

Statement of Community Involvement

Century View Phase 2: Land at Swallow Lane, Golcar

DEAR RESIDENT,

Savills Planning, on behalf of Jones Homes, invites you to have your say on our proposals for the second phase of development on land south of Swallow Lane, Golcar.

Phase 1 is currently nearing completion for 19 high quality homes, known as 'Century View', where planning permission was granted in 2018.

A full planning application for 19 additional new homes will be submitted shortly to Kirklees Council, following this period of consultation. This application will detail the proposed layout of the new homes, how the site will be accessed (via the existing access to Phase 1 from Swallow Lane) and the parking arrangements for the site.



YOUR OPPORTUNITY TO COMMENT



RESPONSES CAN BE SUBMITTED TO:

EMAIL:

CONSULTATION@SAVILLS.COM

POST:

F.A.O JONATHAN AINLEY
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PUBLIC CONSULTATION

CENTURY VIEW - PHASE 2
LAND SOUTH OF SWALLOW
LANE, GOLCAR

YOUR OPPORTUNITY TO COMMENT



Statement of Community Involvement

Land at Swallow Lane, Golcar



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Appendices

Appendix A – Consultation leaflet

Appendix B – Feedback questionnaire

1. Overview

- 1.1. The application site is land at Swallow Lane, Golcar, which is approximately 5km to the west of Huddersfield Town Centre and 1km to the south of Leymoor. The site comprises vacant, grassed and manicured lawns including a small area of garages, outbuildings and hardstanding. The application site forms Phase 2 of the Jones Homes Century View development, of which 19 dwellings were granted full planning permission in June 2018.
- 1.2. Ahead of submitting a planning application, Jones Homes (Yorkshire) Limited has undertaken a consultation programme with the aim of understanding and addressing the concerns and ideas of the local community.
- 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 74 homes around Swallow Lane and the new Century View development, 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**.

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,
- 2.3. *“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.”*
- 2.4. 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.’*
- 2.5. 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.

