



JohnsonMowat

Planning & Development Consultants

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**115 WESTFIELD LANE,
WYKE**

**OUTLINE PLANNING APPLICATION FOR
THE RESIDENTIAL DEVELOPMENT OF CIRCA 15 DWELLINGS
(THE MATTER OF ACCESS FOR DETERMINATION ONLY) AND WORKS TO
PROTECTED TREES**

STATEMENT OF COMMUNITY INVOLVEMENT



Andrew Stoddart (Vida Architects)
115 Westfield Lane, Wyke

Statement of Community Involvement

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LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

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- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of Andrew Stoddart (Vida Architects) to detail the community consultation undertaken in relation to the proposed development of 115 Westfield Lane, Wyke.
- 1.2 The document supports an Outline Planning Application for the residential development of circa 15 dwellings and works to protected trees in relation to 115 Westfield Lane, Wyke and its associated curtilage. The matter of access is only for consideration at this stage.
- 1.3 The site falls wholly within the settlement of Wyke and is unallocated in the Local Plan Proposals Map in the adopted Kirklees Local Plan (February 2019).
- 1.4 This statement should be read in conjunction with the following supporting information:
- Planning Case Report – Johnson Mowat;
 - Design and Access Statement and supporting plans– Vida Architects;
 - Ecological Appraisal – Futures Ecology;
 - Highways Statement – AMA Associates;
 - Phase 1 Ground Investigation and Geo-Environmental Appraisal – Mugen Geo Ltd;
 - Drainage Strategy – Holdgate Consulting Ltd and
 - Tree Survey – AWA.

2.0 POLICY CONTEXT

- 2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. The applicant recognises that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Kirklees Council's specific guidance on community consultation for planning applications.

National Policy

NATIONAL PLANNING POLICY FRAMEWORK (2019)

- 2.2 The National Planning Policy Framework was first published in March 2012 and since revised in late July 2018 and later updated in February 2019. With regards to pre-application consultation, the document states:

- “39. 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.*
- 40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications’.*
- 41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”*

43. *The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.*

LOCALISM ACT (2011)

- 2.3 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

PLANNING AND COMPULSORY PURCHASE ACT (2004)

- 2.4 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

Local Policy

Kirklees Council's Statement of Community Involvement

- 2.5 The Planning and Compulsory Purchase Act (2004) requires each local planning authority to prepare a 'Statement of Community Involvement', the Council adopted its first SCI in September 2006. A review of the SCI was undertaken (September 2015) in the light of:-
- Changes to planning legislation and regulations;
 - Changes to the way the council operates and the consequent impact on services;
 - Advances in technology and the use of digital technology for communication; and
 - The council's Involving Communities Framework (available to view on the council's website).
- 2.6 The purpose of the Statement of Community Involvement (SCI) is to set out how Kirklees Council will work with local communities and stakeholders to develop planning policy documents such as the Kirklees Local Plan or guidance on specific issues.
- 2.7 This report outlines the methods of consultation that have been used with the local community, the results and issues generated, and the way in which the various issues that



were raised have been responded to. This statement of community involvement is submitted in support of the planning application for the development of 115 Westfield Lane, Wyke.

3.0 ENGAGEMENT WITH THE LOCAL COMMUNITY

Community Consultation Leaflet

- 3.1 Due to the scale of the proposals, it was deemed the most appropriate method of engagement would be via a consultation leaflet drop to local residents.
- 3.2 The key aims of the consultation were:-
- To inform local residents of the proposals; and
 - To obtain feedback prior to submission of the application.
- 3.3 A comprehensive leaflet drop was undertaken to local residents to inform them of the intention to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the working draft layout and visualisations and encouraged any comments regarding the proposed design and layout of the proposals to be submitted.
- 3.4 Details were provided for the receipt of comments by the public which could be submitted via the dedicated website page or via email.
- 3.5 The consultation leaflet containing the details of the proposed application and site plan delivered to approximately 60 households adjoining the application site on 10th January 2020 (a copy is included at Appendix 1). The details included a link to the website for electronic copies of the leaflet.
- 3.6 An electronic copy of the consultation leaflet was sent to the Local Ward Councillors on the 8th January 2020 and informed them of the details of the consultation. No responses were received from Local Ward Councillors.

Website

- 3.7 Johnson Mowat have a dedicated website page for 115 Westfield Lane, Wyke containing details of the proposed scheme (including the leaflet, proposed site plan and visualisations).
- 3.8 The website went 'live' on the 10th January 2020 to coincide with the leaflets sent to local residents and closed for comments on the 20th January 2020.
- 3.9 As of the 21st January 2020 there were 15 downloads of the electronic leaflet, 18 downloads of the site layout and 13, 16 and 12 downloads of the three visualisations.



3.10 The address for the website page is:

<http://www.johnsonmowat.co.uk/115-westfield-lane-wyke/>

4.0 CONCLUSION REVIEW

Consultation Outcomes

4.1 Johnson Mowat is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. As of the 20th January 2020, from the community consultation exercise, 5 comments were received via the website forum.

