

Statement of Community Involvement

Land at Dunford Road, Hade Edge, Holmfirth

Public Consultation

Land to the east of Dunford Road, Hade Edge

Proposed Residential Development by Jones Homes (Yorkshire) Ltd.



Your opportunity to comment

JONES
HOMES

savills

Dear Resident,

Background

Savills Planning on behalf of Jones Homes invite you to have your say on our proposal for 58 dwellings and a small retail unit on land to the east of Dunford Road, Hade Edge prior to the submission of an application to Kirklees Council.

An outline planning application was submitted in June 2016 for residential development on this site. This submission seeks to provide greater certainty for residents of what the development will look like.

It will be in the form of a full planning application which will detail exactly how the site would be developed. This will show access to the site, the proposed layout of dwellings, their scale, landscaping across the site and the appearance of the houses.



Your Opportunity to Comment



We would be grateful if you would take the opportunity to complete the enclosed questionnaire to inform us of your views and suggestions for the proposed development.

Completed responses can be submitted via:
Email: JAinley@savills.com

Post:
F.A.O Jonathan Ainley
Savills
Belvedere, 12 Booth Street
Manchester, M2 4AW

All comments received by the 24th April will be considered, before an application is submitted to Kirklees Council during Spring 2017.

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Appendices

Appendix A – Consultation leaflet

Appendix B – Feedback questionnaire

1. Overview

- 1.1 The application site is the land at Dunford Road, Hade Edge, which is approximately 2.75km to the south of Holmfirth and 10.5km to the south of Huddersfield Town Centre. The site is currently vacant, open agricultural land which is largely grassed.
- 1.2 Ahead of submitting a planning application, Jones Homes has undertaken an extensive consultation programme with the aim of understanding and addressing the concerns and ideas of the local community. Given the level of interest in the previous outline application (ref: 2016/91967) on this site, it was anticipated that this proposal would also attract a significant level of interest. It was therefore considered vital to engage with the community at an early stage.
- 1.3 The consultation programme has led to a wide range of views being expressed by the community. A leaflet and survey were distributed to approximately 175 homes in Hade Edge, with written responses received both via post and email. Some email responses answered the survey questions whilst others provided broader feedback. The process is outlined in Section 4 of the statement, and responses are summarised and analysed in Section 5.
- 1.4 The feedback received from local residents and Kirklees Council enabled a number of significant changes to the proposals to be incorporated into the final submission, including:
 - Removal of the retail unit from the scheme. This has been replaced by an additional, single dwelling.
 - Increased spacing between the dwellings to create a more spacious feel to the development. This has reduced the proposed density of development down to approximately 23.6 dwellings per hectares.
 - Increase in the diversity of the housing mix proposed – this has resulted in bungalows (2 units) now being included alongside a mix of terraced (10 units) , semi-detached (12 units) and detached (35 units).
 - Provision of 2m wide footway across the site frontage.

2. Planning Policy and Guidance

- 2.1. Planning guidance states that pre-application consultation with local communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, Jones Homes has sought to consult with interested parties, in accordance with policy and guidance, in relation to community involvement in the planning system.
- 2.2. Paragraph 188 of the National Planning Policy Framework states,

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 2.3. The Localism Act of 2011 also seeks to provide the local community with an opportunity to input throughout the planning process. The Act requires developers to notify the local community about its proposals to ‘bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.’ It goes on to state that the publicity must explain how the developer can be contacted by those ‘wishing to comment on, or collaborate...on the design of, the proposed development’ and that the developer must consider the feedback received by having ‘regard to any responses to the consultation.’
- 2.4. Jones Homes has adhered to national planning policy and legislation, as outlined above through the public consultation process as outlined in sections 3, 4 and 5 of this report.

