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For and on behalf of
Hallam Land Management

STATEMENT OF COMMUNITY INVOLVEMENT

Land at Carr Road and Hollin Busk Lane, Deepcar

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November 2017

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement has been prepared by DLP Planning Ltd on behalf of Hallam Land Management, in support of an outline planning application for residential development of up to 93 dwellings, with all matters except for access reserved, on land at Carr Road and Hollin Busk Lane, Deepcar.
- 1.2 The application site extends to approximately 6.5ha of greenfield land comprising 5 fields, which are currently used for animal grazing. The full details of the site and the proposed development are set out within the submitted Planning Statement.
- 1.3 Pre-application advice has been sought from the Local Planning Authority (LPA) and consultation was undertaken with local residents and interested parties. This statement sets out the process undertaken and how the responses have informed the submitted planning application.

2.0 CONSULTATION

- 2.1 Sheffield City Council's Statement of Community Involvement (SCI) was updated in August 2014. This document sets out how and when the Council will involve the community and key stakeholders in the formulation of the Local Development Plan and the decision making process for planning applications.
- 2.2 The SCI advocates pre-application discussions with both the local planning authority and members of the public, who may have views or concerns regarding the proposals.
- 2.3 The SCI states that the LPA will encourage the greater use of pre-application consultation especially on large schemes. The Added Value Test is used to determine when substantial additional publicity and consultation measures should be taken and provides the following three reasons when consultation will be beneficial:
- *To help the community shape a major regeneration scheme or a scheme with a wider community impact.*
 - *To overcome barriers to service and assist hard to reach groups such as Black and Minority Ethnic (BME) communities.*
 - *To generate informed debate about the very complex planning issues of wide significance.*
- 2.4 Where carried out, the applicant is encouraged to submit a consultation supporting statement with the eventual planning application, summarising what has been done and should include copies of the consultation responses and a summary of all planning representations received. This Statement provides this information.
- 2.5 The SCI also states how the proposals have been amended in response to the planning representations or reasons why this has not been considered possible or appropriate.

Pre-application advice

- 2.6 Applicants are actively encouraged to seek pre-application advice from planning officers prior to the submission of planning applications.
- 2.7 An initial pre-application meeting (LPA ref: 16/02873/PREAPP) was held on 25th August 2016 and was attended by Hallam Land Management, DLP Planning, STEN, FPCR, Fore Consultancy and the LPA's planning, policy and highways officers. A further meeting was held with the ecology officers on 28th February 2017.
- 2.8 A summary of the key comments received from the relevant officers are set out below.

Planning/Policy Officers Comments:

- *Identified planning appeal history relating to the site and acknowledged that two previous Green Belt reviews had declined to include the site within this designation;*
- *Site is identified on the UDP Proposals Map as part of an Open Space Area. The site is also identified on Map 4 in the Green Environment chapter of the UDP as being part of a Green Corridor within the Green Network.*

- *The proposed residential development would detract from the mainly green and open character of this Green Corridor contrary to UDP Policies LR5(c) and GE10(a), would not respect distinctive features of the city including the Green Network and open space contrary to Core Strategy Policy CS74(a), would harm the rural character of a wedge of open countryside contrary to UDP Policy LR5(j), would harm views and vistas to skylines and open countryside contrary to UDP Policy LR5(e) and Core Strategy Policy CS74(b), and would harm the landscape character, result in the loss of open space that is of landscape value contrary to Core Strategy Policies CS47(b) and CS74(b). Significant adverse impact would result from the residential development of this site.*
- *Evidence shows a shortage of informal open space within this location, however it is acknowledged that the application site was not included within the assessment of provision so its development will not result in the loss of informal space in this respect. Conversely, the site offers the benefit of providing new informal public open space in this respect.*
- *However the site is considered to contribute through its visual openness, despite not being publically accessible;*
- *Potential benefit to the overall housing supply from the development of this site, particularly as the Council does not current hold a five year housing land supply and therefore the relevant policies for the supply of housing are not up to date and the weight to be given to them is diminished.*
- *The buildings at Royd Farm and the adjacent range of buildings are grade 2 listed buildings. UDP Policies LR5(e) and BE19 seek to preserve the character and appearance of listed buildings and their setting. Acknowledge design approach to keep built development away from these buildings which in principle helps to preserve their setting, although the final assessment on this issue would be undertaken once subsequent details of reserved matters are submitted for consideration;*
- *The layout positively links back into the neighbouring footpaths and woodland;*
- *There is wetland in between this site and land to the west and the retention of a green wedge in between is positive.*

