



JohnsonMowat
Planning & Development Consultants

Newett Homes

Land at 28, Northorpe Lane, Mirfield

**FULL PLANNING APPLICATION FOR THE DEMOLITION OF 1 NO. RESIDENTIAL
DWELLING AND THE ERECTION OF 45 NO. RESIDENTIAL DWELLINGS**

STATEMENT OF COMMUNITY INVOLVEMENT



Land at 28, Northorpe Lane, Mirfield, WH14 0QN
Newett Homes

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.

Except as otherwise requested by the Client, Johnson Mowat Planning Ltd is not obliged and disclaims any obligation to update the report for events taking place after:

- 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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CONTENTS

1.0 INTRODUCTION AND BACKGROUND

2.0 POLICY CONTEXT

3.0 CONSULTATION REVIEW

4.0 CONCLUSIONS

APPENDICES

APPENDIX 1 – Public Consultation Leaflet



1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of Newett Homes to detail the community consultation undertaken in relation to the proposed Demolition of 1 no. Residential Dwelling and the Erection of 45 no. Residential Dwellings at 28 Northorpe Lane, Mirfield.
- 1.2 The document supports a Full Planning Application for Demolition of 1 no. Residential Dwelling and the Erection of 45 no. Residential Dwellings.
- 1.3 The application site is allocated for housing on the Kirklees Local Plan (site allocation ref. HS69). This site designation indicates that a capacity of 48 dwellings is applicable for this site.
- 1.4 The application site is located off Northorpe Lane, and comprises the extended curtilage of 28 Northorpe Lane. The application site is served from Northorpe Lane, an adopted road taken from the arterial Shillbank Lane. Northorpe Lane terminates just beyond the application site and transitions into the Jane Lane.
- 1.5 The application site is just over a mile from the centre of Mirfield and just under a mile from the centre of Ravensthorpe, both of which provide a good range of shops and services.
- 1.6 This statement should be read in conjunction with the supporting technical documents which form this Full Planning submission.



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 in September 2015 and more recently in December 2019 as a result of:-

- Changes to planning legislation and regulations;
- General Data Protection Regulation (GDPR) requirements and compliance;
- Updated information on how the council will support Neighbourhood Planning groups in the district.

- 2.6 An addendum was published in September 2020 which outline how Kirklees Council will consult on Planning Policy during Pandemics and other crises. Some of the consultation methods set out in Kirklees Council's adopted SCI are not possible during crises such as global pandemics, due to the risk to employees, councillors and members of the public. These, and their position within the current SCI, are set out below:



- (Paragraphs 1.7, 2.17, 2.18) The Council will explore other ways of making consultations accessible to those without access to the internet, seldom heard groups, and those with visual impairments, such as increased use of representative community groups where these are active and telephone consultation.
- (Para 2.11) The Council are unable to provide hard copies of planning policy documents for public viewing at Huddersfield Civic Centre and Dewsbury service centre as these are currently closed to the public.
- (Para 2.17) The Council are unable to conduct physical exhibitions or use site notices. The ability of councillors to communicate with their communities may vary. The Council are unable to allow physical public attendance at council meetings.
- (Paragraphs 2.27, 3.1, 3.4, 3.9, 3.10) The SCI sets out various expectations of Neighbourhood Planning forums, such as regular meetings and conducting their own consultation. How this is arranged may vary from forum to forum. Elections and referenda are currently on hold nationally until May 2021, which will impact the progression of neighbourhood plan adoption.

2.7 It must be appreciated that these barriers to public consultation are not exclusive to the Council and that applicants are required to find innovative ways to overcome social distancing restrictions during a global pandemic. Johnson Mowat sought to do this through a leaflet drop and associated webpage, with opportunity to review site specific material and provide constructive feedback on the proposals.

2.8 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.

2.9 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 Housing Allocation HS69 at 28 Northorpe Lane, Mirfield.



