

March 2021



**Full Planning Application for the development of
270 residential dwellings on land between
Bradford Road and Bradley Road, Bradley,
Huddersfield**

**Bradley Villa Farm Phase of Development -
Kirklees Local Plan Housing Allocation Site Ref:
HS11**

Statement of Community Involvement

On Behalf of

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1.0 Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared to support a Full Application for the development of 270 residential dwellings on land between Bradford Road and Bradley Road, Bradley, Huddersfield (Bradley Villa Farm Phase of Development).
- 1.2 The Bradley Villa Farm Phase of Development forms part of a wider landholding jointly owned by Kirklees Council which is allocated for residential development in the Kirklees Local Plan under Site Allocation Ref: HS11. The wider HS11 allocation site is expected to be developed out over a phased approach to deliver circa 1,460 residential dwellings with a further 498 dwellings to be delivered beyond the Local Plan Period.
- 1.3 Planning permission was granted by the Council on the 4th September 2020 for an initial parcel of development of the wider HS11 Allocation site for 105 residential dwellings on land off Tithe House Way to the south-east of the HS11 Allocation site (Ref: 2018/49/93965/W).
- 1.4 Redrow Homes are now preparing to submit a Full Planning Application for 270 residential dwellings for the Bradley Villa Farm Phase of Development in the western part of the HS11 Allocation site which forms the next stage of development of the HS11 site.
- 1.5 The Full Planning Application is submitted alongside an Environmental Statement which provides an Environmental Impact Assessment for the whole HS11 Allocation Site. The contents of this have been scoped with the Council through various pre-application meetings and a site wide Masterplan has been produced by Redrow Homes to facilitate future design of each phase of development of the HS11 Allocation Site.
- 1.6 Redrow Homes have undertaken public consultation for the Bradley Villa Farm Phase of Development for the proposed 270 houses prior to submitting a Planning Application and this Statement of Community Involvement (SCI) provides detail of what consultation has been undertaken.
- 1.7 To be clear, consultation is not being undertaken on the wider balance of the HS11 Allocation site including the Golf Course owned by the Council as no planning application is being submitted for the wider site at this time.
- 1.8 It is expected that the wider Allocation site will be developed out in a phased approach in the future with each phase expected to undertake detailed design as part of a future planning application and also undertake further public consultation specific to what development is proposed at that time and for that phase of development.
- 1.9 This SCI therefore sets out: -

1. The background to the site and why it has been brought forward for development;
 2. Relevant national and local guidance on community involvement;
 3. The applicant's approach to community involvement in respect of the planning application submission; and
 4. The specific feedback from the community; A response to any objections or questions raised during the consultation period where applicable.
- 1.10 The SCI forms part of a comprehensive package of documents and technical evidence reports submitted in support of the Full Planning Application for the Bradley Villa Farm Phase of Development and is intended to be read in conjunction with them as well as the Environmental Statement for the wider HS11 Allocation Site.

2.0 The Proposed Development

- 2.1 The Bradley Villa Farm phase of development Application proposes 270 residential dwellings with associated open space and landscaping. Full details can be viewed on the submitted Layout Plan and accompanying Architectural / Landscaping Plans.
- 2.2 Two access points are proposed into the site with the main access road leading from the A641 Bradford Road and a secondary emergency access road with cycle and pedestrian links provided from Shepherd's Thorn Lane onto the A6107 Bradley Road.
- 2.3 Cycle and pedestrian links are provided throughout the site to link to the wider Masterplan for allocation site HS11 and to the approved development for 105 dwellings off Tithe House Way to the east of the HS11 allocation site (Ref: 2018/49/93965/W).
- 2.4 A range of house types and sizes are proposed providing 2, 3 and 4-bedroom homes of terraced, semi-detached and detached styles. The detailed Housetype plans show dwellings of a traditional style, reflecting existing residential development in the local area.
- 2.5 The development will also deliver 20% of the site as affordable homes comprising of 54 dwellings. Full details are set out within the Planning Statement and Design and Access Statement submitted with the planning application.
- 2.6 The architecture and character of the surrounding residential area has been carefully researched by the design team to ensure that a harmonious residential design is put forward. The new houses are of a suitable scale, height and mass within the context of the local built environment and land topography notwithstanding that the site is allocated to be developed for residential use in the Kirklees Local Plan.
- 2.7 Open space is provided at the entrance to the site and centrally within the development alongside extensive landscaping as shown on the Site Layout Plan and detailed in the Planning Statement. A landscaping scheme is submitted providing details of hard and soft landscaping and planting across the site.
- 2.8 The submission of a planning application for the Bradley Villa Farm phase of development responds to the allocation of the site for development in the adopted Kirklees Local Plan confirming that the development of the site for residential use is acceptable in principle subject to detailed design.

