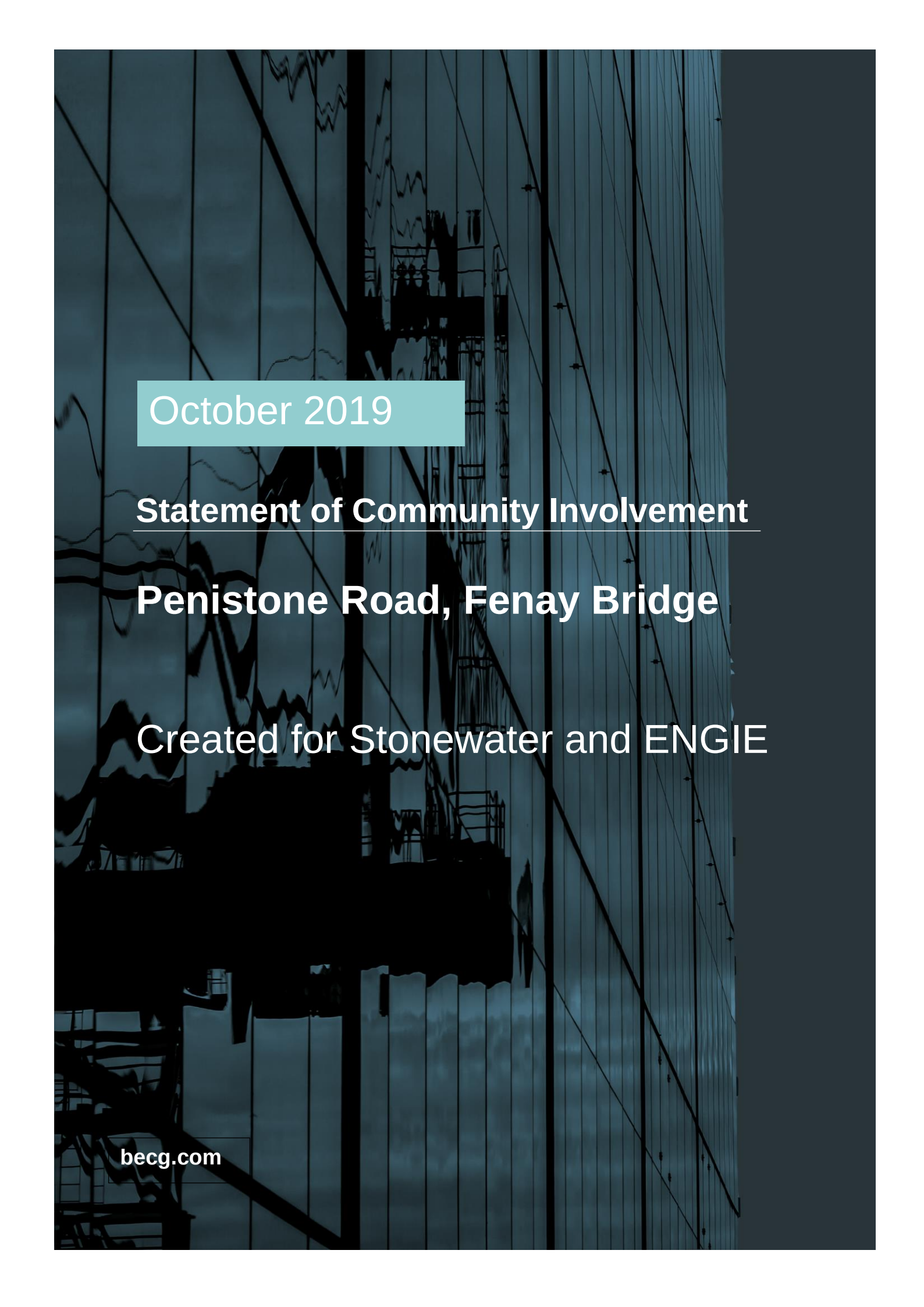




October 2019

Statement of Community Involvement

Penistone Road, Fenay Bridge

Created for Stonewater and ENGIE

Contents Page

Executive Summary	2
1. Introduction	3
2. Background.....	4
2.1 Proposal Site	4
2.2 Proposal	4
3. Pre-application Consultation.....	5
3.1 Statement of Community Involvement	5
3.2 Contacting Statutory Bodies	6
3.3 Meeting with ward councillors	6
3.4 Invitations to Public Exhibition	6
3.5 Public Exhibition	7
3.6 Dedicated Project Webpage	10
3.7 Post-paid and 0800 Comment Facility	10
3.8 Kirkburton Parish Council presentation.....	11
3.9 Submission from Green Alert in Lepton (GAIL)	11
4. Feedback	12
4.1 Review of Comments	12
4.2 Responses to Comments.....	14
5. Post-Application Consultation.....	17
5.1 On-going stakeholder and public engagement	17
6. Appendices	18

Executive Summary

Stonewater Ltd ('Stonewater'), one of the UK's leading housing associations, and ENGIE, a leading service, business energy and regeneration company, are committed to engaging with the local community regarding their respective planning application for the site to the east of Penistone Road in Fenay Bridge. The site is identified as HS1 in the Kirklees Local Plan and is allocated for residential use.

Residents and stakeholders were given the opportunity to provide feedback regarding proposals at all stages of the public consultation via various channels. A freephone information line and email address were made available throughout the course of the planning stages for interested parties to receive further information and provide their feedback to the project team.

Two pre-application meetings were held with Council planning officers prior to submission.

Key local stakeholders were offered advanced notice of the public exhibition and were invited to attend a one-hour preview session to enable them to view the proposals prior to them being displayed to the wider community.

A public exhibition was held on Wednesday 11th September 2019, to which around 750 local households and businesses around the site, as well as borough and parish councillors, were invited to attend. On the day of the public exhibition, 121 people attended, including one borough councillor. Feedback forms were available for attendees to record their views.



A public exhibition detailing the scheme was held on Wednesday 11th September 2019, at 315 Bar and Restaurant, 315 Wakefield Road, Lepton.

