents and Councillors have had the opportunity to view the proposals and provide comment if they so wished.
- 5.2 During the Council's Local Plan process, the community has the opportunity to comment on the proposed allocation of the site for housing land (Site Ref: SH1).
- 5.3 The site that is proposed to be allocated in the draft Local Plan (Ref: SH1) has been assessed as being capable of accommodating circa 63 dwellings.
- 5.4 Given that the Council are unable to demonstrate a five-year housing supply and there is an urgent need for more sites to come forward for residential development within the District, all proposed residential developments should be assessed in accordance with the presumption in favour of sustainable development as stipulated by Paragraph 14 of the National Planning Policy Framework (NPPF) (2012). Development of this site is expected to assist the Council in meeting and maintaining its five-year housing supply requirements.
- 5.5 Concerns raised during the public consultation process have been considered and assessed through the submitted technical reports and where applicable, the proposed layout has been amended.
- 5.6 The technical reports undertaken to support the planning application have concluded that there are no technical constraints which would prevent the development of the site for residential use.