

Statement of Community Involvement

Land off Penistone Road, Fenay Bridge



September 2022

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Introduction

This Statement of Community Involvement (SCI) has been prepared by Royal Pilgrim Communications on behalf of Newett Homes. It forms part of a suite of documents in support of a planning application for new homes, access and landscaping off Penistone Road in Fenay Bridge, West Yorkshire.

The proposals

The proposed development site is located off Penistone Road in Fenay Bridge. The site is bounded by Whitegates Grove to the north and east. The site is allocated for residential housing within the adopted Kirklees Local Plan (Ref HS1).

Planning permission was achieved for this site in 2021 for 68 dwellings (Planning Reference: 2020/62/90725/W). Newett Homes are now proposing a new residential scheme for 68 dwellings but have made several improvements to the proposals. This includes improving the housing mix to provide four-bedroom properties, an improved overall design, and a new vehicle access.

The proposals are for full planning permission and would deliver a high-quality residential scheme which caters for the needs of a wide range of groups including first time buyers, growing families and downsizers.

About Royal Pilgrim Communications

Royal Pilgrim Communications provide strategic communications advice to the built environment sector across the UK. We deliver inclusive community and stakeholder consultation to support planning applications and development projects. Based in Yorkshire, and with a track record of delivering consultations across the country, we have detailed knowledge of Kirklees and wider West Yorkshire.

Consultation process

Consultation is Key

National and local government encourage developers to consult with local communities and stakeholders before submitting a planning application.

Consultation and communication with local communities is an important element of the planning process. It is important that local communities are made fully aware of proposals affecting their area and are provided with opportunities to view any plans and discuss issues with the developers or their professional team. This process should also enable the community to provide feedback.

National Planning Policy Framework (NPPF)

Paragraph 39 of the National Planning Policy Framework (2021) places emphasis on improving communication and engagement at pre-application stage. It advises that:

‘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’.

Paragraph 40 states the local authority should:

‘...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.’

Kirklees Council’s Statement of Community Involvement (SCI) – Development Management Charter

Kirklees Council’s SCI indicates that further specific information about pre-application engagement is available on the Development Management Charter (July 2015). This document outlines expectations in pre-application public consultation:

We will always encourage seeking preapplication advice and undertaking preapplication consultation for major and potentially controversial proposals. Early in the pre-application discussions we will expect the applicant/agent to agree the extent and type of pre-application consultation with us to make sure that the consultation process proposed is suitable.

Where pre-application consultation is undertaken, applicants should prepare a report summarising the type of consultation carried out, the key issues raised and how the scheme addresses these issues. This should then be submitted with the formal planning application.

Consultation

Informing residents, stakeholders and the public

A letter (Appendix 1) was sent via Royal Mail to approximately 600 properties on W/C 18th July 2022 near to the proposed development site. The letter included information about the proposals and a site plan. The letter included various ways to respond to the consultation including via a website, email address, office address to write to and a freephone number which could be called to discuss the plans.

Stakeholders

The ward councillors for Almondbury were contacted ahead of the public consultation and offered a meeting. A meeting took place with the ward councillors on 10 August where the project team

answered questions and took on board design feedback. Comments from the ward councillors have been considered as part of the scheme development. We will be pleased to provide updates to the ward councillors as the project progresses.

[Consultation website](#)

The public consultation website includes information about the site, proposals, FAQs and a feedback survey (Appendix 2). The consultation website will remain open during the planning application.

Feedback

Feedback summary

To date, we have received **24** responses including via survey, phone conversations and email responses.

The survey question included three questions, asking which elements of the proposals people liked, what improvements could be made, and a final general comment box. Key themes of the responses included:

- **Whether the speed limit on Penistone Road near to the site can be reduced to 30mph**

Response: Whilst we are not opposed to a reduction in the speed limit, any decision on speed limits is taken by the local Highways Authority, in conjunction with the police.

- **The housing mix, including size and cost**

One of the key alterations made by Newett Homes over the previous scheme was to increase the mix of properties to include four-bedroom properties, in addition to 2 and 3 bedrooms. This means the development will be a more sustainable proposition and meet the needs of a wider range of potential buyers.

In terms of cost, the proposed dwellings will be designed to be suitable for many budgets.

- **Impact on doctor surgeries, dentists, schools and other local services**

Newett Homes is happy to engage with the Council (and any other relevant statutory consultee) on these matters as the application progresses.

- **Home design - should be built using stone and slate**

Newett Homes are keen to ensure this development is attractive, welcoming, and broadly reflects the surrounding area. The proposed homes include a range of semi, detached and terraced homes.