3. Engagement with the Local Planning Authority

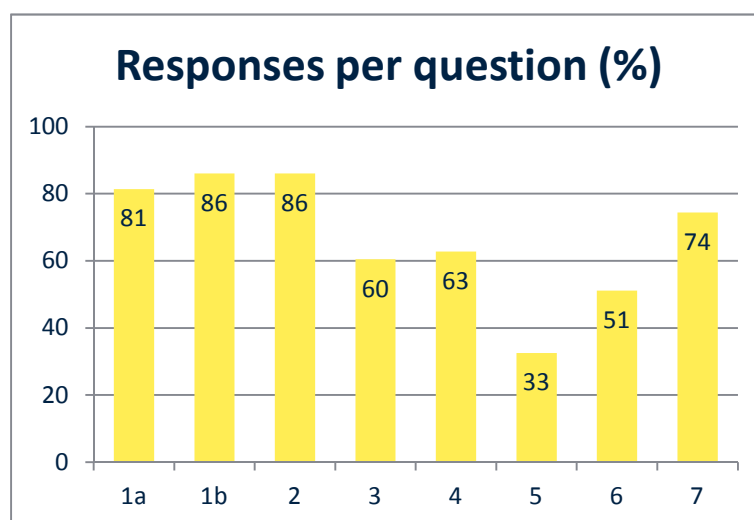
- 3.1. A formal, paid pre-application enquiry was submitted to Kirklees Council on the 24th January 2017. The purpose of this enquiry was to ascertain the views of the Local Planning Authority in respect of the principle of residential development on the site and to enable feedback on our detailed proposals for the site, including from consultees. The outline application is currently undetermined.
- 3.2. An informal meeting with the Council's Planning team took place on 7th March. This facilitated further detailed discussion with the Local Planning Authority in respect of submission requirements for the subsequent planning application and enabled initial discussion around key potential issues in the determination of the application
- 3.3. The key points discussed included:
- Principle of development
 - Site layout
 - Design
 - Section 106 contributions
 - Highways
 - Ecology
- 3.3. Following this meeting, the Council provided a formal, detailed written response on the 20th April 2017. This provided a summary of the key planning matters and concluded that, "*The principle of the development can be supported.*"
- 3.4. The detailed proposals for the site have been developed in line with these discussions.

4. Consultation Process

- 4.1. In order to encourage participation in the process and feedback from local residents, it was decided that a leaflet and questionnaire should be distributed widely across Hade Edge. The purpose of this format was to provide residents the opportunity to provide any suggestions for improvements to the proposals and to ascertain their thoughts on residential development on the site.
- 4.2. A leaflet (Appendix A) and a questionnaire (Appendix B) inviting comment were distributed to Hade Edge residents by hand, in the weeks commencing the 7th and 12th April 2017. The following streets were identified and received leaflets where access permitted:
- a Penistone Road (between the junctions with Dunford and Greave Roads);
 - b Dunford Road (south to Longing Road);
 - c Hill Top View;
 - d Bayfield Close;
 - e Greave Road (from the school, east to Peniston Road);
 - f Hopefield Court;
 - g Abbey Close;
 - h Abbey Court; and
 - i Green Abbey.
- 4.3. The primary purpose of these leaflets was to provide an overview of the proposals and an email and postal address to enable comments to be submitted to Savills. In total 43 responses were received, representing a response rate of approximately 25%. The questionnaire and leaflet were also published by the community group; Hade Edge Fight for Fields (HEFF), on their website.
- 4.4. While the majority of residents did not respond, the feedback received is set out in Section 5 below.

