



Application to Vary condition 3 of planning consent 2014/90780 – revised layout to Phase 2 of residential development comprising revision to house type / mix, increase in number of dwellings in Phase 2 (increase from 138 to 142 giving 206 in total when added to revised Phase 1 for 64 dwellings) and road widening to facilitate cyclists

Statement of Conformity – Revisions to Phase 2 (as set out above)

In support of Other Information provided pursuant to
Regulation 22 of the Town & Country Planning
(Environmental Impact Assessment) Regulations 2011

Original Planning Application (2014/90780):

Proposed Mixed use development comprising community and sports facilities comprising floodlit practice rugby pitch, 2 floodlit Multi Use Games Areas (MUGAs), public open space, new footways / cycleways, landscaping and additional car parking together with residential development (comprising 206 dwellings) served by new access from Owl Lane at Dewsbury Rams RLFC, Owl Lane, Dewsbury

On Behalf of Harron Homes

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November 2015

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1.0 Introduction and Description of Proposed Development

Introduction

- 1.1 This document, or Statement of Conformity, has been prepared to accompany information ("the Other Information") provided to Kirklees Council (KC) pursuant to Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 on behalf of Harron Homes (the Applicant).
- 1.2 This Regulation 22 submission is submitted following submission of a planning application to vary Condition 3 of the approved mixed use scheme (LPA reference 2014/90780). The application seeks to vary the layout for Phase 2 of the residential development and includes provision of new house types, increase in number (from 138 to 142 to reflect reduced numbers in Phase 1), revised site layout and amends to the road layout to improve facilities for cyclists.
- 1.3 Full details of this revision ('the other information') is set out in Section 2.
- 1.4 The 'Other Information' is submitted in relation to the original planning application (LPA ref 2014/90780) submitted in February 2014. The original application was subject to EIA and as such this revised submission has been reviewed in accordance with the ES previously submitted. The original submission – February 2014 comprised:
- a floodlit practice rugby pitch,
 - 2 floodlit Multi-use Games Areas (MUGA),
 - Remodel and extend existing stadium car parking to provide 334 spaces to serve Dewsbury Rams RLFC,
 - public open space,
 - new and improved footways through the site,
 - landscaping to create green corridor, and
 - the erection of 206 residential dwellings with new access from Owl Lane
- The planning application was accompanied by an Environmental Statement dated February 2014 (hereafter referred to as "the February 2014 ES").
- 1.5 The purpose of this Statement of Conformity is to demonstrate that any changes to the potential environment effects of the Proposed Development and which may arise pursuant to the Other Information have been properly assessed and that the assessments made in the February 2014 ES conform to such potential environmental effects.
- 1.6 As stated above, the original full application was submitted to KC by I D Planning on behalf of the Applicant and seeks to obtain planning permission for mixed use development for a mixed use development comprising sport / recreational uses and residential development

together with landscaping. The key elements of the update are summarised in Section 2.

- 1.7 Full details of the Other Information provided to KC are set out in Section 2 below, which includes a Revised Layout plan (dwg 3591/11 rev N) for Phase 2 and schedule of revised housetypes proposed within Phase 2.
- 1.8 This Statement of Conformity has been produced in order to link the February 2014 ES to any changes in the potential environmental effects which may arise as a result of the Other Information.
- 1.9 This Statement of Conformity should be read in conjunction with Volumes 1 and 2 of the February 2014 ES.
- 1.10 This document outlines the updates to the scheme and demonstrates that any changes to the potential environmental effects identified by the February 2014 ES have been tested by the EIA team to assess whether the significance of effects identified in the original documentation will change as a result.
- 1.11 Where there are changes to assessment conclusions (which may be positive or negative), these will be explained in the respective paragraphs of Sections 3 and 4 below.
- 1.12 In summary, the Statement of Conformity will:
 - Review amendments to the scheme design (resulting from changes to Phase 2) to identify any potential exceedance or reduction in the development parameters set out within the February 2014 ES;
 - Set out the Other Information submitted; and
 - Confirm the assessment of effects of the Proposed Development in light of the aforementioned Other Information.

Structure of the Report

- 1.13 The structure of Sections 3 and 4 of this Statement of Conformity will follow the order of chapters as in the February 2014 ES. Any supplementary information is provided in appendices, including copies of additional information provided to KC.