As illustrated on the accompanying 'Proposed Materials Plans' (Drawing No. Z078-006), the houses will be finished in natural stone; artificial stone and a combination of artificial stone and render. All houses will have grey slate roof tiles. The proposed materials were carefully selected following a

detailed analysis of the site's surrounding context and pick up on elements found within the local vernacular.

- **Potential impact on highways**

A Transport Statement has been submitted as part of the planning submission which analyses the potential impact of new homes at this site. This Statement considers traffic during peak times and found that the development would not have a significant impact on local highways. The scheme will also deliver a number of important highway improvement works on this section of the Penistone Road. Newett Homes will continue dialogue with the local authority's highways department as the plans progress.

- **Heritage**

The application site is not located in a conservation area, nor does it contain any listed buildings.

The case officer of the previous scheme concluded that whilst the site was located within the 10km buffer zone for the area of study for Castle Hill, there would be a low risk of harm to the setting of the castle as a result of the proposed development given that the site is not located on a significant ridgeline; it was not located on critical or high importance undeveloped land, as described within the setting study; and the setting study itself advises that where development is located within or immediately adjacent to existing urban development, and is not out of scale, the impact on Castle Hill will not be substantial. She also advised that the impact of developing this site was considered through the local plan process and that the allocation does not identify the Castle as either a constraint or an 'other site consideration'. It was for these above reasons that the case officer concluded that she was comfortable that the significance of Castle Hill as a heritage asset would be preserved by the development of the site.

The case officer was also confident that any archaeological issues could be dealt with by way of planning condition and Newett Homes can confirm that it is happy with a planning condition relating to archaeology being reapplied.

- **Nationally Described Space Standards**

Newett Homes' redesign of the scheme will ensure the Nationally Described Space Standards with larger garden spaces compared to the previous application. The three storey properties have been carefully located to ensure they do not overlook existing properties and will appear as two storey properties to adjoining properties and from Penistone Road due to the topography of the site.

All further comments and views have been considered as part of the scheme's development.

Conclusion

Pre-application consultation has been undertaken in relation to this planning application including notifying local residents and local politicians. Newett Homes has considered all feedback as part of

the development of the scheme. Engagement is continuing and feedback from the community will be considered throughout the planning process.

APPENDICES

APPENDIX 1: [Resident letter]



On behalf of



19 July 2022

Dear Resident,

Land at Penistone Road, Fenay Bridge, Huddersfield: Public Consultation on Revised Housing Proposals

We write to advise you of Newett Homes intentions to submit a full planning application seeking permission for 68 new homes on land off Penistone Road in Fenay Bridge.

This site is allocated for housing within the adopted Kirklees Local Plan and benefits from existing planning permission for 68 dwellings (Planning Reference 2020/90725). This latest application seeks to continue the same number of dwellings as the previous scheme whilst introducing a number of positive design improvements, including improved housing mix, an improved urban design response and improved internal vehicular circulation for future residents.

Importantly, the revised proposals continue to deliver a high-quality housing scheme that caters for a wide range of housing choice that will contribute to the future economic prosperity and social sustainability of Fenay Bridge.

The revised proposals can be summarised as follows:

- 68 homes – includes 2-, 3- and 4-bed properties
- Two new vehicular access points on to Penistone Road
- New pedestrian access from Whitegates Grove
- The retention of as many trees as possible and significant new planting across the site.
- Green recreational space provided on-site
- No adverse drainage impacts
- No significant highways impact on local roads

Please find overleaf a draft development plan.

Have your say

To provide feedback, a public consultation website has been launched which includes information about the plans and a questionnaire. You can access the website at: www.newetthomes-fenaybridge.co.uk. A planning application will be submitted to Kirklees Council in due course.

If you are interested in receiving further information about the plans, or would like to request a paper copy of the website, feedback form and Freepost envelope, please email matt@royalpilgrim.com or ring 0800 907 8677 and we can direct your enquiry.

