
Statement of Community Involvement

Land off Primrose Lane, Liversedge

Full planning application for the erection of 67 dwellings

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1. Overview

- 1.1. This Statement has been prepared by Savills Planning on behalf of Jones Homes (Yorkshire) Limited. The proposal subject to public consultation, and now submitted to Kirklees as the Local Planning Authority (LPA), comprises 67 dwellings on Primrose Lane, Liversedge.
- 1.2. The application site is located between the local centres of Liversedge and Hightown. The site extends to 2.96 Ha, is roughly rectangular in shape, a small parcel of land within the centre of the site has been excluded as it is not within the applicants ownership. The site is currently in use as arable and pastoral agricultural land.
- 1.3. The site is allocated for housing under Kirklees Local Plan Policy HS117, to deliver around 87 dwellings. From 23 September – 10 October 2022, Jones Homes undertook a comprehensive public consultation exercise. This engagement was conducted via a 'virtual exhibition', to enable as many people as possible to take part and share their views with us, which have then fed into the final proposals.
- 1.4. Letters were sent to local residents to inform them of the proposals and direct them to the virtual exhibition website containing plans and proposals. In addition, all Local Ward Councillors were informed in advance of the consultation. The consultation ran for just over two weeks across three weekends to give local residents an appropriate time to respond.
- 1.5. The full consultation process is set out at **Section 3**, with the consultation responses set out at **Section 4**, and all consultation material included within the Appendices at page 11.

2. Planning Policy and Guidance

- 2.1. The requirement for prospective developers to consult with interested parties and the public in relation to development proposals is set out within local and national: legislation, policy, and guidance. The key documents of reference are reviewed in turn below.

The Localism Act of 2011

- 2.2. The Localism Act of 2011 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.”*
- 2.3. The legislation 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”*.

National Planning Policy Framework

- 2.4. Paragraph 39 of the National Planning Policy Framework (2021) builds on the Localism Act and sets out 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.”

National Planning Practice Guidance

- 2.5. National Planning Practice Guidance (updated in March 2019) 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 including significant potential to improve both the efficiency and effectiveness of the planning application system.

Kirklees Council - Statement of Community Involvement

- 2.6. Kirklees Council's Statement of Community Involvement (adopted 3 December 2019) sets out a series of guidelines on the scope of community involvement, how the Council will work with local communities and stakeholders to develop planning policy documents. It does not set out involvement in the planning application process, which is detailed in the Development Management Charter.
- 2.7. The Development Management Charter was adopted in July 2015 and seeks to ensure engagement is effective and meets legal requirements. The Charter sits alongside the Statement of Community Involvement. The Charter confirms that Kirklees Council pre-application consultation would usually be appropriate for schemes where the development is likely to attract significant local interest.

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- 2.8. The Council always encourage undertaking pre-application consultation and confirm that where pre-application consultation is undertaken, applications should prepare a report summarising the type of consultation carried out, the key issues raised and how the scheme addresses these issues which should be submitted with the formal planning application. This document complies with this request.

Planning Application Validation Checklist

- 2.9. Kirklees Council have recently published an updated list of 'Validation Requirements for the Submission of Planning Applications' list which came into effect on Monday 6 February 2023. A Statement of Community Involvement remains a validation requirement and all other documents submitted as part of this application conform to the updated list.
- 2.10. In line with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended) bullet point D, the Validation Checklist also requires Design and Access Statements to, "*state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation*".

Compliance with the Policy Context

- 2.11. Against the background set out above, a pre-application request was submitted to the LPA in September 2021, with an initial response issued by the LPA on 2nd February 2022. Following the submission of an updated layout which sought to address the LPA's concerns, a further response was issued on 11th February 2022.
- 2.12. In addition, the site been subject to extensive public consultation through the Local Plan preparation process, including assessment by the Planning Inspectorate on behalf of the Secretary of State, prior to formal adoption.
- 2.13. Jones Homes have also sought to consult with interested parties through a public consultation, with the consultation process and outcomes set out within Sections 3, 4 and 5 of this Statement.
- 2.14. Jones Homes have therefore adhered to national planning policy and legislation as outlined above.