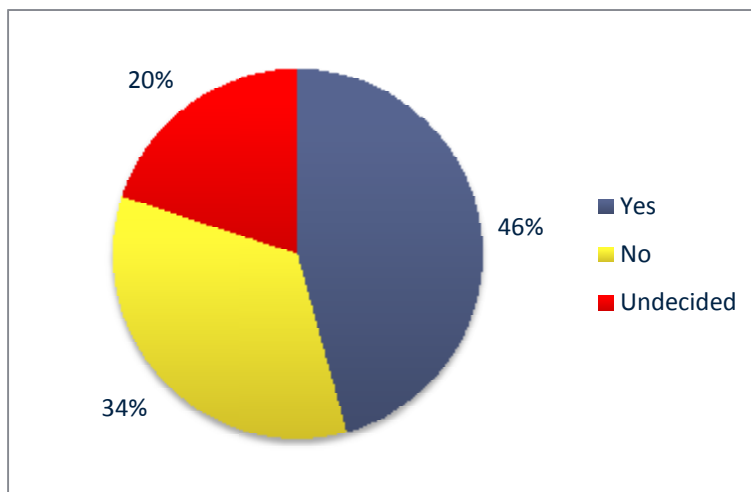
5. Consultation Feedback

- 5.1. Feedback to the public consultation was received by post and email, with some emails addressing the questions posed in the questionnaire, and some providing general comment. **A total of 43 responses were received.**
- 5.2. A publication was made on the Hade Edge Fight for Fields blog on April 13th dated 'New Consultation document from Savills / Jones Homes' suggesting that residents make a 'limited response' answering only questions 1 and 2. Following this, 16 responses did not engage with the latter part of the survey. A number of responses appeared to have been printed from this website, making it likely that responses have been received from residents beyond the leaflet distribution area.
- 5.3. The responses received to the questions posed were as set out below (N.B. as respondents may not have answered every question, each tally does not always equate to the number of questionnaires received, email responses received have been included where the response specifically answered each question. Where this was not done the response was grouped as 'additional comments' and included as a response to question 7).
- 5.4. The graph below shows the response rate to each question. Note the higher response rate to questions 1a, 1b, 2 and 7 due to the 'limited response' encouraged by the HEFF and also the allocation of email responses as a response to question 7.



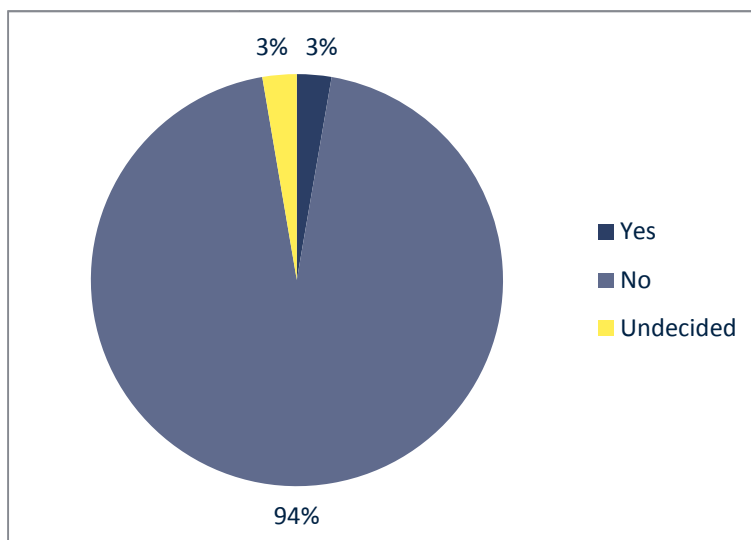
- 5.5. The following sub-sections show the response to each question in turn, with an accompanying discussion. A broader discussion is presented at the conclusion to this section.

Q1a Do you think there is a need to provide more housing in Kirklees?



- 5.6. Of the 35 responses received, 46% considered that there was a need to provide more housing within Kirklees. This would indicate tentative support in principle for additional residential development in the area. There was however a high proportion of respondents who agreed that Kirklees needed more housing, but questioned the validity of how Kirklees Council reached the 1,630 per year figure for new homes.

Q1b Do you think there is a need to provide more housing in Hade Edge?



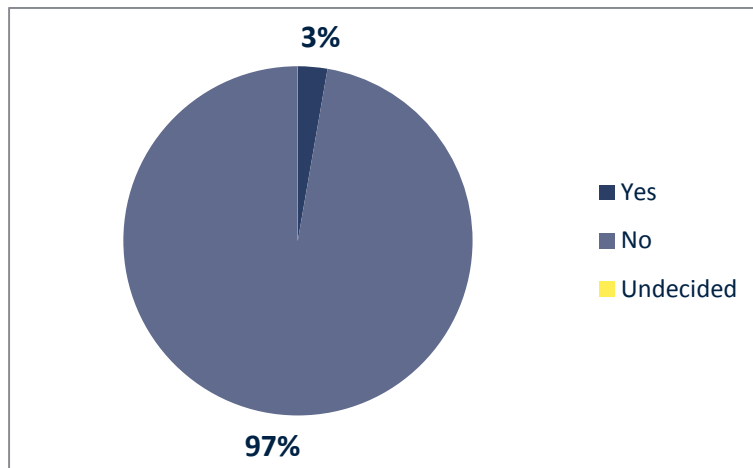
- 5.7. In contrast to question 1a, 94% of the responses received to question 1b (35 of 37) were against more housing within Hade Edge, specifically. The number that responded was also greater than to 1a, showing a higher interest. The primary comments refer to the scale of the development in relation to the existing village and the stability of existing infrastructures.