Feedback was received in the form of comments, concerns and suggestions. The scheme was commended by several of the respondents for its housing mix, the affordable housing provision, landscaping, and environmental initiatives. Throughout, however, the impacts of parking and traffic on the adjacent roads were the main concerns raised by residents at the public exhibition. Some concerns were also raised about the appropriateness of that location for social housing. Stonewater and ENGIE have carefully reviewed all the feedback received to date and, where possible, will evolve the proposals as they progress to address the comments raised by the local community.

Following the public exhibition, a pre-application presentation was delivered to members of Kirkburton Parish Council by representatives of the project team on Thursday 3rd October 2019, in order to ensure that those stakeholders who had been unable to attend the exhibition were offered a comprehensive briefing on the proposals. Throughout the presentation, members of the project team fielded constructive questions from members of Kirkburton Parish Council.

Stonewater and ENGIE are committed to engaging with the local community and following the submission of the application will ensure that all interested parties and key stakeholders remain informed and updated regarding the proposals.

This document provides a chronological account of the pre-application consultation undertaken and a review of the feedback received.

1. Introduction

This report is a Statement of Community Involvement (SCI) and has been prepared in support of proposals by Stonewater Ltd (hereafter 'Stonewater') and ENGIE for the Full Planning application for land to the east of Penistone Road, Fenay Bridge identified as site HS1 in Kirklees' Local Plan (hereafter 'the site').

This report records the activity which has taken place with the community, community groups and local elected representatives.

The SCI has been produced to demonstrate Stonewater and ENGIE's commitment to ensuring the public is informed of the planning application, and that there is effective community liaison regarding the proposals for the development of the site post-submission.

This document has been produced with the aim of clearly and concisely highlighting the community engagement undertaken by Stonewater and ENGIE in respect of their proposal for the site.

This document will provide a chronological account of the activity that has been undertaken within the pre-application stages of the planning application and the activity that Stonewater and ENGIE proposes to undertake post application.

In order to assist with the community consultation and communication, Stonewater and ENGIE appointed Built Environment Communications Group (BECG), a specialist communications consultancy, to form part of its wider project team for the proposed development.

All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal Site

The site lies to the east of Penistone Road, Fenay Bridge and to the west of Whitegates Grove and Clough Way. It is identified as site HS1 in the Kirklees Local Plan, allocated for residential development. It is currently a greenfield site, comprising of 2.27 hectares of undeveloped land.



Location of the site in context of the surrounding area (the site falls within the red boundary)

2.2 Proposal

Stonewater and ENGIE are looking to bring forward a planning application for 74 affordable dwellings, access, landscaping and public art on the site

The proposals include:

- 74 new affordable homes, comprised of 28 two-bedroom and 46 three-bedroom dwellings;
- 139 car parking spaces;
- Implementation of new carriageway markings on Penistone Road, to improve ease of access;
- Improved pedestrian access to the site; and,
- Extensive landscaping and the retention of existing habitats, in addition to the provision of public access to the open space in the centre of the site.

3. Pre-application Consultation

3.1 Statement of Community Involvement

Stonewater and ENGIE have taken account of Section 122 of the Localism Act 2011, which outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.

Stonewater and ENGIE have developed their consultation programme with regard to the NPPF at Paragraph 39 when it states that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”*

It goes on to highlight at Paragraph 40 that: *“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 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.”*

Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“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.”*

Kirklees Council formally adopted its Statement of Community Involvement (SCI) in September 2015. While the SCI does not specifically mention external planning applications, Stonewater and ENGIE have aimed to comply with the onus the council puts on itself to *“consult relevant groups where a proposal will directly affect them. Generally, we will seek the views of those who live or work in the district relevant to the document being consulted on”*.

This has ensured that elected representatives and the wider community have been given a number of opportunities and methods to input into the final planning application.

Government guidance and the local council's Statement of Community Involvement (SCI) encourages pre-application discussions and community involvement from the outset. As a result, the public consultation programme had a number of key objectives including:

- To encourage as much input as possible from the local community, including residents, interest groups, councillors and businesses;
- To provide the community with a genuine opportunity to provide feedback on the plans;
- Allowing people to become actively involved in the process;
- To identify and address any issues raised by the local community and stakeholders.

Therefore, prior to submitting the formal planning application for the site, Stonewater and ENGIE undertook a detailed programme of community consultation, as outlined in the following documentation.

3.2 Contacting Statutory Bodies

Pre-application meetings were held with officers at Kirklees Council on 31 August 2018 and 23 January 2019.