Yours sincerely

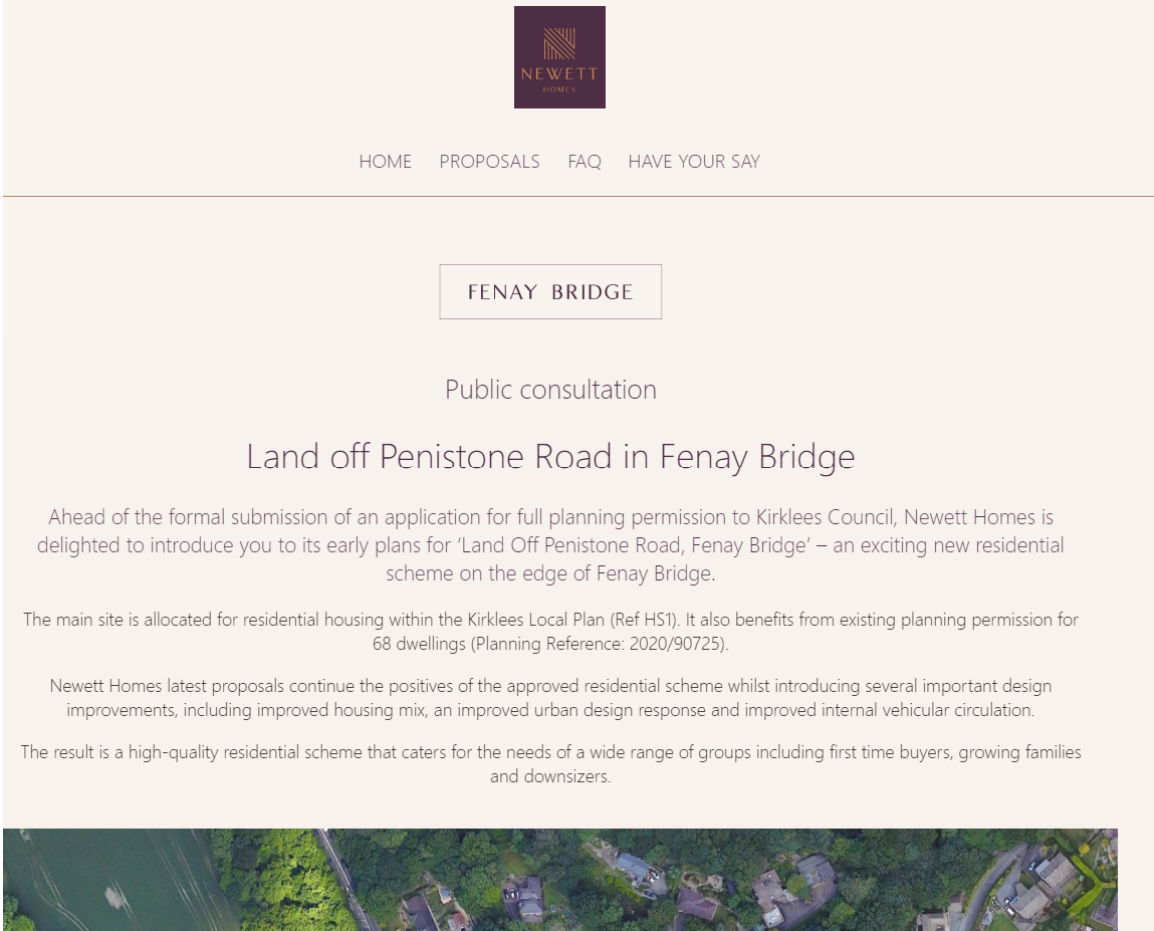
Matt Joy

Matthew Joy
Royal Pilgrim Communications




APPENDIX 2: [Consultation website]

www.fenaybridge-consultation.co.uk



The screenshot shows the top portion of a website. At the top center is the Newett Homes logo, which consists of a stylized 'N' made of vertical lines above the text 'NEWETT HOMES'. Below the logo is a navigation menu with four items: 'HOME', 'PROPOSALS', 'FAQ', and 'HAVE YOUR SAY'. A horizontal line separates the navigation from the main content area. In the center of the main area is a white rectangular button with the text 'FENAY BRIDGE'. Below the button, the text 'Public consultation' is centered. Underneath that is the main title 'Land off Penistone Road in Fenay Bridge'. The body of the page contains three paragraphs of text, followed by a wide, horizontal aerial photograph of a residential area with green trees and several houses.



HOME PROPOSALS FAQ HAVE YOUR SAY

FENAY BRIDGE

Public consultation

Land off Penistone Road in Fenay Bridge

Ahead of the formal submission of an application for full planning permission to Kirklees Council, Newett Homes is delighted to introduce you to its early plans for 'Land Off Penistone Road, Fenay Bridge' – an exciting new residential scheme on the edge of Fenay Bridge.

The main site is allocated for residential housing within the Kirklees Local Plan (Ref HS1). It also benefits from existing planning permission for 68 dwellings (Planning Reference: 2020/90725).

Newett Homes latest proposals continue the positives of the approved residential scheme whilst introducing several important design improvements, including improved housing mix, an improved urban design response and improved internal vehicular circulation.

The result is a high-quality residential scheme that caters for the needs of a wide range of groups including first time buyers, growing families and downsizers.