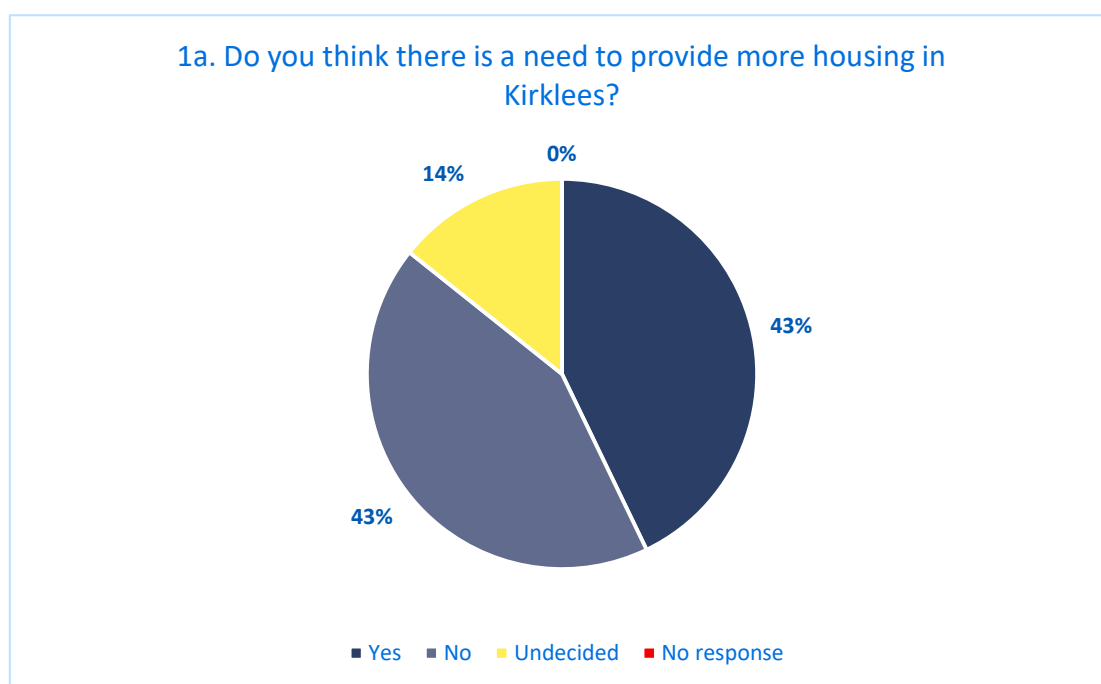
3. Consultation Process

- 3.1. In order to encourage participation in the process and feedback from local residents, it was decided that a leaflet and questionnaire should be distributed to residents who live close to the site on and around Swallow Lane. The purpose of this was to provide residents with the opportunity to suggest improvements to the proposals and to ascertain their thoughts towards residential development on the site.
- 3.2. Consultation efforts were undertaken during Covid-19 restrictions and it was therefore considered that face-to-face consultation was inappropriate in line with government guidance.
- 3.3. Instead a leaflet (**Appendix A**) and questionnaire (**Appendix B**) inviting comments were distributed to 74 local properties on 13th October 2020 via post. The following streets were identified and received leaflets:
- a) Swallow Lane
 - b) Heathwood Drive;
 - c) Century View;
 - d) Woodroyd; and
 - e) Golcar Cricket Club.
- 3.4. It is acknowledged that this process will not 'catch' all residents, however the number of responses received indicate a relative awareness of the proposals. Further statutory public consultation will be undertaken by the Council upon submission of this application.
- 3.5. 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 seven formal responses to the questionnaire and leaflet were received, representing a response rate of approximately 9%. Additionally, four residents chose to respond to the consultation exercise via email without using the formal questionnaire template, resulting in eleven responses being received in total, or a 15% response rate.
- 3.6. While the majority of residents did not respond, the feedback received is set out in **Section 5** below.
- 3.7. Ward members were also advised of the proposals and sent a copy of the leaflet and questionnaire via email on 19 October 2020. No responses were received.

4. Consultation Feedback

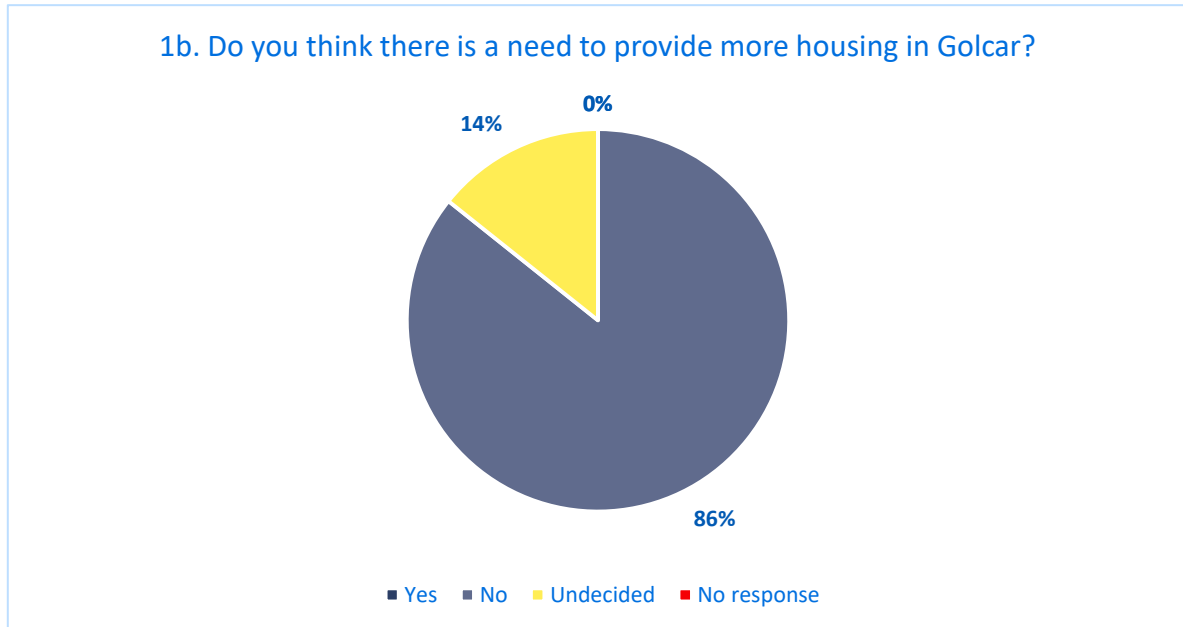
- 4.1. Feedback to the public consultation was received by post and email, with some emails addressing the questions posed in the questionnaire, and some providing general comment. A total of seven formal responses were received with an additional four residents choosing to reply informally outside of the questionnaire format.
- 4.2. 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?