3.3 Meeting with ward councillors

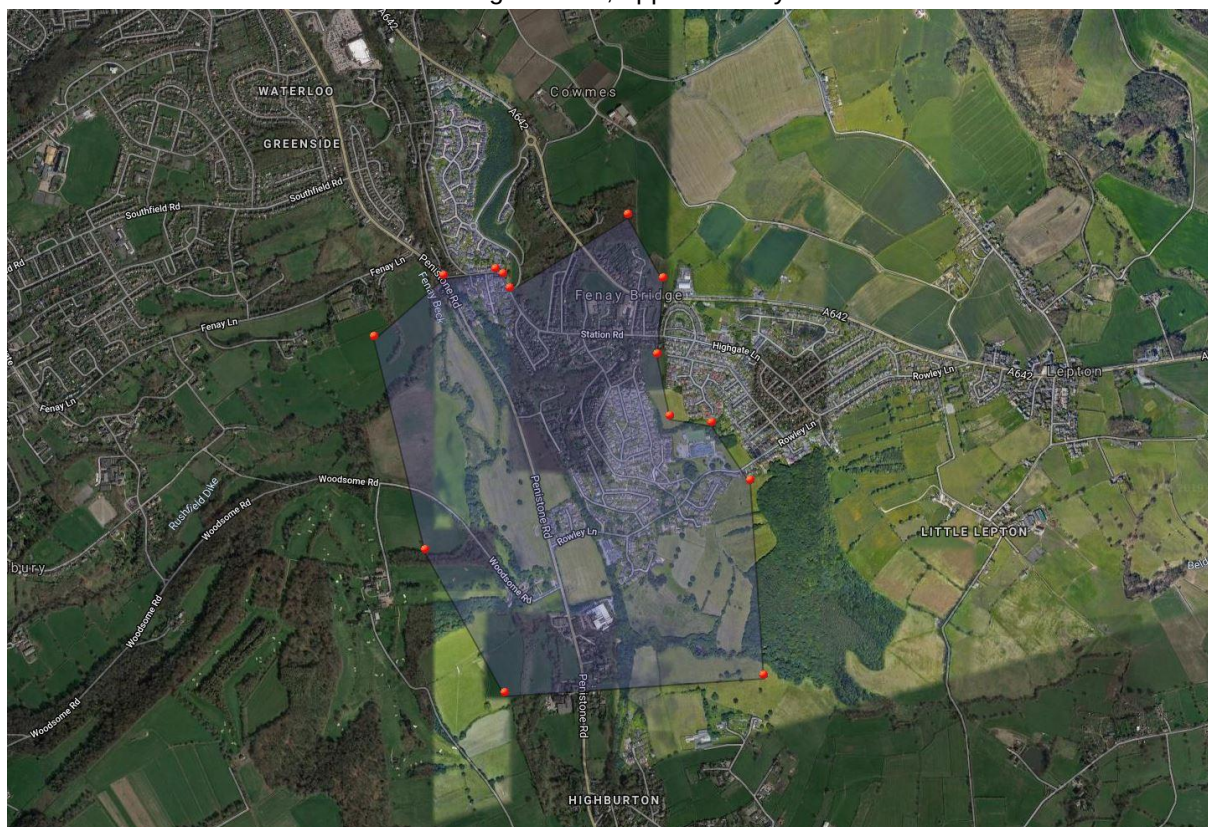
All three ward councillors for Almondbury were invited to meet with the developers, either at the exhibition or separately. Two of the three councillors were able to meet with the project team, one of whom attended the preview session of the public exhibition, and another who met separately.

3.4 Invitations to Public Exhibition

In order that the Fenay Bridge community and key local stakeholders were made aware in advance of the proposals, Stonewater and ENGIE held a public exhibition on Wednesday 11th September 2019, at 315 Bar and Restaurant, 315 Wakefield Road, Lepton, HD8 0LX.

An invitation newsletter was distributed to approximately 800 households, businesses and stakeholders in the local area advising them of the proposals.

The invitations were sent to those homes and businesses thought to be most affected by the proposals. The invitations were distributed on 30 August 2019, approximately two weeks ahead of the exhibition.



The A5 invitation newsletter contained the following:

- Information about Stonewater and ENGIE;
- Details of the public exhibition;
- An overview of the proposals;
- Background to the site;
- An aerial map of the site;
- Contact details for the project team.

A larger copy of the invitation newsletter can be viewed in Section 6.1.

Stakeholders were invited to attend a one-hour preview session between 2:30pm and 3:30pm via email.

3.5 Public Exhibition

Stonewater and ENGIE held a public exhibition to display its proposals for the development of the site on Wednesday 11 September 2019 between 3:30pm and 7.30pm at 315 Bar and Restaurant, 315 Wakefield Road, Lepton, HD8 0LX.

The purpose of the public exhibition was to present the proposals to the wider community and gain additional feedback prior to submitting the planning application.

Representatives of the project team were available to answer questions throughout the exhibition.

For the event, the project team produced 8 A1-sized presentation boards which were placed on easels for the public to view. Information displayed on the information boards included:

- Introduction to Stonewater and ENGIE, and an outline explaining the exhibition's purpose;
- A background to the site and its current status;
- The emerging site layout;
- Details of the proposals and any impacts and mitigations considered by the project team;
- Details of landscaping proposals and public open space;
- A board seeking public thoughts and ideas on possible public art for the finished development;
- An indicative project timeline and details on how to submit feedback.

Images of the boards displayed at the public exhibition can be viewed in Section 6.2.



Thank you for taking the time to come along and view our proposals for land off Penistone Road, Fenay Bridge.

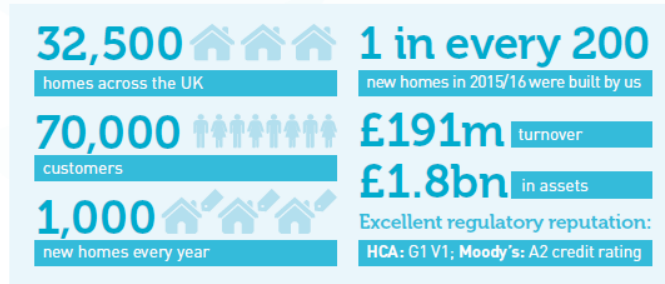
Stonewater, ENGIE and the project team have been working on plans to redevelop the site with new homes. We have organised this event to give you an understanding of our emerging proposals for the site and to gather your views.

We would welcome any comments or ideas that you may have. Please take the time to consider the information contained on the boards and fill in a feedback form.

If you have any questions about our proposals, please ask one of the consultant team who will be happy to help.

ABOUT STONEWATER

Our vision is for everyone to have the opportunity to have a place that they can call home



About Stonewater

Stonewater is a social housing provider, with a mission to deliver good quality affordable homes to people who need them most. We manage around 32,500 homes in England for over 70,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes for older and vulnerable people, young people's foyers and women's refuges.

About ENGIE

Positive change, together.

ENGIE is the leading provider of regeneration services in the UK – covering everything from community regeneration and refurbishment to repairs; maintenance and housing development. We are passionate about creating vibrant, efficient and sustainable communities, using integrated energy and services which make a real difference to people's lives.