The Project Team

- 1.14 Each technical chapter has been reviewed/updated by those listed below (that is, the original author hereafter referred to as the Development Team).

Table 1.1: Project Team

Chapter Review	Responsibility
Chapter 4: Planning and Policy Context	I D Planning
Chapter 5: Socio Economics	I D Planning
Chapter 6: Transport and Access	Sanderson Associates
Chapter 7: LVIA	FDA Landscape
Chapter 8: Biodiversity	Brooks Ecological
Chapter 9: Noise and Vibration	White Young Green
Chapter 10: Ground Conditions	Brownfield Solutions
Chapter 11: Flood Risk & Drainage	iD Civils
Chapter 12: Artificial Lighting	White Young Green
Chapter 13: Cumulative Effects and Summary of Predicted Effects	I D Planning

2.0 Summary of Scheme Changes and Additional Information

- 2.1 The text below sets out a summary of the revisions to Phase 2 following submission of revised layout as a variation to Condition 3 of planning permission 2014/90780.
- 2.2 The condition variation application will result in a greater mix of units within Phase 2 with an increase in total numbers (138 approved and 142 proposed). Please note however that the total number of dwellings remains the same as approved (206 – 64 in revised Phase 1 and 142 proposed as a revision to Phase 2).
- 2.3 The revised housetypes has resulted in a revised layout. The revised layout for Phase 2 also results in slight widening of the road with associated benefits for cycle safety.
- 2.4 With regards the plans submitted with the condition variation, the revised layout (dwg 3591/11N) is attached at Appendix A of this document. The site location plan is attached at Appendix B. The revised housetypes are attached at Appendix C.
- 2.5 These plans have been considered by the Development Team in assessing whether there have been any changes to assessment conclusions set out in the February 2014 ES.

3.0 Environmental Topics

- 3.1 This section sets out the findings of the review undertaken by the Development Team of their original (February 2014) ES chapter. Following on from the review below Section 4 sets out the findings in simple table form with a review of residual effects.

Chapter 4: Planning & Policy Context

- 3.2 There have been no significant changes or amendments to planning policy since submission of the planning application. As such, the principal planning case relating to the need for residential development to deliver sports / recreation development and associated community benefits remains the same.
- 3.3 The revised layout and house types does not give rise to any new issues in terms of development within the Green Belt as presented and accepted as part of the 2014 application.
- 3.4 As such there is no requirement for re-assessment of the Proposed Development.

Chapter 5: Socio Economics

- 3.5 The amendments made to the Proposed Development as set out in Section 2 and as shown on the revised Layout Plan do not significantly alter the quantum of development or the nature of the Proposed Development.
- 3.6 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 5 of the February 2014 ES remains valid and appropriate for the update scheme.

Chapter 6: Transport & Access

- 3.7 The amendments made to the Proposed Development as set out in Section 2 and as shown on the revised Layout Plan do not significantly alter the quantum of development or the nature of the Proposed Development. The slight increased width and alignment of the access road is noted but does not result in any amends to the previous assessment.
- 3.8 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 6 of the February 2014 ES remains valid and appropriate for the update scheme

Chapter 7: Landscape and Visual Impact

- 3.9 The amendments to the scheme (since preparation of original LVIA) relevant to this chapter relate to revised layout and increased range of housetypes. The scale of the proposed housetypes are not significantly different to those submitted originally. No revisions are proposed to the larger landscaped areas / greenways further in to the site.
- 3.10 These amendments have been assessed against the original LVIA in terms of any changes to effect on viewpoints and/or landscape character.
- 3.11 The nature of the amends are not considered to be significant and as such, the impact assessment and significance of the effects provided in Chapter 7 of the February 2014 Environmental Statement remains valid and appropriate for the update scheme.

Chapter 8: Biodiversity

- 3.12 The amendments made to the Proposed Development as set out in Section 2 and as shown on the revised Layout Plan do not significantly alter the quantum of development or the nature of the Proposed Development.
- 3.13 As such, the impact assessment and significance of the effects provided in Chapter 8 of the February 2014 Environmental Statement remains valid and appropriate for the update scheme.