Urban Design Comments:

- *Constraints to design including the adjacent woodland, topography, access and the setting of Royd's farm;*
- *Acknowledgement that the indicative design looks to address:*
 - *Distribution of open space*
 - *Frontage to woodland*
 - *Reuse of dry stone wall as site feature*
 - *Setting back development from the highway to create green feature*
 - *10% open space*
 - *SUDS*
 - *Strong spine road through the site*

- *Need to consider design principles as part of the application to ensure deliverability of the reserved matters application;*
- *Need to consider location and management of open space and enhanced green links on the western boundary [informed by ecology response];*
- *Need to consider housing mix to inform design principles document and CIL and affordable housing requirements; and*
- *Also consider listed buildings response.*

Further information is provided within the submitted plans and Design and Access Statement regarding the applications response to the points raised.

Drainage Comments:

- *On-site dry attenuation system. Have confirmed with Yorkshire Water that there is waste water capacity at Stocksbridge Treatment Works. EA standing advice relevant for FRA.*

The submitted Drainage strategy confirms how the proposals address surface and foul drainage within the context of the local SUDS requirement.

Highways Officer Comments:

- *Confirmed that the highways layout and access are acceptable in principle and acknowledge early liaison between the applicant's highway consultant and LPA officers.*
- *Agreement to the proposed priority junction access including 6m carriageway and 2m footpath on each side of Carr Road providing links to school crossing to north;*
- *Travel plan to be provided;*
- *Carr Road/Manchester Road junction is key interchange. Transport Assessment to include full details of the development's predicted impact along all arms of the junction during both the Weekday AM and PM peak hours.*

Modelled and devised mitigation scheme proposed including new detectors for queuing and MOVA sensor integration to be provided as part of package of junction signalling, bus stop upgrades and TRO contributions.

- *Understand that the scheme will achieve disability gradients and this explains the meandering internal road layout.*

Ecology Officer Comments:

- *Concerns regarding birds relates to the proximity of the site to SSSI and SPA within the context of the EIA regulations on sensitive locations"*

- *Concerns relate specifically to field 400-500m south of the application site around Walders Low. Accept that anecdotal evidence does not provide the full picture, however further survey work is required.*

A total of 4 surveys were undertaken between March and April 2017 in response to the LPA's initial request. It concluded that the development of this site will not affect the conservation status of the breeding bird assemblage for which the SPA or SSSI have been designated.

Following an additional meeting with ecology officers and an EIA Screening response from the LPA that indicated concerns regarding breeding birds, additional breeding bird and winter bird surveys were completed in 2016 / 2017. The findings of these surveys were submitted as part of an EIA Screening Direction to the Secretary of State in May 2017. The response confirmed that the SoS does not consider that the proposals are likely to have significant effects on the environment and the site is not found to be used by a significant number of SPA birds.

- 2.9 The proposed approach to public consultation prior to the submission of the application was also discussed and the methodology employed is set out below.
- 2.10 The proposed scheme has evolved based following pre-application discussions and the submitted proposal seeks a lower density scheme, with a larger area given over to public open space than was originally proposed.
- 2.11 The Planning Statement sets out how the proposals are considered to be in accordance with relevant policies of the Development Plan. The other technical supporting documents submitted with the application respond to specific design, ecology, drainage and highways comments.

