

**STATEMENT OF COMMUNITY INVOLVEMENT
ON BEHALF OF
MILLER HOMES LTD**

**PROPOSED RESIDENTIAL DEVELOPMENT OF
LAND OFF THE A6024 WOODHEAD ROAD
BROCKHOLES**

BRADLEY STANKLER PLANNING

Statement of Community Involvement

Project Title:	Proposed Residential Development, Land off A6024 Woodhead Road, Brockholes
Report Title:	Statement of Community Involvement
Project No:	737/15
Status:	Draft 20.06.16
Client Contact Name:	Tim Williams
Client Company:	Miller Homes Ltd

COPYRIGHT

© This Report is the copyright of Bradley Stankler Planning. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement is in connection with an outline planning application submitted by Miller Homes Yorkshire Limited, for the residential development of 8.3ha (20a) of land off the A6024 Woodhead Road, Brockholes.
- 1.2 The proposed site is the land identified for housing in the draft Kirklees Local Plan Site Allocations document, under Site Ref H129 which includes an area of land to the north-west, with the benefit of outline planning consent for housing granted in 2015.
- 1.3 The planning application is to be submitted in Outline to establish the principle of the site's development for housing and to inform local residents, the general public and the council of the range of proposal included as part of its development.
- 1.4 The submitted illustrative site layout plan shows the principles of the proposals that include about 116 new homes, including affordable housing, an extensive area of open space, a new access to the A6024 Woodhead Road, improved footpaths along this road, a new bus shelter, and the retention and extension of existing public rights of way and footpath links through the site.
- 1.5 The Statement is to be read in conjunction with the planning application drawings and additional supporting information submitted as part of the application, as follows;
 - Applications plans and drawings
 - Design & Access Statement
 - Planning Application Report
 - Public Consultation Leaflet
 - Sustainable Accessibility Appraisal Report
 - Transport Statement
 - Ecology & Tree Reports
 - Flood Risk Assessment
 - Drainage Strategy Report
 - Geo-Environmental Report

BRADLEY STANKLER PLANNING

Statement of Community Involvement

- 1.6 This Statement sets out national and local guidance relating to community consultation in the planning process and summarises the public consultation undertaken by the Applicants and the responses received.

2.0 GUIDANCE ON COMMUNITY CONSULTATION IN THE PLANNING PROCESS

National Guidance

The Localism Act, 2011

- 2.1 The Localism Act 2011 includes the requirement for developers to consult local communities before submitting planning applications for certain types of developments.
- 2.2 The circumstances in which a developer is required to carry out pre-application consultation are stated as a *“person who proposes to make an application for planning permission for the development of any land in England and where the proposed development is of a description specified in a development order. “*
- 2.3 At the time of writing, the required development order specifying those types of development covered by the new requirements has not made, however it is generally thought that the legislation will only apply to large-scale major applications.
- 2.4 The subject application falls within this definition and there is therefore a need to undertake public consultation for the proposed development.

National Planning Policy Framework

- 2.5 National policy guidance on community consultation in planning matters is provided in The National Planning Policy Framework, 2012.
- 2.6 Paragraph 188 states that early engagement in the planning process has significant potential to improve the efficiency and effectiveness of the planning application system for all parties and that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 2.7 Paragraph 189 reinforces the need for applicants to engage with the local community before submitting applications on the basis that the more issues that can be resolved at the pre-application stage, the greater the benefits.

Local Guidance

- 2.8 Kirklees Cabinet adopted its Statement of Community Involvement (SCI) in

September 2015.

- 2.9 While primarily about consultation in the development plan preparation process, the Statement also states the councils general aim is to increase public awareness of the planning process and how to get involved.
- 2.10 The council's Development Management Charter, July 2015 outlines involvement in the planning application process.
- 2.11 The Charter encourages pre-application discussions at an early stage in the planning process, and pre-application consultation for 'Major' developments.

