

Miller Homes

Dewsbury Riverside: Land off Ravensthorpe Road and Lees Hall Road

Statement of Community Involvement

November 2016



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Introduction

Spawforths have been instructed by Miller Homes to prepare and submit a Statement of Community Involvement (SCI) for the Land off Ravensthorpe Road and Land off Lees Hall Road in South Dewsbury. This report will support Outline applications for residential use including means of access. The consultation strategy used gave an opportunity for the development team to present and explain project information to the community; it allowed the aspirations of Miller Homes and the Local Community to be considered in a balanced manner.

The purpose of this report is to outline the consultation process to demonstrate effective community consultation took place. This statement considers the following:

- Planning Policy and Guidance
- Consultation Process
- Summary and Conclusion

The approach taken to consultation has sought to reflect national and local policy, responding to the specific and unique elements of the scheme and site.

Engagement Objectives

The following engagement objectives were identified:

- To determine stakeholder aspirations for the proposed development
- To provide members of the local community with an opportunity to discuss the proposals with the team
- To understand the community's view regarding site proposals
- To understand the community's concerns and issues regarding development of the proposed sites
- To inform the local community about the development proposals for the sites

Location Plan



RIVER CALDER

HUDDERSFIELD RD

CALDER AND HEBBLE NAVIGATION



RAVENSTHORPE RD

SITE A

RAVENSHALL SCHOOL

OUZELWELL LANE

INGS LANE

BREWERY LANE

THORNHILL LEES
COMMUNITY CENTRE

LEES HALL RD

SITE B

Planning Policy and Guidance

The process of community consultation has been informed by national, regional and local policy and guidance. Highlighted below, is a summary of guidance considered relevant to this process.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (The Framework) sets out the national policy approach to community engagement.

The Framework (para 66) confirms the approach recognised by Local Planning Authorities, and states that 'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.' (The Framework, 2012)

Kirklees Council Statement of Community Involvement

The Council's adopted Statement of Community Involvement (September 2015) states that... There is no statutory process for preparing these documents but will consult and engage on them to increase awareness of planning issues and involve the community. (P4, para 1)



Pre-application Meetings with Officers

As part of the process of developing proposals for the site, discussions have taken place between the project team and the Local Planning Authority.

Date	Venue	Attendees	Purpose of Meeting
10 May 2016	Civic Centre 3	Steve Hopwood – KMC Mathias Franklin – KMC Simon Taylor – KMC Andrew Rose – Spawforths Carol Mather – Spawforths Tim Williams – Miller Homes Steve Egglestone – I-Transport	Initial pre-application meeting to introduce development proposals to the Council.
6 October 2016	Civic Centre 3	Steve Hopwood – KMC Keith Bloomfield – KMC John Buddle – KMC Andrew Rose – Spawforths Adrian Spawforth – Spawforths Tim Williams – Miller Homes Greg Jones – I-Transport	Follow up pre-application meeting.



Consultation Process

Members of the local community were invited to attend an exhibition informing them of proposals for the for the Land off Ravensthorpe Road and Land off Lees Hall Road in South Dewsbury. The event took place on the 10th November 2016 at the Thornhill Lees Community Centre. Spawforths ensured every effort was made to inform the local community of the forthcoming exhibition.

Advertising Strategy

- Posters were put up in the local shops within the area on the 26th October 2016; Morton House Club and Institute, Arnies Fish and Chip Shop, Kang Brothers Off Licence and Thornhill Lees Community Centre
- Emails were sent on the 25th October to the following: Councillor Masood Ahmed, Councillor Gulfam Asif and Councillor Nosheen Dad
- An email as also sent to Paula Sherriff MP for Dewsbury, Mirfield, Denby Dale and Kirkburton on the 27th October 2016
- Flyer drop was completed on the 25th October 2016 and was delivered to 1440 properties in the local area.
- Flyers were also posted to the following properties: Wood Lea Farm, Blare House Farm, Lineside Cottage, Crow Royd Farm, Moor Farm, Moor Farm Cottage and Ravenshall School

The plan in appendix I illustrates the area covered by the distribution company and leaflets were delivered to approximately 1440 addresses in the area. The delivery of leaflets was completed at least 7 days prior to the event ensuring the local community had sufficient notice.