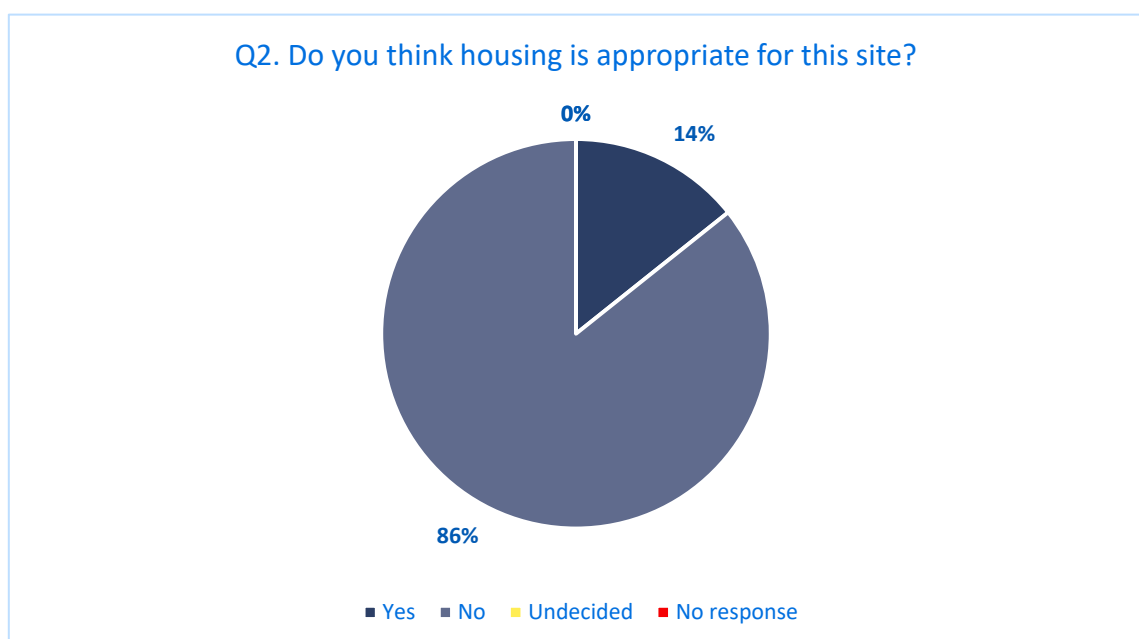
- 4.3. Of the seven responses received, 43% considered that there was a need to provide more housing within Kirklees. This would indicate some support in principle for additional residential development in the wider area, however 43% of respondents also considered that there was no need for additional housing in Kirklees.

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



- 4.4. Of the seven responses received, 86% of residents believed that there was no need to provide more housing in Golcar, with 14% being undecided. Comments received on this question related to forthcoming residential developments within Golcar that are currently under construction, with additional concerns regarding the existing capacity of local schools and doctors surgeries.

Q2 Do you think housing is appropriate for this site?