Chapter 9: Noise and Vibration

- 3.14 The proposed updates to this scheme outlined in section 2 and the updated layout plan have been reviewed.
- 3.15 There will be no increase in traffic flow as a result of the changes whilst the location and type of proposed noise generating sources (i.e. the training pitch and MUGA's) have not changed.
- 3.16 The scheme of sound insulation established during the previous planning submission demonstrated that acceptable internal noise levels could be achieved through the adoption of appropriate design measures and that effects which are Significant in EIA terms will be avoided. Whilst there are slight changes to the housing layout, by virtue of the proximity of noise sources to proposed dwellings being comparable or a further distance it can then be concluded that the findings of the previous assessment presented a worst case scenario. Nevertheless, prior to the commencement of the development, in accordance with planning condition 12, a scheme of sound insulation for all properties based on the revised layout will be confirmed.
- 3.17 In light of the above, the impact assessment and significance of effects provided in Chapter 9 of the February 2014 Environmental Statement and subsequent correspondence with Kirklees Council

(Memo from Sam Moran, WYG, to Richard Hulme, Kirklees Council, Ref:sm-rh-001-A084023, dated 23rd July 2014) remains valid and appropriate for the update scheme.

Chapter 10: Ground Conditions

- 3.18 The amendments made to the Proposed Development as set out in Section 2 and as shown on the revised Layout Plan do not significantly alter the quantum of development or the nature of the Proposed Development.
- 3.19 As such, the impact assessment and significance of the effects provided in Chapter 10 of the February 2014 Environmental Statement remains valid and appropriate for the update scheme

Chapter 11: Flood Risk and Drainage

- 3.20 The amendments made to the Proposed Development as set out in Section 2 and as shown on the revised Layout Plan do not significantly alter the quantum of development or the nature of the Proposed Development.
- 3.21 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 11 of the February 2014 ES remains valid and appropriate for the update scheme.

Chapter 12: Artificial Lighting

- 3.22 The proposed updates to this scheme outlined in section 2 and the updated layout plan have been reviewed.
- 3.23 There will be no increase in light spill when compared to the levels established within the previous assessment undertaken. The proposed houses are at comparable distances from the proposed pitches. As such, it is not deemed necessary to undertake any further assessment.
- 3.24 In light of the above, the impact assessment and significance of effects provided in Chapter 12 of the February 2014 Environmental Assessment and subsequent correspondence with Kirklees Council (Memo from Sam Moran, WYG, to Richard Hulme, Kirklees Council, Ref:sm-rh-001-A084023, dated 23rd July 2014) remains valid and appropriate for the update scheme.

Chapter 13: Cumulative Effects

- 3.25 In light of the above and the fact that the majority of impact assessments and significance of effects set out in the February 2014 ES remain valid and appropriate, there are similarly no changes to the assessments set out in Chapter 13 of the February 2014 ES.

4.0 Residual Effects

Summary

- 4.1 Tables 4.1 and 4.2 below provides a summary and comparison of the residual effects for the previous scheme (2014 ES) against the revised scheme parameters (revision to Phase 1 as set out in Section 2) for construction and operational phase respectively.

Table 4.1 Comparison of Residual Effect Assessment – Construction Phase

Residual Effect	Significance of Residual Effect	Revised Scheme Significance of Residual Effect
Chapter 5: Socio Economics		
Construction		
Generation of employment	Minor Positive	No change
Additional spending in local economy	Minor Positive	No change
Community disturbance	Minor negative	No change
Impact on crime, policing and community safety	Negligible	No change
Chapter 6: Transport and Access		
Construction		
Construction traffic impact on local highway network	Negligible	No change
Claimed footpath	Negligible	No change
Accidents & Safety	Negligible	No change
Chapter 7: Landscape & Visual Assessment		
Construction		
Effect on Visual Receptors		No change
Rights of Way PROW from Wakefield Rd to Owl Lane	Moderate adverse	No change
Drivers & Passengers of vehicles Wakefield Road	Negligible to Minor adverse	No change
Owl Lane	Minor to moderate adverse	
Windsor Road	Moderate adverse	
Chidswell Lane	Negligible	
Residential Properties Bywell Close / Wakefield Road	Minor adverse	No change
Windsor Road	Moderate adverse	