3.0 Guidance on Community Engagement

National Guidance

- 3.1 Community engagement forms an increasingly important component of the planning process and has a key role to play in delivering the Government's objectives for sustainable development. In particular, paragraphs 39 & 40 of the National Planning Policy Framework (NPPF) sets out the importance of community consultation.

Paragraph 39 states: -

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

Paragraph 40 states: -

“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.”

Local Guidance

- 3.2 At a local level, Kirklees Council adopted a Statement of Community Involvement (SCI) in September 2015. This sets out how the Council will consult with the local community on the preparation of local plan documents. It also advises that involvement in the planning application process is outlined in the Kirklees Development Management Charter. This sets out how the Council will consult on planning applications.
- 3.3 Neither document specifically advises how applicants should approach community consultation leaving this to the discretion of the applicant and appropriate to the scale of development proposed. The document states that applicants should ensure that the local community are informed of the proposal and have the opportunity to provide comments prior to the application being submitted in order that comments could be taken into consideration before the plans are finalised for submission.
- 3.4 This SCI seeks to meet the requirements of the NPPF and the Council's SCI by detailing what public engagement has been undertaken prior to the submission of the planning application. Full details of engagement undertaken are detailed in Section 4 of this Statement.

4.0 Community Consultation Strategy

- 4.1 In preparing a strategy for community involvement for the proposed development, the overall aim was to provide interested parties with an opportunity to view, understand, comment on and influence the proposals prior to the submission of the full planning application as far as possible. The Applicants are also committed to further engagement and discussions on the scheme with the Council and stakeholders during the application determination period.
- 4.2 It was also an opportunity to collaborate with Kirklees Council to shape the development proposals for the Bradley Villa Farm phase of development and the wider Masterplanning work for the Council owned balance of the HS11 Allocation site.
- 4.3 In this context, the objective of the consultation for the Bradley Villa Farm phase of development was undertaken to seek feedback from the community on the layout and detailed design of the proposed development in order to shape the final proposals prior to the full planning application being submitted. Again, the Applicants are committed to continuing to engage with stakeholders and the Council during the Application determination period.
- 4.4 Consultation was not undertaken on the wider balance of the HS11 Allocation site under Council ownership including the Golf Course as this is not proposed for development at this time.
- 4.5 The wider HS11 site is allocated for residential development in the Kirklees Local Plan therefore the principle of developing the Bradley Villa Farm phase of development for residential use is already established. Comments were therefore invited on the detailed plans for the site regarding the proposed layout and design of the scheme.
- 4.6 The following section now details what consultation has taken place prior to the submission of the full planning application.

Consultation on the Kirklees Local Plan

- 4.7 The development proposals at Bradley Villa Farm forms part of a wider site allocated for residential development in the Kirklees Local Plan under Site Ref: HS11. The Local Plan was formally adopted in 2019. Prior to this it underwent various rounds of public consultation and was subject to independent examination from the Government to ensure its soundness prior to adoption.
- 4.8 During the several rounds of public consultation on the Local Plan, residents, the community and Councillors had the opportunity to view and comment on the proposals for the wider HS11 site to be developed for residential use. A wide range of evidence and technical reports were used to inform the allocation of the site in the Local Plan and the principle of developing the site for housing is already agreed through the Local Plan Allocation.

Pre-Application Consultation with Kirklees Council

- 4.9 The Applicant and Project Team have worked collaboratively with Kirklees Council Officers to develop the wider Masterplan for the whole HS11 Allocation site, to agree the content of the Environmental Statement and the design details of the Bradley Villa Farm Phase of Development.
- 4.10 An EIA Scoping Request was submitted to the Council in September 2020 and a Scoping Opinion was received in October 2020 with detailed advice from a range of Officers and statutory consultees.
- 4.11 Redrow Homes further submitted a pre-application enquiry to the Council alongside the EIA Scoping Request in September 2020 to request detailed advice on the layout and requirements for the Bradley Villa Farm Phase of Development only.
- 4.12 The Project Team and the Council have held further pre-application meetings since September 2020 to shape the final proposals for the Environmental Statement and the Bradley Villa Farm phase of development full planning application.
- 4.13 Pre-Application advice with regards design and requirements of the Bradley Villa Farm Phase of Development was received from the Council in February 2021 which also provided wider advice on the Environmental Statement for the whole HS11 Allocation.
- 4.14 The Project Team have taken all advice received on board from the Council for both the Environmental Statement and the Bradley Villa Farm phase of development and the final development proposals have been shaped accordingly prior to submission.