Posters were also placed in local areas to advertise the event. Contact details were provided on both the flyers and the posters to allow any interested parties to contact the team directly for more information before and after the event.

Community Exhibition

In line with the requirements of Kirklees Council Statement of Community Involvement a community drop-in exhibition was arranged for members of the local community. This event provided an opportunity for the community to view, discuss and comment upon the development proposals being put forward. Contact details were available and referenced to allow members of the local community to call and leave a message.

Through calls and emails, those members unable to attend the events could get a copy of the information displayed and they could highlight their queries.

The event was attended by representatives from Miller Homes, Spawforths and I-Transport LLP. Members of the team provided answers to questions, listened to comments raised and documented the event.

Date	10/11/16	
Venue	Thornhill Lees Community Centre	
Staff Attendees		
Tim Williams	Miller Homes	Strategic Land Manager
Adrian Spawforths	Spawforths	Managing Director
Carol Mather	Spawforths	Associate Urbanist and Masterplanner
Andrew Rose	Spawforths	Associate Chartered Town Planner
Katherine Le Lohé	Spawforths	Stakeholder Engagement Coordinator
Greg Jones	I-Transport LLP	Associate Partner

Event Photo



Summary of Event

Seventy people signed into the event, some attendees did not sign in. Members of the local community were invited to comment upon both indicative masterplans and supporting information; they could also email and contact the team via telephone if they had any further queries and/or comments following the event. Below is a summary of comments made by members of the community

Comments
General
<ul style="list-style-type: none">• Feedback is generally good but need more information regarding plot and house sizes• Worried about losing my view which I paid for• I will be contacting my local councillor to oppose these plans• It's a good idea to build in WF12• The team went through everything very well and I look forward to seeing the detail designs• These are very interesting plans for the future of the village of Thornhill Lees. We would like the community to grow to support facilities such as the allotments and canal area
Highways
<ul style="list-style-type: none">• Traffic is a big problem on the Ravensthorpe to Huddersfield Road particularly at peak times• Traffic on the A644 Huddersfield Road dual carriageway is very busy• Parking at Olympia Gardens is currently a problem. Residents near the new housing on Lees Hall Road have difficulty pulling out of their drives and getting passed parked cars.• Speed cameras should be used on the main roads rather than speed humps as it will cause less damage to vehicles and be more effective at reducing vehicular speed• On Plan B there is only one point of access and congestion onto Lees Hall Road would be severe at peak times• Lees Hall Road cannot be widened to help alleviate the impact of additional traffic• Local infrastructure capacity is insufficient for the proposed new developments• There should be a commitment to building a new road to take traffic away from the old parts of Thornhill Lees• There is a capacity issue at the A644 Huddersfield Road/Calder Road• Improvements to Ravensthorpe Station will make little difference to traffic as people will still use cars for journeys to the supermarkets etc• This housing development will lead to more accidents on the road• Lees Hall Road is used as a rat run for HGV from the cement works. This road was very difficult to cross before the zebra crossing was constructed
Environment
<ul style="list-style-type: none">• Approximately 70 mine shafts have been found on site• Lack of capacity in the Drainage system is a problem along Ravensthorpe Road and Lees Hall Road• The back gardens of the houses along Ravensthorpe Road are prone to flooding• The community centre off Lees Hall Road can flood from surface water during peak rainfall• Green land should not be built on and Millers should find other sites. Brownfield sites should be used first• The sewage system is old and suffers from problems with blockages. This will be made worse with the extra housing• Underwater streams cross the sites. What provisions will be made to manage these streams when development starts?• What compensation will be made to existing residents when their homes flood?• The areas are covered in wildlife and this will disappear when habitats are destroyed• The dry detention basin does not appear adequate to support this level of development• Not enough thought has gone into the water runoff from the hills and water tanks will not manage the problem when they are full they will still empty into the houses• We have little greenspace in the village• Site B has beautiful natural views that will be destroyed by the housing• St Ann's church was demolished due to subsidence and new house will be built in the same area. This seems questionable?