Chapter 8: Biodiversity		
Construction		
Disturbance or Damage to breeding and terrestrial habitat	Negligible	No change
Pollution of pond	Negligible	No change
Loss of terrestrial habitat	Negligible	No change
Killing & Injuring	Negligible	No change
Chapter 9: Noise and Vibration		
Construction		
Noise from construction activities on site	Negligible.	No change
Vibration from construction activities on site	Negligible	No change
Chapter 10: Ground Conditions		
Construction		
Effects to health due to exposure to contaminated soils	Negligible	No change
Migration of ground gas	Negligible	No change
Combustibility of colliery spoil	Negligible	No change
Stability of Site due to mine shafts	Negligible	No change
Contamination of surface soils / waters	Negligible	No change
Chapter 11: Flood Risk and Drainage		
Construction		
Local water courses, culvert and detention basin	Negligible	No change
SUDs wetland adjacent Wakefield Road	Negligible	No change
Aquifer	Negligible	No change
Increase in risk of flooding (properties)	Negligible	No change
Increase in risk of flooding (on construction workers)	Negligible	No change
Chapter 12: Artificial Lighting		
Construction		
Increase in light spill from site security lighting	Minor negative	No change
Glare from constructions lights on to roads and footpaths	Negligible	No change

Table 4.2 Comparison of Residual Effect Assessment – Operation Phase

Residual Effect	Significance of Residual Effect	Revised Scheme Significance of Residual Effect	
Chapter 5: Socio Economics			
Operation			
Change to population profile	Minor to moderate positive	No change	
Change to levels of deprivation	Minor to moderate positive	No change	
Capacity of educational facilities	Minor positive	No change	
Provision of housing	Minor to moderate positive	No change	
Provision of open space, community and leisure facilities	Moderate positive	No change	
Health & wellbeing	Moderate positive	No change	
Crime, policing and community safety	Negligible	No change	
Chapter 6: Transport and Access			
Operation			
Local Highway Network	Negligible	No change	
Pedestrian / cycle facilities	Moderate positive	No change	
Accidents/road safety	Negligible	No change	
Chapter 7: Landscape & Visual Assessment			
Operation (summer year 10)			
Effect on Visual Receptors	Negligible to minor beneficial	No change	
Rights of Way PROW from Wakefield Rd to Owl Lane		No change	
Drivers & Passengers of vehicles Wakefield Road		No change	
Owl Lane			
Windsor Road			
Chidswell Lane			
Residential Properties Bywell Close / Wakefield Road		No change	
Windsor Road			
Chapter 8: Biodiversity			
Operation			
Loss of breeding pond due to natural succession	Moderate positive	No change	
Presence of invasive species	Negligible	No change	
Road casualties	Negligible	No change	
Chapter 9: Noise and Vibration			

Operation		
Noise intrusion and external amenity at sensitive receptors	Minor negative to negligible	No change
Use of training pitch and MUGAs	Negligible	No change
Road traffic noise changes from development generated traffic	Negligible	No change
Chapter 10: Ground Conditions		
Operation		
Sterilisation of coal resources	Negligible	No change
Contact with contaminated soil	Minor positive	No change
Migration of hazardous gas	Minor negative to negligible	No change
Surface instability due to shallow mine working leading to subsidence collapse	Negligible	No change
Groundwater	Minor positive	No change
Chapter 11: Flood Risk and Drainage		
Operation		
Local water courses, culvert and detention basin	Negligible	No change
SUDs wetland	Negligible	No change
Aquifer	Negligible	No change
Increase in risk of flooding	Minor to moderate positive	No change
Increase in risk of flooding (new properties and visitors)	Negligible	No change
Chapter 12: Artificial Lighting		
Operation		
Effect on Existing residential receptors	Negligible	No change
Effect on future residential receptors	Minor negative	No change
Effect of Ecological receptors	Negligible	No change
Upward light spill from artificial lighting	Negligible	No change
Effect of Glare from artificial lighting	Minor negative	No change

5.0 Concluding Statement

- 5.1 Overall this evaluation has shown that the original assessment conclusions provided in the February 2014 ES remain appropriate for the updated scheme, with the no change in the residual effects previously reported.

Appendices

Appendix A

Revised Phase 1 Layout - Drawing No. 3591/11 rev N

Appendix B

Phase 1 Site Location – Drawing No 3591/29

Appendix C

Revised House Type plans