Consultation with Residents and Ward Councillors

- 4.15 In order to obtain the views of the local community, the Applicant's discussed public consultation options with the Council and Ward Councillors in Autumn 2020 to agree how best to undertake public consultation for the Bradley Villa Farm phase of development only for 270 new homes given the ongoing Covid-19 lockdown restrictions.
- 4.16 Due to Covid-19 restrictions on public gatherings, it was not possible or lawful to hold a drop-in public exhibition as would normally be considered for a development of this size. After discussion, it was felt that an online Zoom meeting with significant numbers of people likely to attend would be very difficult to manage sensibly or have any focused or meaningful discussions between the Community and the Project Team. It would also be difficult to negotiate a suitable date and time for a meeting that would suit all interested parties.
- 4.17 As such, Redrow Homes and ID Planning agreed that the most practical option would be to create an online public consultation website which ran from February - March 2021 and provided details of the development proposals for Bradley Villa Farm.

- 4.18 Redrow Homes delivered letters to over circa 2,500 properties in proximity to the Bradley Villa Farm development site advising them of the online consultation.
- 4.19 The public consultation website was viewable on ID Planning's consultation website via the following link: <http://idplanning.co.uk/consultations/bradley-villa-farm/>
- 4.20 The website was available for viewing online 24 hours a day over a 1 month period and allowed opportunity for the local community, Councillors and interested parties to view the proposals in their own time and in a COVID-19 secure way for the Bradley Villa Farm phase of development.
- 4.21 Written feedback from interested parties was invited via a consultation comments form on the consultation website which came through to ID Planning staff. A deadline of the 24th March 2021 was provided to ensure comments were submitted in a timely manner and the project team had time to review and consider all comments made prior to the final development proposals being collated and submitted to the Council.
- 4.22 All feedback received has been reviewed and a response provided where applicable in this Statement of Community Involvement. Feedback received has been used by the Project Team to shape the final proposals for the Bradley Villa Farm phase of development prior to the planning application being finalised and submitted to Kirklees Council.
- 4.23 The public consultation material made clear that consultation was only being undertaken on the Bradley Villa Farm phase of development for 270 residential dwellings therefore any consultation comments received with regards the wider HS11 allocation site including the Golf Course under Council ownership have not been considered as they are not relevant at this time to the proposed development.
- 4.24 For any future development proposals for the remaining HS11 Allocation site, it would be expected that the Developer appointed and / or the Council would undertake further public consultation.
- 4.25 Once the Bradley Villa Farm phase of development Planning Application is registered with Kirklees Council in the upcoming weeks, residents immediately abutting the site will be informed of the Application submission by Kirklees Council and will have a further 21-day period to provide comment on the Council's website if they wish to do so.

Feedback Received

- 4.26 A total of 78 consultation comments were received from the Community during the consultation process. All comments have been reviewed and are listed below. Any concerns, objections or questions raised have been provided with a response where applicable.

Comments made in support

4.27 The following comments were made in support of the Application:

- I'm interested in buying one of the new houses proposed
- Pleased to see new houses being built in the area
- There is a huge demand for affordable and starter homes in the local area to help younger families get on the property ladder
- We desperately need more affordable housing in the area
- Council Tax raised from new housing will help support Council services and the fight against the Covid-19 Pandemic
- Employment opportunities will be created during the construction phase for local companies
- The plans generally look well designed with good levels of garden and open space
- Pleased to see that tree planting is proposed
- Good to see that a range of smaller houses are proposed and not just 4+ bedrooms
- I like the proposed modern design of the houses
- The layout appears well thought out to include greenery
- Happy that Redrow is developing the site as they provide high quality housing, our friends live in a nearby Redrow development and we are very impressed with the quality of their new home

Comments made in objection / raising concerns

4.28 The following comments were made raising objections / concerns with the development proposal. A response has been provided where applicable.

- The consultation period undertaken has been too short.