SCHEME BENEFITS

We are proposing two residential schemes totalling up to 240 new homes in Dewsbury. The developments will include a range of property styles and sizes and an element are proposed to be affordable homes. New development can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data. The schemes will contribute towards significant regeneration and economic growth aspirations for Dewsbury and Ravensthorpe. The proposed schemes will contribute towards the following benefits:



Provision of market and affordable housing to meet local needs and demands



£1.2 million first occupation expenditure



£6.5m of additional economic output - expected additional Gross Value Added (GVA)



360 temporary construction jobs



480 sustainable new jobs in the local economy, supported in the supply chain and new residents



£5.2m annual household expenditure in the local economy



Creation of green infrastructure through landscaping, ecological works and drainage features



A commitment to local employment initiatives



£300,000 additional Council Tax revenues per years



£2m New Homes Bonus payments

WE EXPECT THE PLANNING APPLICATIONS TO BE SUBMITTED LATE AUTUMN 2016

To keep updated please contact:
katherine.lelohe@spawforths.co.uk
01924 876 876

Summary of Event

Comments
Social
<ul style="list-style-type: none">• A new school will be needed the existing schools are all full• A new health centre would be needed to accommodate the extra people moving to the area.• There is a 40 minute journey by bus to the nearest health centre and it is difficult to get an appointment• Shops are needed. The nearest supermarket is in Dewsbury and there is no Aldi or Lidl• 1/2 bedroom flats for the elderly are needed in this area but do we really need all this housing?• People in this area cannot afford new build houses
Economic
<ul style="list-style-type: none">• New utilities will need to be put in place to create capacity for the development. Who pays for this?• The economic benefits of the schemes is questionable• Where will the new residents work?
Sales Enquiry
<ul style="list-style-type: none">• How many bedrooms will the houses have?• Will there be a part exchange scheme?• What will the starting price for the homes be?• Will the prices be affordable for first time buyers?• We are really interested in purchasing a Miller Home (3 – 4 bed)• We are really interested in purchasing a bungalow• I have a mortgage free home that is too small for my family of 6. I would be interested in a house swap• I currently have a 4 bedroom Miller home and now I am interested in buying a 5 bedroom home. However, I have lived in my current Miller property for 5 years and the broadband speed is very slow• We would be very interested in a custom build house that meets the needs of disabled elderly• We would be interested in a home with 2 reception rooms, toilet and kitchen on the first floor. Would like a spacious house not a town house. Internal walls made from bricks not plaster board and use good hard wearing materials• We would like to know style of properties
Other Points
<ul style="list-style-type: none">• The sites are in a great location in an area where people want to buy• Plans look good great and a perfect opportunity for first time buyers• Great idea and look forward to the proposals being accepted• Can the houses facing Olympia Gardens on site B be moved further away so we can retain our privacy

The main concerns made by the community were based around the impact the development would have on the local highway network, school capacity, health centre capacity, surface water flooding and loss of greenspace. This feedback has been passed onto the relevant consultant and will be considered as part of the planning application where appropriate.

There was keen interest from the community in purchasing a property on either site and those members were encouraged to keep engaged with the consultation process.

CONCLUSION

The consultation process undertaken was in line with Council's adopted Statement of Community Involvement (September 2015). Below is the table of the main issues raised and the responses / actions taken.