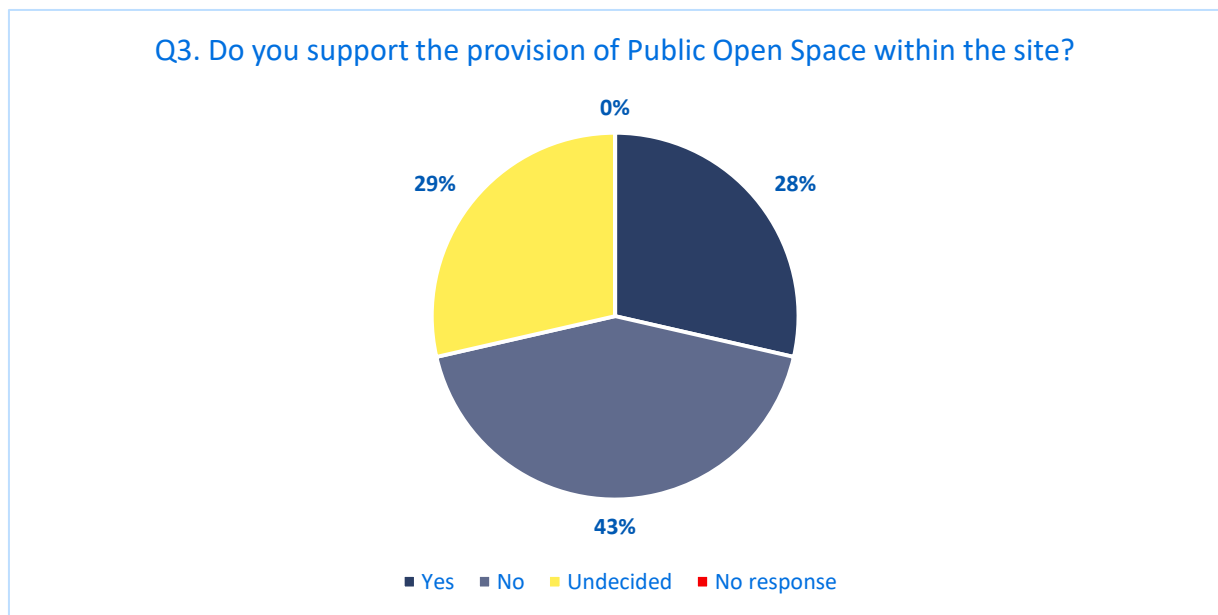
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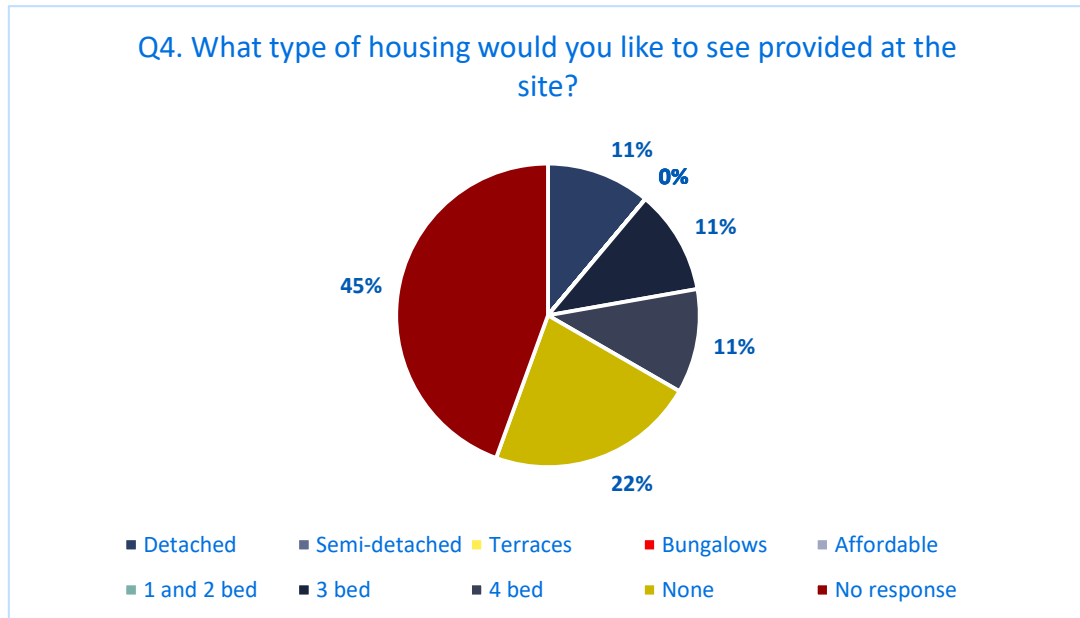
- 4.5. 86% of respondents believed that the site was not appropriate for housing, with 14% of the view that the site is an appropriate housing site. Comments received on this question related to concerns regarding the existing capacity of local services including schools and doctors surgeries. Concerns regarding traffic levels on Swallow Lane were also noted.

Q3 Do you support the provision of Public Open Space within the site?