Response: The site is part of an allocated housing site in the Kirklees Local Plan (adopted in 2019) which has undergone several rounds of consultation and independent examination prior to being adopted. The consultation for 270 houses on the Bradley Villa Farm phase of development was undertaken for a month between February and March 2021 which is considered to be proportionate for a development of this size.

- The House Design is very modern with no local identity.

Response: A range of House Types and design are proposed as part of the development and design guidance has been taken from the Council and existing housing in the locality. Full details of the house designs proposed are submitted with the Planning Application.

- Why wasn't everyone consulted in the local area, I heard about the consultation from a neighbour.

Response: Redrow Homes sent letters to almost 2,500 properties in proximity to the Bradley Villa Farm development site advising them of the online consultation. The wider HS11 allocation site is not proposed for development at this time so consultation letters were sent to properties that immediately abutted the proposed development site. Local Councillors were also advised that the consultation was being undertaken.

- The secondary access onto Bradley Road is blocked by a garage and a tree onto Bradley Road

Response: The garage and tree are within private grounds and not within the development boundary of the site. The emergency access proposals adjacent Shepherds Thorn Lane are detailed in the Transport Statement submitted with the Application.

- The proposal will add to already awful traffic congestion on Bradley and Bradford Roads.

Response: A full transport assessment including traffic modelling has been undertaken in correspondence with Highways Officers. Full details are submitted within the Transport Statement with the Application.

- Any access proposed onto Bradley Road from Shepherds Thorn Lane will just be used as a rat run for people avoiding Bradford Road.

Response: The access onto Bradley Road is for emergency vehicle use, cycles and pedestrians only so would not be for private cars to use. A collapsible bollard will be in use as detailed in the Transport Statement submitted with the Application to prevent any private vehicle use.

- The increase in traffic will lead to air pollution problems which is detrimental to human health.

Response: An Air Quality Assessment is submitted with the Application which concludes that the proposed development would not result in any hazardous air pollution. Electrical Vehicle Charging Points are also provided for each dwelling to maximise opportunities for low or emission free vehicles.

- Loss of Green Space is unacceptable

Response: The site is privately owned agricultural land and other than the Rights of Way in the vicinity, the land is not openly accessible to the public in its current form. The proposed development provides more access to green space including publicly accessible open space, cycle and pedestrian routes to promote healthy lifestyles. Each property has private garden space also.

- Impact on wildlife is unacceptable

Response: A wide range of ecological surveys have been undertaken including for ecological impact, bats and breeding birds. These are submitted with the Application for viewing. An ecological assessment has been undertaken for the whole HS11 Allocation site as part of the Environmental Statement as submitted which sets out details of biodiversity net gains as part of the development proposals. These build upon previous ecological assessments undertaken on the site during the Local Plan process.

- Removal of trees is unacceptable.

Response: A Tree Survey is provided for the Bradley Villa farm development site and the wider HS11 Allocation site. The Tree Survey for Bradley Villa farm concludes that during the survey 46 individual trees, 10 tree groups and 10 hedgerow groups were surveyed and vegetation identified within the survey are close to or outside of the site's perimeter boundary. It is therefore considered that development can occur without any significant Arboricultural impact. The proposed development of the site includes proposals for extensive tree planting as shown on the landscaping plans and layout plan as submitted providing Arboricultural improvements.

- There is a lack of school provision and capacity in the local area.

Response: A review of education facilities and capacity in the local area on the Department of Education's records shows there to be generally fair / good school place capacity overall. Nevertheless, a new primary school is proposed to be built as part of the wider HS11 site development specifically to accommodate primary school aged children arising from the HS11 development which includes the Bradley Villa Farm phase of development. Education Officers will be consulted as part of the Application proposals who will advise on school capacity and whether any financial contributions are required to facilitate school places or expansions in the Authority area.

- The local GP and Dental practice are already oversubscribed.

Response: NHS England are consulted as part of the development proposals and they will request a financial contribution towards healthcare provision if necessary.

- I will lose my view from my property

Response: The right to a view is not a material planning matter that is considered during the planning decision process.

- My property will be overlooked and I will lose privacy and light from new houses nearby. Have changing ground levels been considered on the site.

Response: The site layout has been designed to minimise overlooking of existing residential properties. Minimum distances between new and existing properties are designed into the scheme. Changes in ground levels have been undertaken into account when designing the layout.

- The proposals will increase accidents at Bradley Bar Roundabout

Response: Road Traffic accidents and the risk of such have been assessed in full as part of the Transport Statement submitted with the Application.