Main Issues	Response	Way Forward
How has the existing highway system been considered?	<p>The scope of the Transport Assessments required to support the two Phase 1 planning applications has been scoped and agreed with officers at the Local Highway Authority.</p> <p>Traffic surveys conducted by independent specialists were undertaken during October 2016 and will be used to inform the traffic assessment. Junction turning counts and queue length surveys were undertaken at locations agreed with the Council on Tuesday 18 October 2016. Automatic traffic counters (ATCs), which record traffic volumes and speeds, were laid on Ravensthorpe Road and Lees Hall Road in the vicinity of the proposed site accesses for a seven-day period between 18 – 24 October 2016</p> <p>Preliminary capacity tests have been conducted of the proposed site access junction arrangements to confirm these are suitable</p>	<p>Traffic generated by committed developments (i.e. that have planning permission but which are not yet built and operational) have been added to the surveyed flows. Relevant committed developments have been agreed with the Council.</p> <p>The traffic implications of the proposed developments will be considered at 2021 (i.e. 5-years hence, which is industry standard).</p> <p>Framework Residential Travel Plans will be submitted with the planning applications. Those documents will outline a series of measures designed to encourage sustainable travel patterns at, and to/from, the sites.</p> <p>Traffic assessment is on-going but the proposed developments are not anticipated to give rise to 'severe' off-site impacts or require physical off-site highways mitigation.</p>
Has drainage of the site been considered?	<p>ARP Associates has undertaken a Flood Risk and Drainage Appraisal. The Assessment shows that the Environment Agency confirms that the sites fall within land assessed as having less than a 1 in 1,000 annual probability of river or sea flooding in any year (less than 0.1%). Therefore, in accordance with Table 1 of the PPG, the site falls within Flood Zone 1 "low probability". The proposed development site is outside the maximum extent of flooding from reservoirs. There are no other canals or artificial sources which will result in flooding on the proposed development site.</p> <p>Surface water discharge shall be restricted to no greater than the existing greenfield run-off rate with outfall to watercourse. Attenuation storage will be provided on site to store runoff for up to the 1 in 100 annual probability rainfall events plus allowance for climate change, in line with EA Guidance.</p> <p>No special mitigation measures are required for emergency egress during times of flood.</p>	<p>The proposed surface water drainage system shall be designed with an allowance for climate change and restricted to the agreed discharge rate with appropriate attenuation incorporated into the design.</p>
Has consideration been given to the impact of the development on health facilities?	<p>The health facilities' capacity in the area is assessed and if the outcome is that the current capacity cannot accommodate the new resident then a case can be put forward to the NHS to build or expand facilities in the area. The NHS review this every four years.</p>	<p>In the meantime the team have been working with the Clinical Commissioning Group to determine if new healthcare provisions are required.</p>