An example showing one of the display boards displayed at the public exhibition

The following materials were also available:

- An iPad with a map allowing people to view the site in context;
- Feedback forms and pens;
- Freepost envelopes for returning feedback forms;
- A ballot box to deposit completed feedback forms;
- Paper copies of plans and display boards, in case of overcrowding around the display boards;
- A copy of the consultation area;
- Direction signs to lead attendees to the room within the venue;
- An opportunity to request further information.

The public exhibition was attended by 121 individuals. One ward councillor attended the stakeholder preview.



A feedback form was provided, allowing attendees to provide their feedback to the project team. The feedback form was designed to provide the team with qualitative data to inform the application. Questions asked in the feedback forms were:

- Do you think that residential development is a good use for this vacant site?
- Do you think the variety of affordable homes proposed, including those for low-cost home ownership, are appropriate for meeting local housing needs?
- Do you have any comments on the proposed site layout?
- Do you have any comments on the amount of landscaping and public open space included in our proposals?
- Do you have any further comments?

A copy of the feedback form provided at the public exhibition can be viewed in Section 6.3. Attendees were invited to fill in feedback forms at the exhibition, or to take them away and return them to the project team in a pre-paid envelope that was provided for them.

In addition to the feedback form, attendees were asked for informal feedback (on the seventh display board) on what they would like to see included in the site in terms of public art. Attendees were asked to put their answers on post-it notes and stick them to a space on the board. A number of responses were logged and will be taken into consideration by Stonewater and ENGIE.

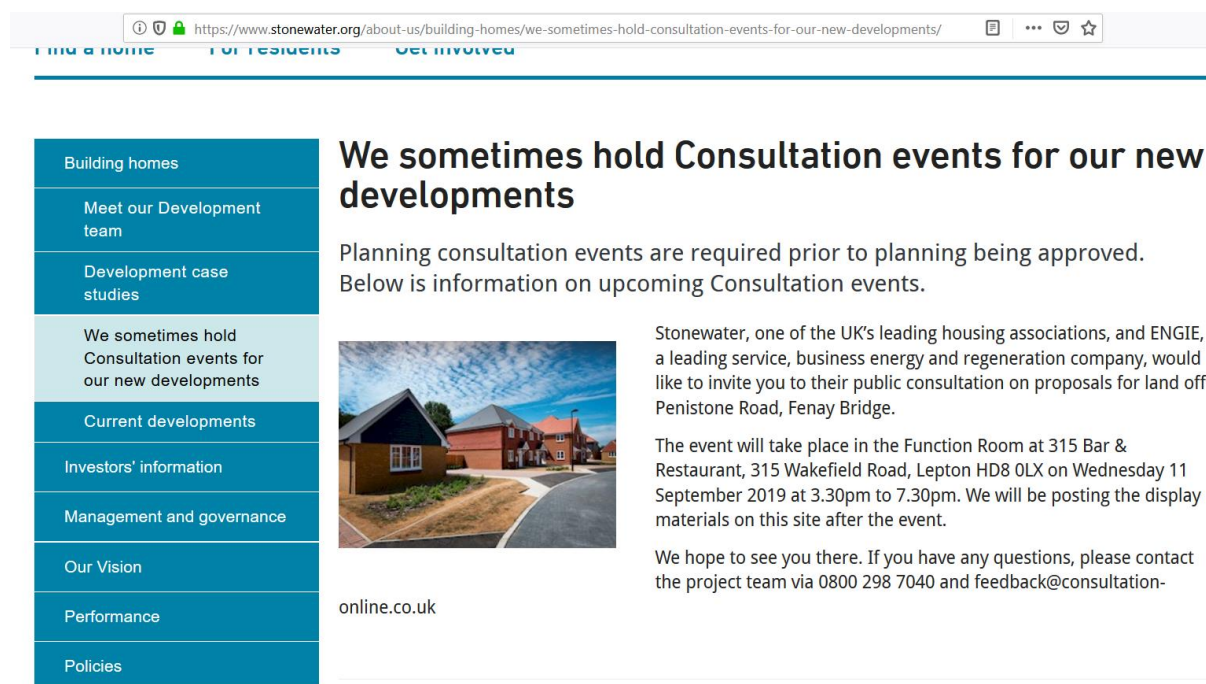
A summary of the feedback received at the public exhibition can be found in Section 4.

3.6 Dedicated Project Webpage

A dedicated page on Stonewater's development website was set up to make the information and feedback form available to members of the public following the public exhibition.

The website was available at <https://www.stonewater.org/about-us/building-homes/we-sometimes-hold-consultation-events-for-our-new-developments/> during the consultation period. It included links to the information display boards from the public exhibition, an interactive feedback form, and ways that members of the public could get in touch with the project team.

The website address was printed on the feedback forms (see Section 6.5).



Screengrab of the consultation website

3.7 Post-paid and 0800 Comment Facility

During the consultation, access to a freephone telephone enquiry line was offered to those who wished to find out more about the proposals, or to register their comments via the telephone.

The telephone number used (0800 298 7040) was in operation Monday-Friday between the hours of 9.00am and 5:30pm. Outside of these hours a message facility was available for voicemails to be left and responded to at the earliest opportunity, ensuring information was readily available and queries or concerns addressed. Members of the public who contacted the project team and requested copies of the display materials be sent to them via email.

A freepost envelope was available (to take away) by all public exhibition attendees.

3.8 Kirkburton Parish Council presentation

Following an invitation to attend a meeting of Kirkburton Parish Council, representatives of the project team conducted a presentation for parish councillors on Thursday 3rd October 2019. The purpose of the presentation was to present the proposals to those local stakeholders who had been unable to attend the public exhibition, gain additional feedback prior to submitting the planning application, and answer any questions they may have.

Among the topics or issues raised by members of the Parish Council were:

- Traffic on Penistone Road and access getting into and out of the site;
- Construction traffic;
- Not enough car parking on the scheme;
- One councillor asked if we could do a circular road route to include Whitegates Road;
- Another asked about including bird boxes as part of the development and councillors asked about offsetting the potential loss of current 'habitat' on the site;
- A number of councillors noted that they would be interested in seeing the drainage strategy and ecology survey when the application is submitted.