- It is dangerous to expect children to cross Bradley Road to attend the All Saints High School. The number of cars that refuse to give way to children is astonishing.

Response: Existing pedestrian crossing points are available on Bradley Road to allow pedestrians to cross. These are already in operation. A further pedestrian crossing is proposed as part of the development proposals which is detailed in the Transport Statement submitted with the Application.

- There is too much development in Kirklees as a whole and it's not needed

Response: The development is allocated by the Kirklees Local Plan to be developed for residential use to meet assessed housing need over a 15 year period. Full details of how housing need is assessed can be viewed in the Council's Local Plan

- The proposals will increase flood risk to properties on Bradley Road as the surface is clay.

Response: A detailed flood risk assessment and drainage strategy is submitted with the Application for both the Bradley Villa Farm phase of development and the wider HS11 Allocation. Details of how the site will be drained of surface and foul water are included within.

- Bradford Road traffic is very fast and it's dangerous to have the site access here

Response: The proposed access builds upon the existing farm road access at this point from Bradford Road. Details of how a safe access can be achieved are detailed within the Transport Statement submitted with the Application.

- Local infrastructure and utilities can't cope with any new development

Response: The proposal provides new infrastructure and details of utilities capacity is submitted with the Application

- The new houses will suffer from noise form the M62

Response: A distance of approximately 300 metres is retained between new development proposed and the M62. A Noise impact Assessment is submitted with the Application which assesses noise impact of traffic on the M62 and sets out any mitigation requirements such as glazing etc.

- Has the cumulative impact of other developments in the area been considered at all?

Response: Cumulative impact has been considered in the Environmental Statement at Chapters 5 – 17 for the whole HS11 Allocation site submitted with the Application. The Council provided a list of eight committed developments in the vicinity of the site that have been assessed for cumulative impact. The Environmental Statement details any mitigation measures where necessary.

- The land is not suitable for housing

Response: The site is allocated for residential development in the Kirklees Local Plan and has been assessed by Council Officers and an independent Government Inspector as being one of the most suitable sites in Kirklees District to accommodate new housing development.

- There is a landfill site nearby and the farm buildings so odour will be an issue

Response: The Bradley Park Waste Management site is approximately 1.2km north east of the proposed development site. There are a number of existing houses in much closer proximity to the waste site including the recently approved development off Tithe House Way. An Odour Assessment is submitted with the Application which assesses any odour from both Bradley Villa Farm and the waste site and concludes that odour is not a problem that would detrimentally affect new residents in the proposed development.

- Unacceptable that the Golf Course will be built on

Response: The proposed development does not include the Golf Course land which is Council owned.

- There is a legal covenant that restricts housing on this site so the development is unlawful

Response: There is no legal covenant on the site which is in private ownership and the site is allocated in the Kirklees Local Plan to be developed for housing.

- The proposal will impact on house prices in the area which will be of less value.

Response: Property values are not a material planning matter that is considered during the planning decision process.

- The assessment of traffic levels are based on 2018 figures and are inaccurate as there are less cars on the road at the moment due to the Covid-19 travel restrictions.

Response: The Transport Statement and traffic assessments were undertaken pre-March 2020 before the Covid-19 Pandemic started in the UK so are accurate. The Statement provides full details on how traffic modelling has been undertaken in correspondence with the Highways Authority.

- There are known coal mining risks, coke ovens and contamination on the site.

Response: A Ground Investigation including a coal mining risk assessment has been undertaken and is submitted with the Application. The Report thoroughly assesses any mining or contamination risks prior to development starting.

- The consultation undertaken is discriminatory to people without internet / computer access. It should have been delayed until a face to face meeting could have been held.

Response: The Covid-19 Pandemic and associated Government Law restricts public gatherings including consultation exhibitions. Given the uncertainty and longevity of the Pandemic it is unlikely that such events would be possible until late summer / Autumn 2021 at the earliest. Contractual obligations require that the Application is submitted in a timely manner to the Council in Spring 2021 hence why an online public consultation was held. This is a preferred method for consultation as it reaches a wider audience and is available 24/7 for those unable to attend a meeting in person. Paper copies were available of the consultation material upon request for those unable to access the online consultation however no request was made to ID Planning during the consultation period.

- Too many houses are proposed.

Response: The proposed layout and number of houses makes efficient use of the land available which reduces additional housing sites needing to be developed to meet housing need in Kirklees. The number of houses proposed accords fully with density requirements and the HS11 housing delivery requirements.