3.0 CONSULTATION REVIEW

Community Consultation Leaflet

- 3.1 Due to the scale of the proposals, and social distancing restrictions in place due to the coronavirus (COVID-19) pandemic, 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 site location plan and detailed information on the proposals for the site. The leaflet 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. Furthermore, a series of technical documents intended to be submitted in support of any forthcoming application were made publicly available on the website.
- 3.5 The consultation leaflet containing the details of the proposed application and site plan delivered to approximately 100 households adjoining the application site on 13th April 2021 (a copy is included at Appendix 1). The details included a link to the website for electronic copies of the leaflet and supporting plans / drawings.

Website

- 3.6 Johnson Mowat have a dedicated website page for Land off Northorpe Lane, Mirfield containing details of the proposed scheme (including the leaflet and illustrative site layout).
- 3.7 The website went 'live' on the 13th April 2021 to coincide with the leaflets sent to local residents.
- 3.8 As of the 26^h May 2021 there were 19 downloads of the electronic leaflet, 21 downloads of the site layout.



3.9 The address for the website page is:

<https://www.johnsonmowat.co.uk/consultations/land-off-northorpe-lane-mirfield/>

Consultation Outcomes

- 3.10 Residents have engaged with the consultation process for the proposed site and provided comments during the pre-application process. As of the 26th May 2021, from the community consultation exercise, 2 comments were received via the website forum.
- 3.11 The sole concern raised, by both respondents related to the safety of the access point and its ability to accommodate the proposed trip movements created by the proposed development.
- 3.12 The proposals result in no increase that that which was approved by the Outline consent (2019/60/92378/E) which was for a development of 48 No. dwellings. As such, the proposals are considered to be acceptable in principle, further details of the proposals policy compliance with regards to highways please see the supporting Transport Assessment.



4.0 CONCLUSIONS

- 4.1 The community consultation exercise has been worthwhile in informing local residents of the proposed residential development in Cleckheaton, that being the residential development of 45 dwellings at 28 Northorpe Lane, Mirfield.
- 4.2 Local residents have had the opportunity to have an input into the development proposals before the planning application was submitted. The consultation has also informed the residents of the next stage of the planning process in advance of the planning application. Newett Homes are committed to maintaining a dialogue with the local community throughout the process.
- 4.3 The comments received following the consultation event have been important in finalising the scheme prior to submission to the Local Authority.



APPENDIX 1 - PUBLIC CONSULTATION LEAFLET

Community Information Leaflet

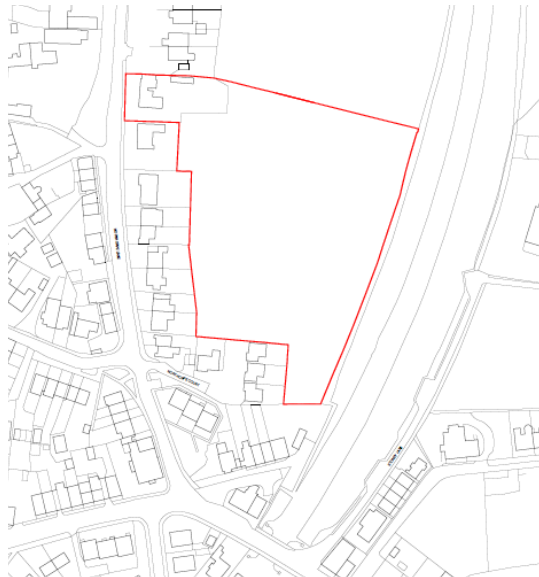
Land off Northorpe Lane, Mirfield

We write to inform you of the future development proposals for much needed family housing on land off Northorpe Lane, Mirfield.

The site is located to the east of Northorpe Lane, with residential properties along the western and southern boundaries of the site. The site area is approximately 1.37ha, forming a suitable location for residential development between the housing to the east and west. The proposal is situated in a sustainable location within a short walk to public transport and all local facilities.

The site is an adopted housing allocation in the Kirklees Local Plan (HS69), therefore the principle of residential development is considered acceptable. The development team are seeking to submit a full planning application for a residential development consisting of the following:-

- Delivery of much needed family housing (45 No. Dwellings)
- High quality landscaping across the site.
- Demolition of the existing building on site.
- Access taken from Northorpe Lane to the west of the site.



Location Plan

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

A copy of the site layout 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

There will be further opportunity to provide comments to Kirklees Council once the planning application has been submitted.

Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.



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PTO for Site Layout

Site Layout