The Parish Council also made a number of positive comments:

- Providing much needed affordable housing to the area;
- Councillors liked the pedestrian access in the north east corner of site. They would like to see the existing footpath at the top of Whitegates Grove improved, and one councillor enquired about lighting on the path;
- Positive about providing a mix of rented and shared ownership options, hopefully for local people.

Following the presentation, BECG contacted the Clerk of the Parish Council providing them with a copy of the presentation slides and noting that Stonewater and ENGIE would be happy to receive further questions should members of the Parish Council raise them with her.

3.9 Submission from Green Alert in Lepton (GAIL)

The Chair of GAIL (Green Alert in Lepton) submitted a response which raise a number of concerns about the proposals including:

- Impact on local infrastructure (roads, schools, medical services etc.);
- The role of the site in preventing urban sprawl;
- Impact on air pollution and traffic;
- Impact on biodiversity;
- The impact that the site may have on the setting of the Castle Hill Scheduled Ancient Monument;
- Need for full assessments into archaeology and coal mines on and under the site.

The project team responded to the email addressing these points.

4. Feedback

4.1 Review of Comments

Following the public exhibition, 33 responses were received by the project team either on the day, by post, or via the online form.

The project team requested feedback by Friday 20th September 2019, to encourage early responses, but further responses have been considered where appropriate.

The majority of feedback forms received opposed the principle of developing the site. However, a significant minority welcomed the use of the site for affordable homes.

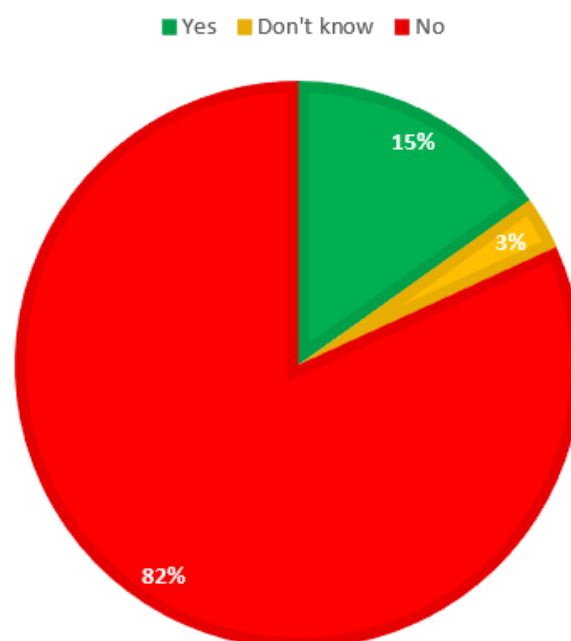
However, there were many who attended who raised concerns about traffic on Penistone Road, the loss of green space and the impact of social housing on the local area.

Below is a review of the overall results received up to the submission of the planning application (including postal and online responses).

Attendees at the public exhibition expressed the following commendations about the proposals:

PRINCIPLE OF REDEVELOPMENT: 5 of the 33 feedback forms received during and after the public exhibition agreed that the site would be suitable for residential development.

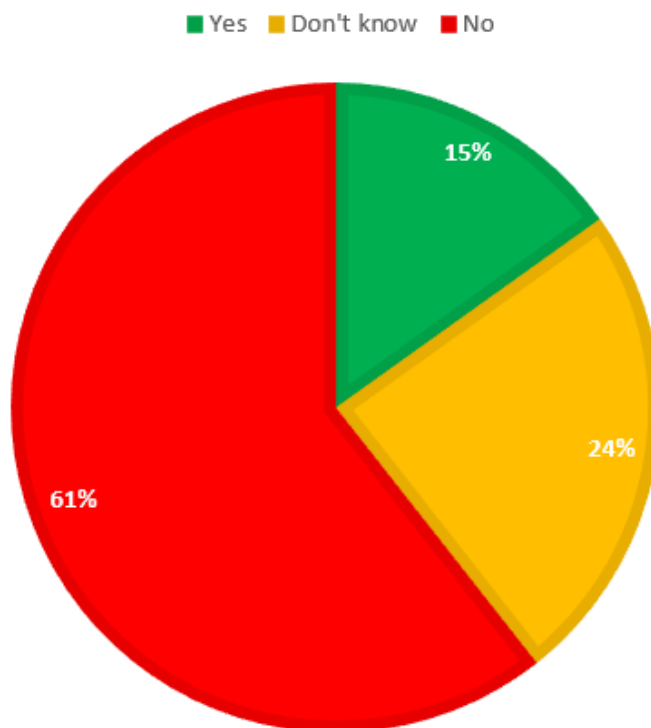
IS RESIDENTIAL DEVELOPMENT A GOOD USE OF THE SITE?



HOUSING MIX: A smaller majority did not agree that the mix of homes proposed would meet local housing need, with 5 agreeing, 20 disagreeing and 8 saying they didn't know or had no opinion. A

number of residents were concerned at the impact on their homes and the local area regarding additional social housing. Concerns raised included crime, anti-social behaviour, litter and the impact on local house prices.

WILL THE VARIETY OF HOMES PROPOSED MEET LOCAL HOUSING NEEDS?



OTHER CONCERNS AND COMMENTS

Other issues raised during the consultation process include:

- Worries at both the additional traffic on Penistone Road and the difficulty of another junction onto Penistone Road;
- Concern at how the development will be maintained in the longer term;
- Who will be moving into the properties?
- Are there flooding issues on the site?
- Will the view from nearby properties towards Castle Hill be affected?
- Will there be enough places in local schools and GPs?
- Will the noise from Penistone Road be a problem for people living in new homes?
- Proposals include too many houses too densely packed together;
- Landscaping of the site;
- Design of the homes – will they fit in with other local houses?
- Will play areas be maintained?
- Has there been a census of wildlife in the area?