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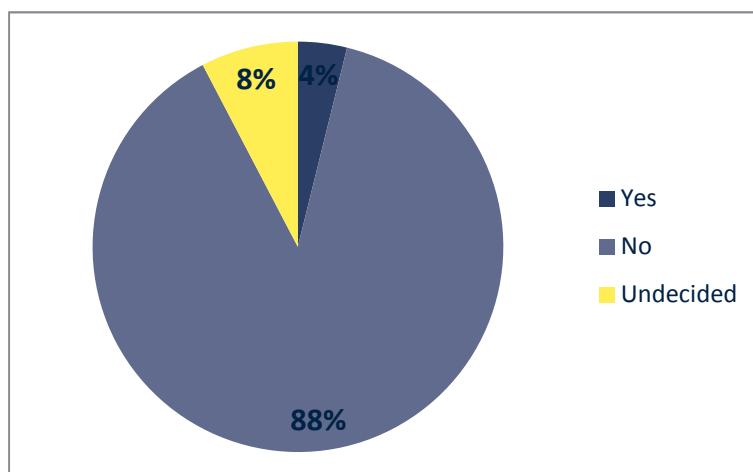


Q2 Do you think housing is appropriate for this site?



- 5.8. The majority of respondents did not feel housing is appropriate on the site, with no respondents undecided. The 3% supporting the sites development represents one response. The dominant response was again the scale of the planned development with 17 responses stating, in line with the HEFF proposed wording, that the development would 'swamp' the existing village.

Q3 Do you support the plans for a small scale retail unit on site?



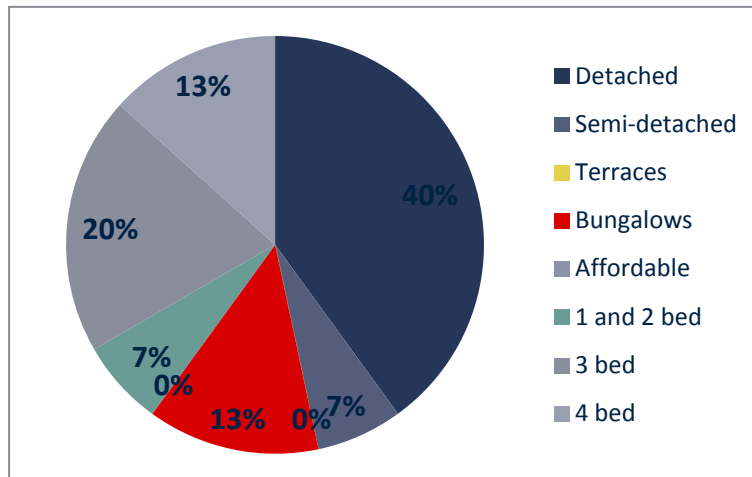
- 5.9. As shown in the above chart, of the 26 responses to this question, 23 were against a retail unit on the site. Frequent reference was made to a dislike of 'chain' stores over independent ones, the current provision of retail stores (the butchers shop to the north of the village and a planning permission for another farm shop at Flowery Fields Farm), and convenience stores not being a sought after provision in the village.