- Various vehicles including HGVs use Shepherds Thorn Lane to make deliveries to properties including C&J Metcalfe. Will these vehicles be able to use the access still?

Response: Shepherds Thorn Lane is an adopted road and is unaffected by the development proposals. An emergency vehicle access into the development is provided adjacent the lane but does not restrict access to the existing lane in

anyway. Full details are provided in the Transport Statement submitted with the Application.

- Green Land should not be developed.

Response: The site is allocated to be developed for housing in the Kirklees Local Plan to meet housing need in the District.

- The development will detrimentally affect the mental health of existing residents.

Response: No details were provided why this was felt to be the case. The proposal provides many benefits for public health including high quality homes, open space, and areas for exercise so will have positive effects on mental health within the community.

- Consultation undertaken is not meaningful and just a tick box exercise.

Response: Consultation undertaken has been in depth for an allocated site and all responses have been considered prior to the Application being finalised.

- The development will cause gardens on Bradley Road to flood which happens already.

Response: A detailed flood risk assessment and drainage strategy is submitted with the Application for both the Bradley Villa Farm phase of development and the wider HS11 Allocation. Details of how the site will be drained of surface and foul water are included within to prevent any flood risk to existing properties.

- The layout is unimaginative and has too much on street parking to front of properties

Response: The layout has gone through several design iterations in consultation with Council Officers and taking into account the site opportunities and constraints. Levels of and position of parking is undertaken in accordance with street design guidance principles.

- No consideration has been given to pedestrians' or cyclists using Shepherds Thorn Lane which is very narrow and a Right of Way

Response: Shepherds Thorn Lane is adopted Highway and is unaffected by the development proposals. A separate emergency vehicle access, pedestrian and cycle access is proposed into the development which does not affect the existing Lane. Details are shown within the submitted Transport Statement.

- The corner of the field off Shepherds Thorn Lane always floods so why are houses proposed there.

Response: Drainage will be built into the site to reduce flood risk from standing water. Details are shown within the Flood Risk and Drainage Assessment submitted with the Application.

- The proposed access on Bradford Road is too close to Bradley Bar Roundabout and will cause traffic to back up.

Response: The development will be served by a priority junction onto the A641 Bradford Road, situated at an existing access point between residential dwellings, some 170m north of the Bradley Bar roundabout. The proposed Site access junction permits left-in and left-out movements from the dual carriageway as well as a right-turn in through the creation of a gap in the central reserve. It is proposed that right turn movements out of the Site are not permitted and drivers wishing to travel northbound on Bradford Road towards Brighouse will be required to turn left and U-turn at the Bradley Bar roundabout. Full details are provided in the Transport Statement.

- Farming land is needed to feed the population and shouldn't be built on.

Response: The site is allocated to be developed for housing under Site Ref HS11: of the Kirklees Local Plan to meet housing need.

- Why is there a secondary access onto Shepherds Thorn Lane? Our driveway opens onto the lane and there are already safety concerns with vehicles speeding down the lane and around the corner. This will make the situation worse.

Response: The access proposed is adjacent the existing Shepherds Thorn Lane and is for emergency vehicle use, cycles and pedestrians only so there would be very rare emergency vehicle use. An emergency access is required for safety reasons.

- I don't want the site to connect through to Tithe House Way near my property

Response: The proposed development provides access points through to the wider HS11 site which is not proposed for development at this time. Connectivity throughout the wider HS11 site is a requirement of the Allocation in the Kirklees Local Plan.

Questions raised during the Consultation Period

4.29 The following questions were raised during the consultation period and an answer is provided where applicable.

- Will this prevent the Golf Course being built on?

Response: No, the Golf Course is part of the wider HS11 site owned by the Council. It is proposed that the Golf Course is retained and relocated within the site and the existing site developed at a later stage. Details are shown on the site wide HS11 Masterplan submitted with the Environmental Statement which will guide future development stages

- When will building start and houses complete so I can put my name down for one?

Response: Subject to a timely planning approval and legal agreements, it is envisaged that development will commence on site late 2021/ early 2022 with houses starting to complete 2022/2023 as best estimate.

- Are the images on the website indicative or proposed?

Response: The images are indicative of Redrow Housing's House Types. The development will be a mixture of House Types to provide a varied design overall. Full details are submitted with the Application.

- What evidence is there that this many houses are need in the Local Area?

Response: The Kirklees Local Plan available on the Council's website provides full detail of assessed housing need and the evidence base underpinning this.