Selection of positive comments received:

- “It is already on the edge of an established village and a good place to build.”
- “We need more affordable and social housing.”
- “More properties for first time buyers would be appropriate.”

Selection of negative comments received:

- “This is not an area for affordable housing.”
- “The schools are full; the doctors do not have enough room for any more patients.”
- “I will be looking into a housing estate from my kitchen – no crime in area currently.”
- “There is zero benefit to the existing community.”
- “Significant traffic issues.”
- “Totally inappropriate, we don’t need the problems associated with social housing: i.e. more litter, vandalism and crime (meaning lower property values)”.

4.2 Responses to Comments

All comments received have been reviewed by the project team and where possible amendments were made to the proposal. Feedback was also given at the exhibition and questions were answered. Many of the issues raised are covered in the application documents which accompany this response.

The main issues which arose during the pre-application consultation process and Stonewater and ENGIE’s response to each are detailed below:

Issue Raised	Response
The principle of development	The site is identified in Kirklees Council's approved Local Plan as site HS1 and the principle of residential development on this site has been established.
Mix of housing	Stonewater and ENGIE propose a mix of housing for shared ownership and affordable rent. The Kirklees SHMA identifies that in the South Huddersfield area there are 4,599 households in need of housing. In the Almondbury & Lepton districts in the last year, there were 157 bids per 3-bed property, and 93 bids per 2-bed property, which demonstrates a high level of need for affordable rented properties in the area.
Potential for additional crime and concerns about nature of affordable housing	A number of comments related to the scheme being entirely for affordable housing, with some responses suggesting that there would be an inevitable rise in crime and possible 'ghettoisation' caused by the development. The homes will be a mix of affordable rent and shared ownership, which will cater for different people. The shared ownership housing will cater for those who are seeking to enter home ownership for the first time and are often made up of young families. Of the rented element, Stonewater aims for at least 50% of renting residents from working households, including key workers such as nurses. We therefore do not expect crime levels on the site to be any different to those that would be experienced on other existing developments nearby.
Impact on traffic and road safety, especially relating to Penistone Road	Stonewater and ENGIE have been in dialog with the Council's highways officers regarding this site. We are very aware of the current speed and volume of traffic on Penistone Road and are keen to work with the council to ensure that a solution appropriate to this size of development is implemented. A full transport assessment will be submitted as part of our planning application. This concludes that, with the implementation of a new right-hand turn lane, the current road network can sustain this development site.
Impact on infrastructure	The Council's Local Plan takes infrastructure issues such as school places and access to GPs into account. Stonewater and ENGIE are keen to work with the Council to ensure that the infrastructure is sufficient to meet local needs. The applicants will be making financial contributions to local education provision, which will allow local schools to create new school places to meet any additional demand.
Impact on views of residents towards Castle Hill	The site HS1 is low down compared to the adjacent properties and the developed site will be even lower. We are confident that there will be no adverse impact on views and will submit additional documentation with our planning application to demonstrate this.

	As part of the Local Plan process, the Council assessed the potential for this site, and other sites, to have an impact on Castle Hill. This concluded that the site cannot be seen from the scheduled ancient monument of Castle Hill.
Proposed density of housing	The density of housing is appropriate for the site and reflects that the properties are 2/3-bedroom homes and allows for new public open space, private gardens and landscaping. The Local Plan encourages developers to use land efficiently, as this will minimise the need to release further Green Belt land in the future.
Noise pollution from Penistone Road to new development	Noise from Penistone Road is a significant concern and this constraint was identified during the early stages of the design investigation. The development of the levels on site assists with the mitigation of noise pollution into the development, primarily within the northern section. Not only are plots 1-12 situated approximately 2m above Penistone Road, they have been orientated such that their private gardens are bordering the highway, providing the dwelling with an increased offset from the main source of noise. Within the southern portion of the site, Stonewater and ENGIE have taken the opportunity to offset the dwellings fronting Penistone Road further away by incorporating a secondary access road, allowing direct access for driveways. This additional 6-7m will diffuse a large amount of the primary noise from the road. Furthermore, the proposed positioning of the dwellings will act as a buffer to the corresponding dwellings' garden areas. To support the associated urban design principles affiliated with the scheme, there was a requirement to place a number of dwellings close to Penistone Road, ensuring a strong presence at the entry point of the development. Due to the close proximity of the dwelling to the road, potential enhancement measures are in place and these are noted within the supporting noise assessment by HRS Services.
Landscaping of the site	High quality landscaping is an important aspect of this development. The drystone wall alongside Penistone Road will be retained. A new retaining wall against the former railway line will be constructed. Two public green spaces are included in the scheme, one of which will have a children's play area. All trees under TPOs will be retained.
Design of the houses	Our houses are designed to be sympathetic to the locality. Our intention is to build our houses from stone, not brick.
Ongoing maintenance of properties and play area	Stonewater will remain responsible for maintenance of the site indefinitely, including green spaces and the children's play area.

5. Post-Application Consultation

5.1 On-going stakeholder and public engagement

Given the interest shown by residents and stakeholders in the proposals, Stonewater, ENGIE and the project team will ensure information continually flows through existing channels to interested parties.

Since the exhibition, requests for information have been fulfilled by alerting residents to information about the proposals, including posting and emailing information to those who do not have access to a computer, as well as through conversations via the project's freephone information line.