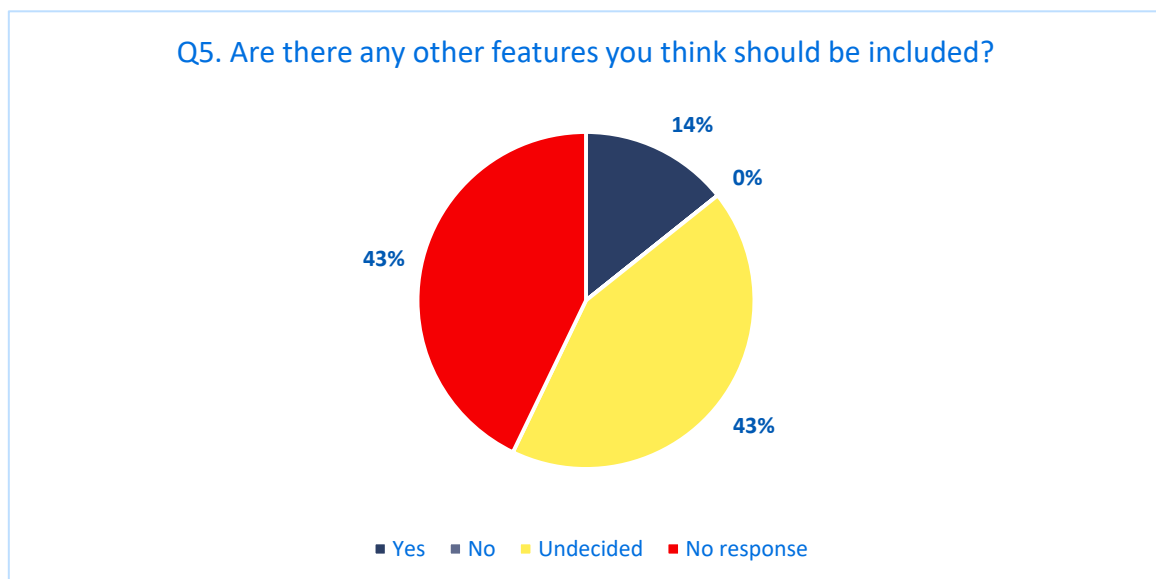
- 4.6. 43% of residents did not support the provision of Public Open Space (POS) within the site, however, supporting commentary illustrates that this was due to their opposition of the site being used for housing, and not objection to the principle of the site including public open space. 28% of residents supported the provision of (POS) noting that this should be provided for within the development itself, outside of any S106 agreement. 29% of residents were undecided.

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



- 4.7. The majority of residents who completed the questionnaire did not respond to this question, as a result of their objection to the provision of housing on site. Those who did respond supported a mix of 3 and 4 bed detached dwellings.

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



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- 4.8. Again, the majority of residents did not respond to this question, or were undecided as to whether any additional features should be included within the site. The resident that did respond noted that additional visitor parking should be incorporated to be commensurate with anticipated occupancy levels.

Q6 Would you be interested in buying a property on the Swallow Lane development?

- 4.9. 100% of residents who responded to the questionnaire stated that they were not interested in buying a property on Phase 2 of the development. This is most likely due to the residents already living in close proximity to the site, including residents occupying Phase 1 of Century View. However, two emails were received expressing interest in either renting or purchasing one of the properties upon completion.

Q7 Any additional comments?

- 4.10. This section covers other issues raised in response to the consultation. In total nine of the eleven responses provided further comments on the proposals, via either question 7 or by email/letter. The issues raised were:
- The provision of a secondary pedestrian access from Swallow Lane due to narrow footpaths;
 - Impact of the development on local traffic levels;
 - Capacity of local services including doctors surgeries and schools;
 - Provision of POS with equipment to suit proposed demographic;
 - Visual impact of the development on existing views from the rear of properties on Swallow Lane and Heathwood Drive; and
 - Management of existing hedges bordering properties on Heathwood Drive.
- 4.11. The accompanying Planning Statement and associated reports address issues regarding highways, residential amenity, and infrastructure.
- 4.12. The plans propose access from the existing Century View development, with all parking to be off-road. There would therefore be no additional roadside parking caused by the development. The supporting Transport Statement addresses concerns regarding increased traffic movements on Swallow Lane.
- 4.13. 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. In respect of doctors, these are also matters for the relevant body, sitting outside of the planning process.
- 4.14. It is considered that none of the issues raised are material considerations which would preclude the development of this site for housing.