- How will the access off Bradley Road work / be policed?

Response: The access is for pedestrians, cyclists and emergency vehicles only and will be secured via a collapsible bollard. Details are within the Transport Statement.

- Are any new Public Rights of Way proposed?

Response: The site is currently private agricultural land with Rights of Way in the vicinity which will be retained and are built into the layout design. The development of the site will open it up for public use including the Public Open Space and pavements for walking / exercise / cycling.

- Will Public Transport and bicycles have designated lanes?

Response: Details are provided in the Transport Statement submitted with the Application

- Are any pedestrian crossings proposed on Bradley or Bradford Roads?

Response: Yes - Pedestrian crossing facilities on the Site Access comprising a central refuge island, dropped crossings and tactile paving are proposed alongside

pedestrian facilities across Bradford Road comprising staggered dropped crossings and tactile paving.

- Will any houses be affordable and how many?

Response: 20% of the development will be Affordable Housing which equates to 54 properties comprising of 1, 2 and 3-beds.

- What mitigation proposals are in place for air / noise / highways etc?

Response: The various supporting reports submitted with the Application including the Air Quality Assessment, Transport Statement, Travel Plan and Noise Impact Assessment provides detail on any mitigation required or proposed specific to that specialism.

- Have ground level changes been considered?

Response: Yes, they have during the evolution of the site layout design

- Where are the details of the consultant team?

Response: The Consultant Project Team are detailed in Chapter 1 of the Environmental Statement and detailed on each of the technical reports submitted with the Application.

- How is the site layout devised?

Response: The site layout is designed by the developer's architectural team who take into account the site's constraints and opportunities, surrounding land uses and advice received from Council Officers. The layout design goes through several iterations before being finalised for an Application submission.

- What's happening to the Golf Course?

Response: The Golf Course is not currently proposed for development however forms part of the wider HS11 Allocation which is proposed for development at a later stage. This land is owned by the Council and will be marketed in due course as a further phase of development. The wider Masterplan proposes retention and relocation of the Golf Course within the wider HS11 Allocation Site

- How is S106 money spent?

Response: A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of new homes on the local community and infrastructure. The Council will collect monies and decide how these funds are spent in accordance with their Regulation 123 List which can be requested from Kirklees Council.

- What are the building types, tenures, heights and parking provision?

Response: The development proposes 270 residential houses. Full design details, heights, materials and design are shown on the House Type Plans submitted with the Application. Parking is provided for each dwelling as detailed in the Transport Statement.

- Are any cycleways or pedestrian routes provided?

Response: yes, these are provided through the site as shown on the Layout and detailed in the Transport Statement and Travel Plan.

- Is any Open Space, children's play space, landscape enhancements or provision for wildlife provided?

Response: Yes – The submitted landscaping plans and layout show areas of landscaping and open / play space. The Ecological Impact Assessment provides detail on Biodiversity net gains.

- How are Open Spaces managed?

Response: Management of communal open spaces is usually arranged by the Developer and secured via the S106 agreement.

- Do the properties have gardens?

Response: All properties proposed have private garden space that meet space standards set by Kirklees Council

- What is happening with the Cooper Bridge Roundabout proposals and link road – I've been told this idea has been scrapped?

Response: The Local Plan HS11 Allocation states that *"the spine road through the site should be linked to the Bradley Relief Road that is part of TS1.LP19. The Council will monitor the implementation of the early phases of delivery to manage the options and need for strategic intervention in advance of the 750th dwelling"*. Transport scheme TS1 in Policy LP19 of the Local Plan is referred to as *"A62/A644 Huddersfield to M62 J25"* which, alongside improvements to the A62 and the A644 corridors and junctions in the Cooper Bridge area, also includes a new Link Road that routes from the A62 Leeds Road/Bradley Road junction, along the northern edge of Bradley before turning ninety degrees in a north-easterly direction to cross the River Calder and connect with the A644 Wakefield Road to the south-east of Junction 25 of the M62. The scheme is being promoted by several Local Highway Authorities including Kirklees as well as the West Yorkshire Combined Authority (WYCA). The scheme has not been scrapped and is still being progressed.

- Will Shepherds Thorn Lane be used for construction vehicles?

Response: This would be determined via a Construction Management Plan which is usually conditioned to a Planning Application. It is likely that construction traffic will use the existing farm access from Bradford Road in the first instance.