3.0 PUBLIC CONSULTATION PROCESS

- 3.1 The aim of the Applicants' public consultation process in this case has been to engage with Planning Officers early and to inform the residents in the vicinity of the planning application site and Holme Valley Parish Council and Holme Valley North Ward Members, of their proposals and to invite comments at an early stage of the planning application process.
- 3.2 A formal pre-application was submitted to the council in February 2016 and meetings held in March 2016 with Planning and Highway Officers to discuss pre-application consultation responses received.
- 3.3 In order to agree the basis of the proposed public consultation, and prior to submission of the planning application, discussions were held with Planning Officers on the need for and level of consultation appropriate for a development of this nature.
- 3.4 Accordingly, the following consultation strategy was agreed with officers;
- Preparation of a public consultation leaflet summarising the main aspects of the Applicants' development proposals, including contact details, to be sent directly to all ward members, the clerk to the Parish Council, and delivered by direct mailing to all households and businesses within the vicinity of the application site.
 - The leaflet also set out details of a public exhibition held at Hope Bank Works on Wednesday 8th June 2016, between 3pm and 8pm.
- 3.5 This level of consultation was felt to be wholly commensurate with the local importance of the development proposed and with the aims and objectives of the aforementioned National Planning Policy Framework guidance and council guidelines.
- 3.6 The consultation leaflet was delivered to over 150 properties and copies left in Brockholes Post Office and Honley Library and sent via email directly to all ward councillors, the clerk to the parish council, Brockholes Village Trust and Local Authority Planning Officers.

BRADLEY STANKLER PLANNING

Statement of Community Involvement

- 3.7 The leaflet includes a description of the key elements of the proposed development, why the site is suitable for housing and the proposed site layout.
- 3.8 The Applicants' email address and postal address were included on the leaflet for receipt of comments.

4.0 CONSULTATION RESPONSES RECEIVED

- 4.1 In response to receipt of the leaflet three comments were received prior to the exhibition. One ward councillor emailed the Applicants seeking clarification about the open space, total number of dwellings proposed and the proposed community trust initiative. A further two emails were received from the same family raising highway safety matters, and concern about the retention of the open space, tree loss, and ecology. No other comments were received prior to the exhibition.
- 4.2 The public exhibition held on 8 June 2016 was well attended with 58 individuals attending over the 5 hours of the exhibition.
- 4.3 Attendees were asked to sign a form giving their name and address and contact email address and whether they wished to be kept informed on the Applicants' proposals.
- 4.4 Additionally, attendees were encouraged to use the email address on the consultation leaflet to provide feedback.
- 4.5 Comments raised by attendees at the exhibition covered the following matters;
- Creation of a new access to Woodhead Road and highway safety concerns, including the traffic speeds on A6024 Woodhead Road
 - Impact of traffic generation on off-site roads
 - Impact of the access road on existing residents use of Smithy Place/Robinson Lane and legal rights to use this road
 - Measures to ensure the proposed open space will remain undeveloped
 - Need to provide a range of house type including affordable housing
 - How the affordable housing will be secured
 - Need to update the Ordnance Survey plan to show the existing dwellings adjoining Hope Bank and further consideration to be given to the impact on these dwellings
 - Clarification of surface water drainage proposals

- Concern that the development will lead to flooding of dwellings on New Mill Road
- Loss of trees and tree protection
- Impact on local ecology
- Materials for the new dwellings
- Potential for archaeological interest

4.6 Following the exhibition the Applicants received four comments via email from residents. One of these requested details of the speed survey information, another the timing for submission of the planning application. A further detailed email expressed a preference for the land to remain undeveloped while accepting the need for housing for a growing population and supporting the retention of trees as proposed. That comment also raised highway safety concerns.

4.7 Other matters raised relate to those covered at the exhibition and set out above.

4.8 In response to comments received, the submitted application now includes updated Ordnance Survey information and proposes a revised draft layout with additional details shown of alternative treatments to Robinson Lane.

5.0 CONCLUSION

- 5.1 Miller Homes have undertaken a public consultation exercise to inform local residents, businesses, ward and parish council members directly about their proposals for the residential development of a site off the A6024 Woodhead Road, Brockholes and to afford them the opportunity to comment early about the proposals.
- 5.2 This has consisted of a combination of distributing by direct mail and emailing a leaflet summarising the proposed scheme to local residents and ward councilors and the parish council, and holding a public exhibition locally.
- 5.3 The response to the public exhibition was good with some 58 people attending on 8th June, including two ward members and as set out previously, a full range of issues were discussed at the exhibition.
- 5.4 While the exhibition was well attended, the number of comments received in response to the leaflet distribution and following the exhibition has been relatively low with only six comments received by the Applicants at the time of writing.
- 5.5 Amendments have been made to the submitted planning application that take into account and address some detailed comments made by residents during the public consultation exercise.

BRADLEY STANKLER PLANNING

Statement of Community Involvement

737.sci.260916