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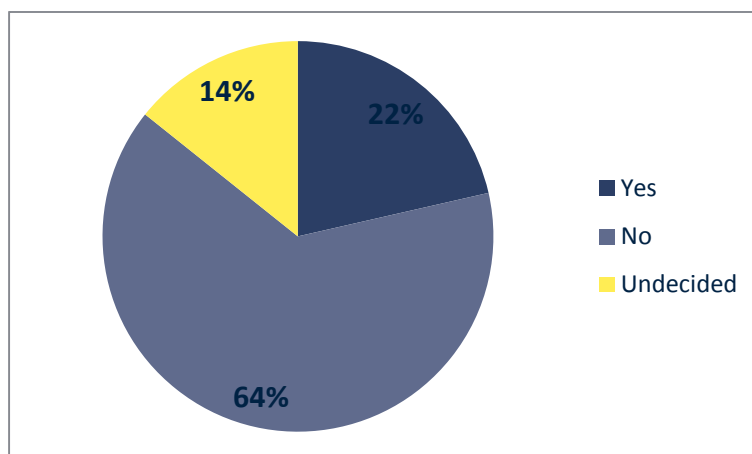


Q4 What type of housing would you like to see provided at the site?



5.10. Question 4 provided 8 options for preferred housing types on the site. 45% responses amended the questionnaire with the addition of 'none'. This is not however represented in the above graph as this repeats the answers provided to questions one and two. Of the 15 responses that provided housing type preferences, 40% stated a preference for detached dwellings with 20% and 13% preferring 3 and 4 bed properties respectively. This suggests a preference for family homes, however the provision of bungalows (13%) was also raised.

Q5 Are there any other features you think should be included?



5.11. Of the 22% providing comment on additional features, these focus on off-street parking, the safety of existing roads, green infrastructure, and 'not too many houses'. Parking on the existing Dunford Road causes issues through narrowing of the highway, with concern that additional development would increase this. It is also stated that the design of any new development must be appropriate to the materials used in existing properties.

Q6 Would you be interested in buying a property on the Hade Edge development?

- 5.12. This was the only unanimous response with around half (22) of all submissions responding to this and stating they would not be interested in buying a property. There was only one response known to have been submitted by someone residing outside of Hade Edge, who has a relative within the village. Therefore the vast majority of responses were made by those already residing in the village, either in rented or owner-occupied dwellings.

Q7 Any additional comments?

- 5.13. This section covers other issues raised in response to the consultation. In total 91% of responses provided further comments on the proposals, via either question 7 or by email. The issues of highest frequency were:
- Traffic increases and suitability of the road network (11 responses)
 - Current utility provision (10 responses)
 - The character of the village (8 responses)
 - The impact on Hade Edge School (5)
 - Public transport provision (3)
- 5.14. The scale of the proposed development does not appear as a frequent response here due to the point being raised by most respondents in respect of previous questions. As aforementioned, 17 responses (40% of the 43 responses) referred to the village being 'swamped' by the proposed scale of the development. The accompanying Planning Statement and associated reports address the issues regarding highways, sustainable transport, design, and infrastructure.
- 5.15. The plans propose a single access off Dunford Road, with all parking to be off-road. There would therefore be no additional roadside parking caused by the development.
- 5.16. Regarding concern raised over the capacity of local schools to accommodate additional pupils resulting from this development, ultimately this is a matter for the local education authority rather than a material planning consideration. However, it is also noted that the draft Section 106 requirements for the site (provided by the Council at pre-application stage) include a significant payment (of around £246,156) towards local education provision from the applicant.