4.2 The key issues raised are detailed below:-

Trees

4.3 A commonly raised concern raised by residents related to trees and tree loss. The predominant concern was in relation to the loss of privacy for their homes due to the requirement to remove trees both as part of the development proposals and in future. It should be noted that a detailed landscaping scheme will be provided during a future reserved matters application, however it is the intention for the development to protect neighbouring residents amenity.

4.4 Other comments residents made related to tree works which took place in January and also reaffirmed that a Tree Preservation Order had been put on the site. It should be noted that a small number of trees on the site are subject to a TPO, these remain unaffected by the recent removal work which has been necessary for maintenance purposes and to the future benefit of the trees which are subject to a TPO. Any further works to trees (removal for access and removal for maintenance purposes) will be agreed during the planning application process with the local planning authority.

4.5 It should be noted that a tree report supports the planning submission by AWA Tree Consultants.

Highways

4.6 A resident had concerns in relation to highways matters including:-

- Whether there is adequate parking provision would be provided within the site, as part of the proposals;
- Issues with existing residents parking on Westfield Lane and the potential of future residents on the site also parking on Westfield Lane; and

- Concern with refuse and large vehicles turning on site.

- 4.7 Highways matters have fully been considered prior to the submission of this planning application. Whilst only submitted in outline as demonstrated by the supporting highways statement by AMA Associates, adequate parking can be provided within site with suitable turning provided for large vehicles. Full details can be provided during a future Reserved Matters Planning Application.
- 4.8 Comments were also made by residents into pedestrian safety. The supporting highways report considers these matters and the suitability of the development.

Other Comments

- 4.9 A number of other concerns were raised by residents. A resident was concerned with the level of development along Westfield Lane and the associated building works resulting on the necessity to make upgrades to Westfield Lane. Whilst comments are noted it is for the merits of the proposals to be determined during a formal planning application. Upgrade works will be provided where necessary.
- 4.10 One resident made reference to the development resulting in the loss of green belt land. It should be noted that the site falls wholly within the defined development limits of the settlement. The proposal will not result in the loss of green belt land and seeks to more efficiently use of an underutilised urban resource.
- 4.11 A resident requested that a nearby footpath (not within the site or within the landowners ownership) is either better lit or widened. The applicants do not legally own or control the footpath and therefore any improvements would be subject to 3rd party agreement, which may or may not be acceptable.
- 4.12 A resident was concerned about the implications of the development on the existing fowl sewage system. The full detail of any drainage system required can be discussed at the planning application stage and agreed with both Yorkshire Water and the Lead Local Flood Authority.
- 4.13 A resident was concerned with how the openspace areas will be managed to ensure they do not suffer from untidiness and littering. Whilst these details may not be fully agreed at the outline stage, it is anticipated these will be arranged through a management agreement with future residents contributing to the future upkeep of these areas.
- 4.14 A resident was concerned that the proposals are too dense. The proposals seek to make efficient use of the land whilst providing extensive openspace due to on site constraints.



- 4.15 A couple of residents made comments in relation to their loss of privacy. The scheme will be designed in accordance with the Council's space standards for new development, full details of landscaping can be discussed at the Reserved Matters Stage.



APPENDIX 1 - PUBLIC CONSULTATION LEAFLET

Community Consultation Leaflet

115 Westfield Lane, Wyke

On behalf of Andrew Stoddart (Vida Architects), we write to inform you of the future residential development proposal at 115 Westfield Lane, Wyke.

It is the intention for the site to be developed for circa 15 new family homes (including the provision of 3 affordable homes) to meet the local need for housing in this area. We are therefore preparing an Outline Planning Application which is to be submitted to Kirklees Council in the near future.

Vehicular access to the site is proposed to be improved via the existing access off Westfield Lane.

In addition to housing the proposal will also include the provision of extensive areas of open space.



You are invited to review the visualisations and site layout (on the overleaf) and provide us with your thoughts, comments and ideas.

A copy of the site layout and visualisations can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

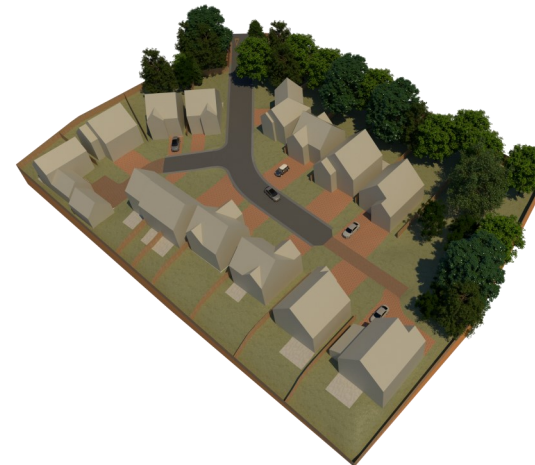
Alternatively, comments can be emailed to:-

hello@johnsonmowat.co.uk

The website will close for comments on 20th January 2020.

All feedback will be reviewed prior to submission of the planning application.

Please note that we are unable to enter into individual correspondence, but thank you for taking your time to respond.



PTO

115 Westfield Lane, Wyke

Site Layout