Public Consultation

- 2.12 The Council's consultation guidance document encourages applicants to engage with the local community in order to determine their views of the proposed scheme.
- 2.13 A public consultation exercise was undertaken in January/February 2017. This included the preparation of a website dedicated to the proposed development, the details of which were provided to local residents and interest groups via the distribution of an information leaflets (Appendix 1) posted to those residents in close proximity to the site (as shown on the plan in Appendix 2). The list of consultees also included local councillors and Stocksbridge Town Council.
- 2.14 A total of 20 responses were received via the comments page of the consultation website.
- 2.15 The primarily concerns related to the principle of development on greenfield land, the highways impact of the proposal and the impact on local services.
- 2.16 A number of comments stated that brownfield land should be used instead of building on greenfield sites. Within this context it was stated that the application site should remain open in order to retain views across the valley.
- 2.17 The Planning Statement submitted with the application addresses the principle of development in full in order to demonstrate that the proposals are acceptable in accordance with the Development Plan.

- 2.18 Some concerns were also raised regarding the impact on wildlife and more specifically on Fox Glen.
- 2.19 These matters are considered further within the submitted ecology report, which confirms that the development will not have an adverse effect on local wildlife or the adjacent woodland.
- 2.20 In respect of traffic issues, 15 out of the 20 responses commented on the potential impact the development would have on congested local road, especially at the junction on Carr Road. In addition, there were concerns over the increase in pollution and the safety risks that could result in an increased number of cars on the road.
- 2.21 The submitted Transport Assessment confirms that suitable measures can be implemented to the Carr Road/Manchester Road junction to ensure that the junction continues to operate within capacity. Additional footpath connections are also proposed to encourage sustainable travel between the site and local services within Deepcar.
- 2.22 Concerns were raised regarding the impact of the proposed scheme on local services.
- 2.23 The submitted proposals confirm the applicant's commitment to the provision of a Community Infrastructure Levy payment, which can be spent within the locality to improve local infrastructure, if required. This includes schools, doctor's surgeries and bus routes. It is therefore considered that there is a mechanism in place to address any concerns regarding infrastructure capacity.
- 2.24 The proposals also include the provision of new public open space, which will be managed via a management company associated with the development.

3.0 CONCLUSIONS

- 3.1 The level and nature of the consultation that has taken place with regard to the proposed scheme is considered to be commensurate with the nature of the application and has supported the evolution of the proposed layout plan at the pre-application stage.
- 3.2 Pre-application discussions with the Council's planning, urban design, ecology and highways have provided clarity regarding the Local Planning Authority's response to the proposals. This has provided a critical assessment of the future requirements and needs of the local community with regard to the proposed use of the site and has provided valuable feedback in terms of the overall design and layout of the scheme.
- 3.3 Following amendments undertaken in response to the feedback received from the Council, the proposals are considered to represent an appropriate form of development, meeting the needs of the local community and be compliant with the surrounding environment.
- 3.4 In addition to the information sent out to local residents by DLP on behalf of Hallam Land Management at the pre-application stage, local residents will also have the opportunity to comment on the planning application as part of the determination process.
- 3.5 Overall, the applicant has engaged in a satisfactory level of pre-application consultation and responded adequately to the advice obtained.

Appendix 1

Public Consultation Leaflet

To the Homeowner
Address Line 1
Address Line 2
Postcode

Dear Sir/Madam,

Invitation to Comment – Proposed Residential Development at Carr Road and Hollin Busk Lane, Deepcar

I am contacting you to inform you that DLP Planning Ltd is currently assisting Hallam Land Management (Hallam) in preparing an outline planning application for residential development on land to the north of Hollin Busk Lane, Deepcar (see enclosed plan).

The site is within private ownership and parts of the site are currently used for animal grazing. Hallam Land is seeking to secure permission for a sensitive form of residential development incorporating a significant element of publically accessible open space and landscaping to Fox Glen and Royd Farm and associated properties.