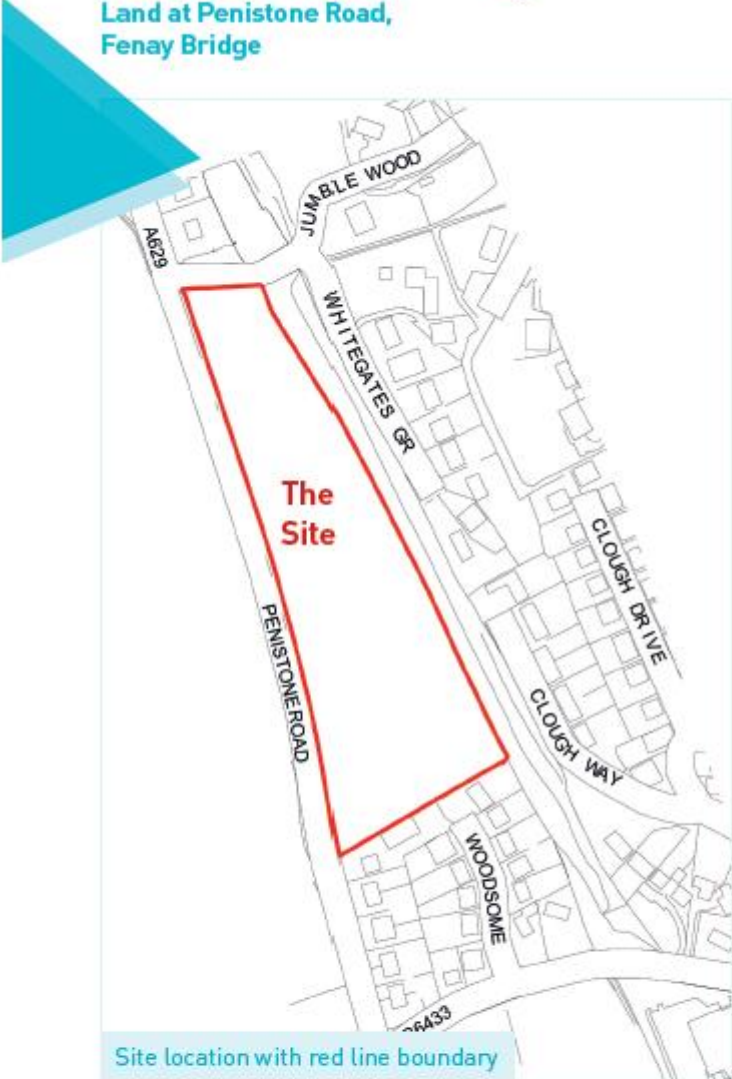
Upon submission of the planning application, Stonewater and ENGIE will issue a two-page briefing note to all attendees of the public exhibition and other interested parties to alert them to the submission of the planning application. This will include details of how to provide comments on the Kirklees Council planning portal.

Stonewater and ENGIE will undertake further meetings with stakeholders following the submission of the planning application before determination by Kirklees Council if required.

6. Appendices

6.1 Public exhibition invitation

**INVITATION TO A
PUBLIC EXHIBITION**
Land at Penistone Road,
Fenay Bridge



Site location with red line boundary



Stonewater, one of the UK's leading housing associations, and ENGIE, a leading service, business energy and regeneration company, would like to invite you to their public consultation on proposals for land off Penistone Road, Fenay Bridge.

As part of our commitment to community engagement, we would like to work closely with the public to develop a scheme which provides much needed affordable housing and public open space.

Please join us at our public exhibition where you will have the chance to view the proposals, discuss the scheme with the project team, and provide your feedback before we submit a planning application in the coming months.

Date:
Wednesday 11
September 2019

Time:
3.30pm to 7.30pm

Location:
Function Room,
315 Bar & Restaurant,
315 Wakefield Road,
Lepton HD8 0LX

Any Questions?
Please get in touch with the project team via:
T: 0800 298 7040 **E:** feedback@consultation-online.co.uk

More information about Stonewater can be found at www.stonewater.org
More information about ENGIE can be found at www.engie.co.uk

6.2 Public exhibition display boards



Thank you for taking the time to come along and view our proposals for land off Penistone Road, Fenay Bridge.

Stonewater, ENGIE and the project team have been working on plans to redevelop the site with new homes. We have organised this event to give you an understanding of our emerging proposals for the site and to gather your views.

We would welcome any comments or ideas that you may have. Please take the time to consider the information contained on the boards and fill in a feedback form.

If you have any questions about our proposals, please ask one of the consultant team who will be happy to help.

ABOUT STONEWATER

Our vision is for everyone to have the opportunity to have a place that they can call home

32,500   

homes across the UK

1 in every 200

new homes in 2015/16 were built by us

70,000      

customers

£191m turnover

1,000    

new homes every year

£1.8bn in assets

Excellent regulatory reputation:

HCA: G1 V1; Moody's: A2 credit rating

About Stonewater

Stonewater is a social housing provider, with a mission to deliver good quality affordable homes to people who need them most. We manage around 32,500 homes in England for over 70,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes for older and vulnerable people, young people's foyers and women's refuges.

About ENGIE

Positive change, together.

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Site overview and context



THE SITE

The site lies to the East of Penistone Road, Fenay Bridge. It comprises 2.27 acres of undeveloped land.

THE APPLICATION

ENGIE and Stonewater have recently agreed to purchase the site and are now looking to bring forward a planning application for 74 new affordable homes.

COUNCIL POLICY

The site was identified and has been allocated for residential development in the Kirklees Local Plan (site reference HS1). This establishes the principle of developing the site for residential use.



Aerial shot of site in current form



Site plan

HOUSING NEED IN KIRKLEES

Kirklees Council's Local Plan establishes a housing need of 31,140 new homes being delivered in the district between 2013 and 2031, of which approximately 800 will be needed in Lepton and surrounding villages.

The 2016 Kirklees Strategic Housing Market Assessment (SHMA) indicates that there is an annual imbalance (the overall need for affordable housing compared to the annual supply) of 1,049 affordable dwellings in the borough each year. This development would go some way towards addressing this imbalance.



Our proposals



DESIGN STRATEGY

All properties on the development will be houses, constructed in a traditional design. We will use materials including stone and render, which respond to the local architecture of Fenay Bridge and Lepton, as a natural extension of the community.

LANDSCAPING STRATEGY

Landscaping and open space is important to the atmosphere we want to create on the site. We will be providing two areas of public open space and high-quality landscaping. This includes:

- An area at the centre of the development for informal recreation and a play area; and
- An area at the northern end of the development along Whitegates Grove

In addition, all houses will have generous private front and back gardens.