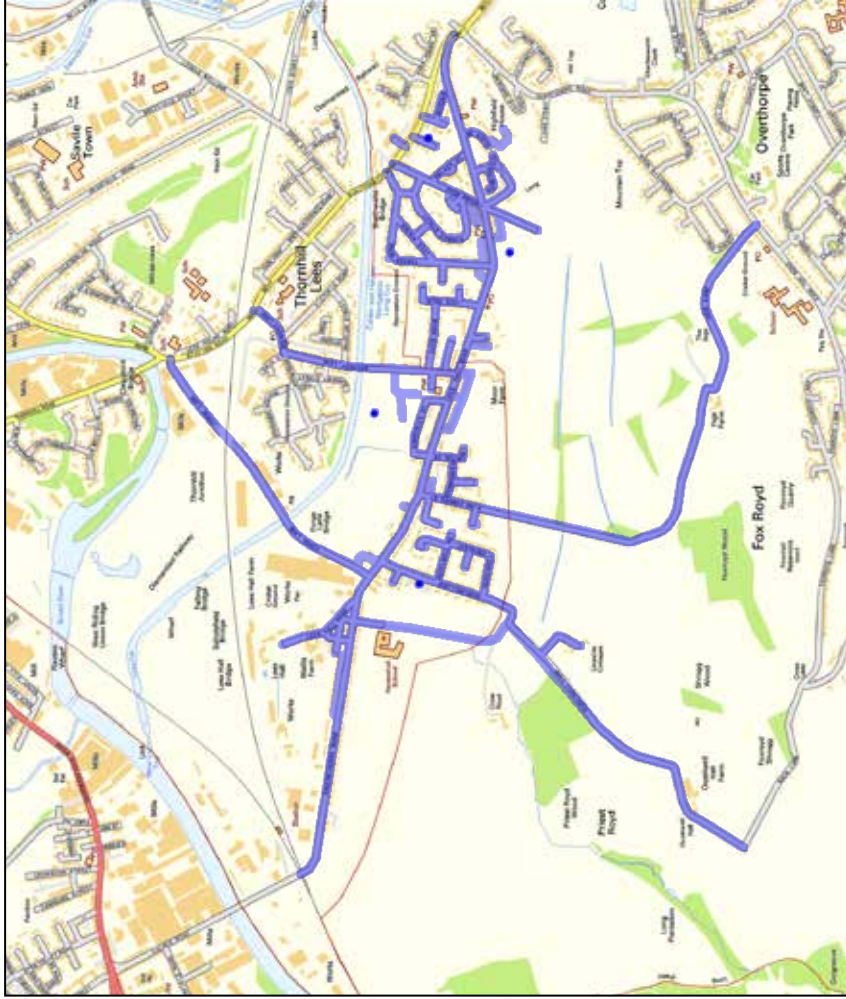
Summary Comment	Response	Way Forward
Has consideration been given to the impact of the development on Education?	The need in the area will be assessed by the Council at the time of the application and they will advise the S106 contribution necessary. The team have also meet with schools in the area to scope need in the area.	Continue dialogue with the local head teachers and if the application is successful an educational contribution will form part of the S106 discussion
What about ecology and local habitats?	<p>There are no signs of protected fauna species and no significant flora species. The sites are a mixture of arable fields with introduced planted shrubs, improved and poor semi-improved grassland and woodlands, mature trees and hedgerows.</p> <p>There will be no direct significant adverse impacts on adjacent ecological features. Any potential indirect impacts including risk of pollution during construction and visual impacts will be managed under a construction method statement and through landscaping designs. Ecological survey work and tree surveys are ongoing and ecological enhancement including habitat linkages, retention of key habitat areas such as the woodland and mature trees, and landscaping can be incorporated into the masterplanning process creating cohesive corridors to support wildlife and retain connectivity of habitats.</p>	Aecom are undertaking ecological surveys to support the proposals. There are no statutory nature conservation designations relevant to the site and there are no non-statutory nature conservation designations that are likely to represent constraints.

This process is invaluable to the team and has helped to highlight potential issues. Where possible comments raised by the community have been addressed through design development. This information has also been passed onto the consultant team to highlight the main issues and concerns relating to the project.

The local community have been informed of the next stage of the application and have been encouraged to take part and engage with the Local Authority during the statutory consultation period once the application has been submitted.



Dewsbury Revised - Route 1 (WF12 9)



Height: 1.41 miles

Delivery Count: 1479

Delivery Details	
Residential delivery count	1440
Business delivery count	39

House Type	%
Detached	10.05%
Semi-detached	26.08%
Terraced	46.56%
Flats - In a residential building	15.87%
Flats - Converted	0.83%
Flats - In a commercial building	0.6%
Others	0%
Total	100%

Tenure	%
Owner occupied - Owns outright	19.55%
Owner occupied - Owns with a mortgage or loan	32.13%
Owner occupied - Shared ownership	1.17%
Rented from - Council (local authority)	32.06%
Rented from - Housing Association / Registered Social Landlord	2.11%
Rented from - Private landlord or letting agency	5.79%
Rented from - Other	7.19%
Total	100%



Venue: Thornhill Lees Community Centre, 53 Brewery Lane, Thornhill Lees, Dewsbury, WF12 9DU

Consultation Drop in Exhibition



RESIDENTIAL DEVELOPMENT PROPOSAL

Thursday 10th November 2016
Drop-in between 3pm - 7pm at
Thornhill Lees Community Centre

Spawforth's have been instructed by Miller Homes Land to prepare and submit Outline Planning Applications for the development of two sites to the south of Dewsbury.

Site A is a housing allocation in the Local Plan and the proposals is for up to 120 new

homes on land to the south of Ravensthorpe Road.