- C and J Metcalfe require 24 hour access to Shepherds Thorn Lane and usually provide a lockable barrier at night to stop vehicles using the lane for theft and fly tipping. Will the Lane be adopted and who will maintain this including the surface?

Response: Shepherds Thorn Lane is already an adopted highway and is not proposed to be altered as part of the development proposals other than an emergency access and cycle/pedestrian link being provided adjacent from Bradley Road as detailed in the Transport Statement. Access would not be restricted in any way to other properties and businesses that use the Lane.

- Why aren't we able to see the wider HS11 Masterplan and comment on that?

Response: The HS11 Masterplan is submitted as part of the Planning Application and provides a high level overview of development design which should be used as a guide for future stages of development. It does not form part of the detailed design for the proposed development of 270 homes so was not included in the consultation process.

- What sports facilities are proposed?

Response: Replacement and new sports facilities are proposed as part of the wider HS11 site but not as part of the current development proposals at Bradley Villa Farm.

- Is the Wood being removed?

Response: There is no wood on the proposed development site.

- What will the House Prices be?

Response: The house prices will be reflective of the local housing market and will be determined at a later stage when they are ready for sale. Examples of Redrow's current developments and pricing can be viewed on their website.

- How many trees will be lost or planted?

Response: No trees are proposed to be lost as part of the development proposals at Bradley Villa Farm, unless they have been recommended for removal due to ill health and safety reasons. The landscaping plans submitted with the Application provides detail on tree planting proposed. Any trees requiring removal for the wider HS11 Allocation site are detailed within the Tree Survey submitted with the Application and will be subject to detailed design at a later stage when that land is developed.

- There is a natural spring / watercourse in the field near Torcote Crescent. Are you aware of this?

Response: Yes, this has been assessed as part of the submitted Flood Risk and Drainage Assessment.

- Will the land be levelled and how will this affect drainage?

Response: The development layout responds to changes in ground levels and drainage is built into the site design.

- What boundary is proposed between new and existing properties to protect amenity?

Response: The submitted Landscaping plans and Design and Access Statement provide detail on site landscaping proposals.

- Can we view the expert project team's assessments for Highways, Drainage, Air Quality etc?

Response: Yes - these are all submitted for viewing with the Application and within Chapters 5 – 17 of the Environmental Statement.

- Will existing residents be financially compensated for disturbance during the construction phase?

Response: No, there is no planning or legal obligation for financial payments to be made to neighbouring properties however the Construction Environmental Management Plan will need to be approved and will seek to minimise disruption as far as is possible.

- Will there be a community centre?

Response: A local service centre is proposed as part of the wider HS11 Allocation so there is scope for a community centre to be provided in this area. Detailed plans and design would be subject to which Developer is appointed to the site by the Council in due course.

- Where will children attend school?

Response: A new Primary School is proposed as part of the wider HS11 Allocation to accommodate new children in the development including the Bradley Villa Farm phase of development. The Department of Education information evidences that there is generally good capacity in Secondary Schools in the locality. S106 monies can be requested to help fund school places or school expansions if necessary.

5.0 Conclusions

- 5.1 The Applicants have sought to adopt a proportionate and collaborative approach to undertaking consultation for the Bradley Villa Farm phase of development prior to the submission of the full planning application for the development of 270 residential dwellings.
- 5.2 The principle of development of the site for residential use has already been established through the allocation of the site for residential use in the Kirklees Local Plan under Policy HS11.
- 5.3 Consultation was tailored to be mindful of Covid-19 restrictions regarding public gatherings whilst offering opportunity for Councillors and Residents to put forward their views in a coherent and focused manner which the project team were able to respond to.
- 5.4 The aim of the consultation undertaken was to offer interested parties an opportunity to view and comment on the design proposals in advance of an application being submitted to the Council but also to meet the requirements of the NPPF and the guidance within the Council's SCI. In doing so, the applicant has ensured that all interested parties have had the opportunity to view the proposals and provide comment if they so wished prior to submission of the application.
- 5.5 Comments raised during the public consultation process have been considered and assessed through the submitted technical reports and where applicable, amendments have been made to the planning application prior to its submission to the Council.
- 5.6 The public consultation material made clear that consultation was only being undertaken on the Bradley Villa Farm phase of development for 270 residential dwellings therefore any consultation comments received with regards the wider HS11 allocation site including the Golf Course under Council ownership have not been considered as they are not relevant at this time to the proposed development.
- 5.7 A response to any objections, concerns or questions raised during the consultation period has also been provided in Chapter 4 of this Statement where applicable.