HOUSING MIX

Because there is a significant demand for affordable houses (rather than apartments) the units will be all houses.



28 homes



46 homes



2-bed



3-bed

TENURE MIX

Affordable
rent

74%

Shared
ownership

26%



PARKING

All homes on the development will have private, off-road parking. 2-bed houses will have 1 private space and 3-bed houses will have 2. There will also be 19 visitor spaces, taking the total to 139 spaces. This is in line with Kirklees Council's parking standards.

ACCESS TO PUBLIC TRANSPORT

There are a number of bus service routes that pass by or near to the site, including for the 84 and 233 services. These provide significant public transport options to residents throughout the week to Huddersfield and elsewhere.

VEHICULAR ACCESS

Vehicular and pedestrian access to the site will be via a new junction onto Penistone Road. This will include a new right-hand turn lane.

A full transport assessment will be submitted as part of the planning application, which will include an analysis of vehicle movements and the possible impact on Penistone Road by additional vehicles from the development.

PEDESTRIAN AND CYCLING ACCESS

Pedestrians and cyclists will also be able to access the development from the south west corner and the north east corner, in order to encourage new residents to walk to the nearby bus services into Huddersfield, as well as to the nearby schools, shops and services in Lepton.

ECOLOGY

As part of our planning application we will be undertaking a series of studies to establish the impact of the proposals on local wildlife and habitats, including bats, birds, flora and reptiles.

The emphasis on landscaping on the site means that we may be able to relocate some wildlife within the site, while other mitigation and relocation measures will be undertaken if required.



Vehicular access





Public art



We believe that living in a Stonewater home should be more than just having a 'roof over your head'; it must be far more positive than that. As part of this, we often include public art projects that focus on the location and history of the site.

We want your ideas for possible art projects for the site, and local artists and crafts people who we could work with.



If you have any ideas, or would like to recommend any local artists, please fill in a post-it note (or two) and stick it to the board.



Benefits of the scheme



We are committed to developing a scheme that responds to local housing needs and transforms an underutilised site with attractive housing and green spaces for everyone to enjoy.

OUR DEVELOPMENT WOULD PROVIDE THE FOLLOWING BENEFITS:



Much needed affordable housing in a safe and diverse neighbourhood



Opportunities for affordable home ownership for local people



Making best use of a site allocated for housing in the local plan



Attractive landscaping for the local community to enjoy



A boost for the local economy with more residents in the area using nearby shops and amenities



New public art



An experienced housebuilder with an excellent track record of delivering high quality homes



Financial contributions to local schools

EXISTING STONEWATER HOMES NEARBY Carousel Walk, Sherburn in Elmet

This site on the edge of Sherburn in Elmet was developed with Strata and provides 120 new homes, of which 30 are Stonewater affordable properties.

The 30 affordable homes (19 homes for affordable rent and 11 houses for shared ownership) make a significant contribution to the local housing provision where the need for affordable properties heavily outweighs supply.

The development has been designed to incorporate plenty of open space and footpath links to the town centre. The varied exterior property finishes also add to the interest and general ambience of the development. All homes have gas central heating and allocated parking.





Next steps



Stonewater and ENGIE are committed to consulting with the community and look forward to receiving your views.

Please take the time to complete a feedback form and place it in the box provided. Alternatively, you can post it to us in a pre-paid reply envelope available from one of our project team.

Please submit your feedback by Friday 20 September 2019.

Our project team, working on all aspects of the proposals, are available to speak to you here today. Please feel free to ask them questions.

ANTICIPATED PROJECT TIMELINE



Public exhibition

Feedback Deadline

Submit planning application

Anticipated decision
by Kirklees Council

Construction commences

CONTACT DETAILS

You can find out more information about the application by contacting the project team via:

Phone: 0800 298 7040 | **Email:** feedback@consultation-online.co.uk

You can find out more information about Stonewater at www.stonewater.org

You can find out more information about ENGIE at www.engie.co.uk

6.3 Exhibition feedback form

Feedback Form



Privacy Statement

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with the Stonewater and ENGIE group companies for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG, Stonewater and ENGIE will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

BECG acts on behalf of Stonewater and ENGIE to run public consultation activities.

About the Consultation

We welcome feedback from local residents and stakeholders on our proposals to redevelop land off Penistone Road, Fenay Bridge. Stonewater and ENGIE believe that the views of the local community are important when redeveloping sites and would value your feedback. Please return your feedback form by Friday 20 September 2019.

Your Details

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Title (Miss/Mrs/Ms/Mr/Other):	
First Name or Initial:	
Surname:	
Postcode:	
Age Group (please circle):	
Under 13 ☐ 13-17 ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐	
45-54 ☐ 55-64 ☐ 65-74 ☐ 75-84 ☐ 85+ ☐	

Your Contact Details

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address:	
Telephone:	
Email:	

*PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Once completed, please fold this feedback form card in half and post it into the ballot box before you leave the event. If you wish to fill it in later and return it by post, please place it in an envelope and return it to:

Exhibition Response, B E C G, The Building Centre, 26 Store Street, London, WC1E 7BT. You must affix a stamp, unless you have a prepaid envelope.

Do you think that residential development is a good use for this vacant site?

Yes ☐

No ☐

Don't know ☐

No opinion ☐

Comments:

Do you think the variety of affordable homes proposed, including those for low-cost home ownership, are appropriate for meeting local housing needs?

Yes ☐

No ☐

Don't know ☐

No opinion ☐

Comments:

Do you have any comments on the proposed site layout?

Do you have any comments on the amount of landscaping and public open space included in our proposals?

Do you have any further comments?

19002

Data Protection

We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of the European Economic Area. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address [becg.com/dp](https://www.becg.com/dp) or by contacting us on 01962 893 893 / dataprotection@becg.com.

Website: <https://www.stonewater.org/about-us/building-homes/we-sometimes-hold-consultation-events-for-our-new-developments/>

Email: feedback@consultation-online.co.uk **Call:** 0800 298 7040