

**LAND AND PREMISES (FORMER  
BATLEY & DISTRICT COTTAGE  
HOSPITAL) AT TRANSVAAL  
TERRACE/CARLINGHOW HILL,  
BATLEY, WF17 0AA**

Statement of Community Involvement

15<sup>th</sup> October 2019



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# Introduction

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- 1.1 APC Ltd has been instructed to submit a planning application for the demolition of part of existing building (former Batley & District Cottage Hospital), conversion of retained building to 20 no apartments; and erection of 20 no new dwellings on Land and Premises (Former Batley & District Cottage Hospital) At Transvaal Terrace/Carlinghow Hill, Batley, WF17 0AA. The application is made as a Full Application.
- 1.2 This Statement details the process of community and stakeholder involvement and engagement undertaken by the applicant throughout the preparation of the Application.
- 1.3 Regarding the Application being submitted, consultation on the proposals has taken place with Members and Officers of Kirklees Council (KC), and residents through the following means:
  - Pre-application discussions with Members and Officers of the Council.
- 1.4 The consultation has assisted in informing those who may have specific concerns in relation to these proposals for the application site.

# The Importance of Community Involvement

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- 2.1 Planning shapes the places where communities work and live, so it is right that the community should be given the opportunity to take an active part in the planning process relating to schemes that affect them.
- 2.2 Since the Planning and Compulsory Purchase Act 2004 (2004 Act), national planning policy has evolved to make community involvement an integral component of planning. The National Planning Policy Framework (NPPF), published in 2019, sets out the Government's core principles for planning and emphasises the need to make planning about "*empowering local people to shape their surroundings*".
- 2.3 It also emphasises the importance of pre-application discussions, stating that "*early engagement has the potential to improve the efficiency and effectiveness of the planning application system*".
- 2.4 The 2004 Act requires each Local Planning Authority to prepare a 'Statement of Community Involvement' (SCI), which will formally set out its commitment to ensure the involvement of the public in planning matters. Kirklees Council's SCI was adopted in September 2015 and encourages involvement of the community in the plan making process. It does not specifically address any requirements for developers to consult with the community as part of the preparation of major planning applications.
- 2.5 It is however good practice for major applications to be subject to a pre-application consultation process.
- 2.6 On submission of a major planning application, applicants can submit as part of their supporting information a statement describing the extent of the consultation, any outcomes and how proposals have been amended to reflect outcomes from consultation with the community.
- 2.7 Consequently, the applicant has sought to comply with these principles and has consulted local stakeholders. We believe that the pre-application consultation has helped improve local understanding of the development proposal and has generated some useful feedback and comments on the proposed scheme.
- 2.8 The intent of this Statement is to set out clearly the methodology and outcomes of the community involvement and engagement process

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throughout the preparation of the planning application. It is submitted in support of the planning application.

# Methodology and Programme

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## STAKEHOLDERS

- 3.1 The local stakeholders consulted during the community involvement and engagement process include:
- Council Officers.
  - Council Members
  - The local community.

## METHODS FOR ENGAGEMENT

- 3.2 The methodology chosen in this case was to undertake a focused consultation with the local community through dialogue with the Ward Councillors as representatives of the community.
- 3.3 The proposed design has also been shared with residents on Transvaal Terrace, as well as the Grammar school.

## Meetings and Pre-Application Dialogue

- 3.4 An initial pre-application enquiry was submitted to Kirklees Council ('KC') in November 2018. Several meetings have subsequently been held with Council Officers during 2019.
- 3.5 The pre-application process resulted in a written response from the Council Officer team on the 9<sup>th</sup> July 2019. This is included as Appendix A.

# Conclusions and Applicants Response

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- 5.1. The consultation exercise raised several different issues as the primary concern of Officers related to the proposed extent of development within the part of the site which is Green Belt. The principle of the proposed retention and conversion of the former hospital building (and the proposed extent of demolition) was broadly welcomed. Concerns were however expressed about the proposed design and layout of the new build element of the scheme.

## PRINCIPLE OF THE DEVELOPMENT

- 5.2. Some of the feedback from the consultation was that the Council Officers broadly welcomed the element of the proposal to retain and convert the best part of the former hospital building. The extent of demolition proposed was also accepted. The principal concerns of officers related to two issues. Firstly, they were concerned about the proposed design and layout of the new build element of the scheme. Secondly, they were concerned about the extent of the proposed new build into the Green Belt.
- 5.3. In response to the concerns raised the applicants have revised the proposal by reducing the proposed number of new build dwellings and by changing the design and layout of the new build element. The extent of the proposed incursion into the Green Belt has also been significantly reduced to just 7 dwellings and only on that part of the site which constitutes previously developed land.
- 5.4. Further information on the principle of the development relative to national and local planning policy can be found in document T5a: Planning Statement.

## DESIGN AND LAYOUT ISSUES

- 5.5. In this regard, information has been prepared with the Application to address the visual impact of the development. Further information can be found in the Design and Access Statement.

## ACCESS AND TRANSPORT ISSUES

- 5.6. In relation to the capacity of the local road network to accommodate the traffic that would be generated by the development, a transport statement has been prepared in consultation with the highway

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authority. This has established that a safe access can be facilitated for the extent of development proposed.

- 5.7. The development proposal has been the subject of a full assessment of the local road network. The results of that assessment are set out in the Transport Assessment.

#### **ECOLOGY AND LANDSCAPING**

- 5.8. Officer raised concerns about the potential impact of the proposals on landscape and ecology. In response, the applicants have carried out a full assessment of the ecological impacts of the development and proposed several measures to enhance the biodiversity of the site. Further details are set out in the application submissions.

#### **DRAINAGE AND FLOODING**

- 5.9. No specific concerns were raised in relation to drainage and flooding regarding flood risk and surface water drainage. However, further information on this issue is set out in the application submissions.

#### **CONCLUSION**

- 5.10. In conclusion, the consultation exercise has helped to inform Officers and Ward Councillors about the proposals and has also helped to shape the proposed plans and the proposed mitigation in relation to technical aspects of the development.