6. Conclusions

- 6.1. This statement has been prepared in support of the planning application for residential development at Hade Edge. The National Planning Policy Framework stresses that an effective pre-application process is the best way to resolve any tensions between the need for Local Planning Authorities to deal quickly and effectively with major planning applications whilst ensuring an appropriate level of community involvement. Consequently, the applicant has undertaken thorough pre-application consultation with the Council and the local community from the outset.
- 6.2. Pre-application consultation has been undertaken with Kirklees Council through the formal paid pre-application process. This has included a meeting and written correspondence with the Council's officers.
- 6.3. In addition, local residents have been informed of the proposals through a leaflet drop and accompanying questionnaire. This provided the opportunity for residents to provide written feedback on the proposals.
- 6.4. There were 43 responses submitted from the leaflet drop of approximately 175 houses in the core area of the village, representing a response rate of around 25%. In addition to the questionnaires provided, some responses were provided by email, addressing either the questions in turn, or providing general feedback. There was no response provided from approximately 75% of those residents in Hade Edge who received a leaflet/questionnaire. The minority that did respond frequently provided very similar submissions, following an online post on a website run by the Hade Edge Fight for Fields.
- 6.5. This online post recommended residents make a 'limited response' and therefore the feedback was often uniform and restricted to questions 1 and 2. The results presented here therefore represent a relatively small proportion of the village, with questions overall receiving as low as an 8% response rate from all leaflets delivered.
- 6.6. The responses received broadly acknowledge the need for more housing in Kirklees, but with reservations over the Council's official housing requirement figures, and very limited support for additional housing within Hade Edge. The only unanimous response was in regard to no current residents of Hade Edge seeking to purchase a newly developed property within the village.
- 6.7. The most frequently raised issues were the impacts of new development on the current utilities and infrastructure, specifically parking on Dunford Road, levels of traffic within the village, and power, internet and water provision. These issues are addressed in the accompanying planning statement and technical reports, however the layout is designed around a single point of access onto Dunford Road, with all parking provided within the development, and off the proposed streets. In terms of housing mix, those that responded constructively showed a preference for a mix but predominantly detached 3 bed properties.
- 6.8. The fact that a significant number of residents chose not to engage with all of the question in the survey, means that the opportunity for local residents to input proactively into the scheme has arguably been reduced. Nevertheless, as set out at paragraph 1.4 of this Statement, a number of changes to the scheme have been made following the pre-application consultation process with both Kirklees Council and local residents.

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- 6.9 The most significant alteration to the scheme has been the removal of the proposed retail unit to the development, with 88% of respondents against that aspect of the proposals.
- 6.10 The proposed housing mix has also been significantly altered following this process, with bungalows now included. Of the 59 dwellings now proposed, two of these are bungalows, ten are terraced, 12 semi-detached and 35 will be detached.

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7. Appendices

Appendix A – Leaflet

Public Consultation

Land to the east of Dunford Road, Hade Edge

Proposed Residential Development by Jones Homes (Yorkshire) Ltd.



Dear Resident,

Background

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An outline planning application was submitted in June 2016 for residential development on this site. This submission seeks to provide greater certainty for residents of what the development will look like.

It will be in the form of a full planning application which will detail exactly how the site would be developed. This will show access to the site, the proposed layout of dwellings, their scale, landscaping across the site and the appearance of the houses.



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Appendix B – Questionnaire

Land at the east of Dunford Road, Hade Edge

Questionnaire

Please let us know your opinion

1. Do you think there is a need to provide more housing in: (please tick)

Kirklees: ☐ Yes ☐ No ☐ Undecided

Hade Edge: ☐ Yes ☐ No ☐ Undecided

Comments:

2. Do you think housing is appropriate for this site?

Please tick: ☐ Yes ☐ No ☐ Undecided

Comments:

3. Do you support the plans for a small scale retail unit on the site?

Please tick: ☐ Yes ☐ No ☐ Undecided

Comments:

4. What type of housing would you like to see provided at the site?

Please tick all that apply:

☐ Detached ☐ Terraces ☐ 1 and 2 bed
☐ Semi-detached ☐ Bungalows ☐ 3 bed
☐ 4 bed ☐ Affordable

5. Are there any other features that you think should be included?

Please tick: ☐ Yes ☐ No ☐ Undecided

Comments:



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Questionnaire

6. Would you be interested in buying a property on the Hade Edge Development?

Please tick: ☐ Yes ☐ No ☐ Undecided

Comments:

7. Any additional comments?

Please tick: ☐ Yes ☐ No ☐ Undecided

Comments:

Thank you for your feedback.

All answers will be treated anonymously, unless you say otherwise, but please note, that all answers and copies of this questionnaire will be used when writing the Statement of Community Involvement. That Statement will form one of the documents that will be included in the planning application documents when applications are made to Kirklees Council during the spring. The Statement, as with all other documents submitted with the planning application, will be available to all members of the public.

The questionnaire remains anonymous, we would however appreciate if you could tell us the area in which you live:

☐ Hade Edge ☐ Other (please state)

In addition, if you are happy to, please provide your postcode:

In addition, if you are happy to, please provide your name and address:

Name:

Address:

Please return these forms via email or post to the following address:

F.A.O Jonathan Ainley

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Contact Us: JAinley@savills.com