5. Conclusions

- 5.1. This statement has been prepared in support of the planning application for residential development at Swallow Lane. 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 (particularly in the context of Covid-19 restrictions) pre-application consultation with the local community from the outset.
- 5.2. Pre-application consultation has been undertaken with local residents who 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.
- 5.3. There were eleven responses submitted from the leaflet drop of approximately 74 houses in the immediate surrounding area, representing a response rate of approximately 15%. As such approximately 85% of those receiving a questionnaire chose not to provide comments to the proposed development.
- 5.4. The majority of responses received were against more housing in Golcar generally (86%) and specifically against housing development on this site.
- 5.5. The most frequently raised issues were the impact of new development on local services within Golcar to accommodate further development. These issues are addressed in the accompanying planning statement however as noted above at paragraph 5.13 these are matters for the relevant bodies both inside and outside of the local authority to address during the application decision making process.
- 5.6. In terms of housing mix, there was no clear single view, with the majority (45%) choosing not to respond to this question.

6. Appendices

Appendix A – Leaflet

DEAR RESIDENT,

Savills Planning, on behalf of Jones Homes, invites you to have your say on our proposals for the second phase of development on land south of Swallow Lane, Golcar.

Phase 1 is currently nearing completion for 19 high quality homes, known as ‘Century View’, where planning permission was granted in 2018.

A full planning application for 19 additional new homes will be submitted shortly to Kirklees Council, following this period of consultation. This application will detail the proposed layout of the new homes, how the site will be accessed (via the existing access to Phase 1 from Swallow Lane) and the parking arrangements for the site.



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LAND SOUTH OF SWALLOW

LANE, GOLCAR

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THE PROPOSALS

- Phase 2 of the Jones Homes Century View development, where 19 homes are currently under construction.
- The provision of new, high quality homes within Golcar, a settlement which is sustainable for housing growth.
- The erection of 19 homes, including 3 units which will be available as Discounted for Sale units, enhancing the housing mix offer within the locality.
- A range of detached and semi-detached dwellings ranging from 3 - 4 bed units.
- The use of materials and design specification which is sympathetic to the existing character of Golcar village.
- An area of Public Open Space and provision of private amenity areas across the development.
- Access to the site from the existing Century View development by Jones Homes.



- Provision of new homes to meet the Council's housing requirements in a sustainable location, within close proximity to existing services and facilities in the village.
- New residents will bring additional spend to the area, supporting the local economy.



Before we finalise our planning application we would be grateful if you could take some time to share with us any views and suggestions which you may have for the proposed development.

All comments received by Friday 30th October will be considered, before an application is submitted to Kirklees Council shortly after. The Council will thereafter take a formal statutory period of public consultation where you will have another opportunity to comment.

Appendix B – Questionnaire

PHASE 2: LAND TO THE SOUTH OF SWALLOW LANE, GOLCAR

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 ☐

GOLCAR: 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 PROVISION OF PUBLIC OPEN SPACE WITHIN THE SITE?

COMMENTS:

.....

.....

4. IF YOU ANSWERED YES TO QUESTION 2, WHAT TYPE OF HOUSING WOULD YOU LIKE TO SEE PROVIDED AT THE SITE?

PLEASE TICK ALL THAT APPLY:

DETACHED:	☐	BUNGALOWS:	☐	3 BED:	☐
SEMI-DETACHED:	☐	AFFORDABLE:	☐	4 BED:	☐
TERRACES:	☐	1 AND 2 BED:	☐	NONE:	☐

5. ARE THERE ANY OTHER FEATURES THAT YOU THINK SHOULD BE INCLUDED?

PLEASE TICK: YES ☐ NO ☐ UNDECIDED ☐

COMMENTS:

.....

.....

PHASE 2: LAND TO THE SOUTH OF SWALLOW LANE, GOLCAR

QUESTIONNAIRE



6. WOULD YOU BE INTERESTED IN BUYING A PROPERTY ON THE SWALLOW LANE DEVELOPMENT?



PLEASE TICK: YES ☐ NO ☐ UNDECIDED ☐

COMMENTS:

.....

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7. ANY ADDITIONAL COMMENTS?

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 WHEN THE APPLICATION IS MADE TO KIRKLEES COUNCIL. 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:

GOLCAR: ☐ OTHER (PLEASE STATE): ☐

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: CONSULTATION@SAVILLS.COM