In planning policy terms, the Local Planning Authority (LPA) is required by the National Planning Policy Framework to maintain a five year supply of deliverable housing land in the City at all times. The LPA acknowledges that they are not currently able to demonstrate such a supply. Within this context, Green Belt sites may have to be released through the emerging Local Plan in order to meet future housing need. The land at Hollin Busk Lane is not within the Green Belt and we consider it to be suitable for development, subject to a high quality design approach.

Preliminary discussions have taken place with the LPA to discuss the principle of development and the physical constraints and opportunities offered by the site. A number of technical reports relating to highways, ecology, landscape, heritage and drainage have also been prepared to inform an indicative plan, prepared to demonstrate how development may be delivered on the site.

We would like to invite you to visit the dedicated website relating to the development at www.foxglen.co.uk. This website provides background information and an indicative site plan indicating how development could be accommodated within the site, together with a comments page for you to provide us with your views. These views will inform the preparation of the final proposals for the site and we hope that you will take the opportunity to review the proposals and provide your thoughts. The website will be live from Monday 30th January 2017 and we invite you to provide comments until Monday 20th February 2017.

We would also invite you to share the above website link with interested residents in the locality, should they wish to comment on the proposals. Local Councillors and the Stocksbridge Town Council have also been asked to comment as local representatives, and as previous contributors to dialogue regarding the site.



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We look forward to your response.

Yours sincerely

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A list of directors is available for inspection at the registered office

Appendix 2

Area of distribution for Consultation Leaflet

Name	Address 1	Address 2	City	Post code
To the occupier	1b Broomfield Lane Stocksbridge		Sheffield	S36 2AQ
To the occupier	1, Broomfield Lane Stocksbridge		Sheffield	S36 2AQ
To the occupier	1a, Broomfield Lane Stocksbridge		Sheffield	S36 2AQ
To the occupier	3, Broomfield Lane Stocksbridge		Sheffield	S36 2AQ
To the occupier	5, Broomfield Lane Stocksbridge		Sheffield	S36 2AQ
To the occupier	7, Broomfield Lane Stocksbridge		Sheffield	S36 2AQ
To the occupier	Royd Cottage, Carr Road Deepcar		Sheffield	S36 2AQ
To the occupier	Royd Farm, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	Bennewell, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	The Boskins, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	Glen View, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	94, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	92, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	90, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	88, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	86, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	84, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	82, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	80, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	78, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	76, Carr Road Deepcar		Sheffield	S36 2NR
To the occupier	1, Cockshot Lane Deepcar		Sheffield	S36 2PS
To the occupier	2, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	4, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	6, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	1, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	3, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	5, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	7, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	9, Royd Lane Deepcar		Sheffield	S36 2RZ
To the occupier	11, Royd Lane Deepcar		Sheffield	S36 2RZ

To the occupier	10, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	8, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	6, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	4, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	2, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	113, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	115, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	117, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	119, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	121, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	123, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	125, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	127, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	7, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	5, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	3, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	1, The Royd Deepcar		Sheffield	S36 2SS
To the occupier	111, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	109, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	107, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	105, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	103, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	101, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	99, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	97, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	95, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	93, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	91, Carr Road Deepcar		Sheffield	S36 2PR
To the occupier	2, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	4, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	6, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	8, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	10, Coultas Avenue Deepcar		Sheffield	S36 2PT

To the occupier	12, Coultas Avenue Deepcar		Sheffield	S36 2PT
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To the occupier	16, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	18, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	20, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	22, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	24, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	26, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	28, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	30, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	32, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	35, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	33, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	31, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	29, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	27, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	25, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	23, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	21, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	19, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	17, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	15, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	13, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	11, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	9, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	7, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	5, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	3, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	1, Coultas Avenue Deepcar		Sheffield	S36 2PT
To the occupier	Royd Nursery Infant School, Carr Road Deepcar		Sheffield	S36 2PR

Teresa Bisatt - Clerk to the Council	Stocksbridge Town Council Town Hall The ARC Manchester Road	Stocksbridge	Sheffield	S36 2DT
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