Site B is identified as Protected Open Land (POL) in the Unitary Development Plan and the proposal is for up to 120 new homes to the south of Lees Hall Road.



to make comment at this stage, please contact:

katherine.lelohe@spawforths.co.uk
Call our consultation line 01924 876876

The local community are invited to attend a community drop-in event to explain the proposed development for the site. There will be an opportunity to view the current plans, ask questions and leave any comments you may have.

We are aware we cannot always reach every member of the community, therefore we would be grateful if you could pass this information to neighbours, friends and community groups. If you are unable to attend the event, but would like





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MILLER HOMES

www.millerhomes.co.uk



About Us?

Over the last 80 years we've built thousands of new homes and created communities for families to grow and thrive. Building on our vast experience, you can expect that and more from us in the future.

Building homes in quality places

Building homes is what we do and we are proud of the care and quality that goes into each and every one. We also know from our experience what people really like about the homes we build and we use that knowledge to continually improve and enhance what we offer our customers.

Behind the instant kerb appeal there is a structure that meets the highest professional standards and the beautifully proportioned rooms are impeccably finished and decorated. Importantly, every detail is checked and inspected before the keys are handed over to the new customer. Our site managers take great pride in their job – that's obvious when you look at the number of awards they've won for quality.

miller homes

RESIDENTIAL DEVELOPMENTS, DEWSBURY

LOCATION PLAN



PROPOSALS FOR SITE A

The site is approximately 8.37ha and is situated to the south of Dewsbury. The site forms part of the Ravensthorpe Road housing allocation (P190.5) within the adopted Unitary Development Plan (2009). The site is located to the south of Ravensthorpe Road, and is a large area of open agricultural land. It is bounded to the north by Ravensthorpe Road and housing and to the south, east and west by agricultural fields. To the east is the land which comprises the remaining UDP housing allocation.

The proposal will be an outline planning application as described below:

- *Outline application for residential use including means of access.*
- *Matters relating to layout, appearance, scale and landscaping are reserved for approval later.*

Vehicular access will be taken from Ravensthorpe Road via a priority junction. The illustrative layout shows a series of residential development cells accessed from the linear road and a drainage basin in the northwest corner of the site.

The scheme shown in the illustrative layout shows approximately 120 dwellings and has been formed and dictated by the neighbouring land uses, the retention of existing footpaths, bridleways and Public Rights of Way, topography and creation of development platforms, the pylons on the western boundary and the presence of a gas main and existing hedgerows and trees. The proposed drainage infrastructure will work with the topography of the site. The illustrative masterplan shows strategic landscaping and green infrastructure along the edge and through the site.

SITE A PHOTO



PROPOSALS FOR SITE B

The site is approximately 5.45ha and is situated to the south of Dewsbury. The site forms part of the Lees Hall Road Protected Open Land within the adopted Unitary Development Plan (2009). The site is located to the south of Lees Hall Road, and is a large area of open agricultural land and includes a farmstead. It is bounded to the north by Lees Hall Road and housing, to the west by housing, to the south by agricultural fields and to the east by allotments. To the east is also the land which comprises the remaining Protected Open Land allocation.

The proposal will be an outline planning application as described below:

- *Outline application for residential use including means of access.*
- *Matters relating to layout, appearance, scale and landscaping are reserved for approval later.*

Vehicular access will be taken from Lees Hall Road via a priority junction. The illustrative layout shows a series of residential development cells accessed from the linear road and a drainage basin in the northwest corner of the site.

The scheme shown retains the existing farmstead and trees and creates a courtyard feature in the heart of the scheme. The illustrative layout shows approximately 120 dwellings which has been informed by the narrow linear nature of the site, neighbouring land uses and the creation of an access road via a tree-lined boulevard. The proposed drainage infrastructure will work with the topography of the site. The illustrative masterplan shows strategic landscaping and green infrastructure, and pedestrian linkages through to Lees Hall Road.

SITE B PHOTO





INDICATIVE MASTERPLAN A



INDICATIVE MASTERPLAN B



SITE A PHOTO



SITE B PHOTO



SCHEME BENEFITS



SCHEME BENEFITS

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Miller homes

Spawforths

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THE ACADEMY
OF URBANISM