3. Consultation Process

- 3.1. The proposals were subject to an online consultation process to ensure all persons wanting to engage could do so, the consultation was therefore in the form of a virtual event with details of the site and proposed plans set out on a publicly accessible website.
- 3.2. To make all persons aware of the consultation and of the website, a letter was sent by post to circa. 200 local residents and interested parties; this letter is included at **Appendix A**.
- 3.3. The letters were posted out on the 22nd September 2022, with the Consultation running until the 10th October 2022, allowing more than two weeks for access to the website and submission of responses.
- 3.4. The website also included an online form where responses could be provided by the public and interested parties, which were then issued directly to Savills by email. For those that did not wish to use, or were unable to use, the online form, a phone number, email address, and postal address were also provided within both the website and the initial postal letter. As such the ability to respond was not reliant on access to the internet.
- 3.5. In total 50 responses were received by the 10th October, with 6 further responses received after this date which have been included within our analysis in any event. Responses were only returned via the online form, no responses were received via post, email or telephone discussions.
- 3.6. It is acknowledged that the process of posting letters out within a specified time-window cannot guarantee to reach all residents, however the number of responses received indicates a wide awareness of the proposals. Statutory public consultation will additionally be undertaken by the Council upon submission of this application, again with notification by posted communication.
- 3.7. 56 of the 192 recipients chose respond to the consultation, which equates to 29.2%. The feedback received is set out at Section 4 below.

4. Consultation Feedback

- 4.1. No formal questions were provided within the consultation, with the online form allowing respondents to provide a written response with no limit on length. Within the 56 consultation responses received, there was a clear pattern of themes and areas which both residents and interested parties commented upon.
- 4.2. In roughly descending order of prominence, the following themes were raised:
- Proposed vehicle access, vehicle congestion and road safety;
 - Impacts on healthcare availability, including dentists, GP surgeries, and hospitals;
 - Loss of views of the open land from existing properties;
 - Impacts of the proposal on the availability of places within schools;
 - The impact on existing wildlife on the site.
- 4.3. The prominently raised themes are discussed below, including any technical areas being addressed within the application documentation.

Proposed vehicle access, vehicle congestion and road safety

- 4.4. The concerns surrounding the proposed access were raised a significant number of times within the responses, with the focus being the impacts arising from the access location and resultant increases in the levels of vehicular traffic on the adjacent housing estate and local roads.
- 4.5. The main issues surrounding the access were children's safety, as residents play along Darley Road where the new access is proposed and that the proposal would prevent local residents on Darley Road using the area for additional parking.
- 4.6. The application is supported by a site-specific Transport Statement, prepared by Vectos, which has assessed the proposed access. A full discussion on the highway effects arising from the development are set out within the Transport Statement and discussed further within the Planning Statement.
- 4.7. In conclusion, the report confirms the proposed access details are deemed acceptable.

Impacts on availability to healthcare, including dentists, GP surgeries, and hospitals

- 4.8. The consultation responses raised concerns over the existing capacity within healthcare practices, and their ability to take on additional patients who would move to the area as a result of the proposed development.
- 4.9. The application is to be submitted to the Local Planning Authority for consideration, in the context of the existing residential allocation within the Local Plan. Residential-led development will to some extent naturally increase the local requirement for healthcare practices, and it is expected that local healthcare providers and NHS trusts would be consulted as part of the application determination. It is also noted that some of those who would be future residents of the development will already live in households within the local area and therefore do not create a need for additional resources.

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Loss of views of the open land from existing properties

- 4.10. It is accepted that development of the site will result in a change to the landscape, and therefore a change to the views of the site from the surrounding properties and land. The residential allocation means the principle of development for housing is established and it forms a critical element of the LPA's identified housing land supply position, in this context the development of the site is essential and reduces the long-term pressure on further Green Belt release.
- 4.11. Where possible the design and layout has ensured the new homes are orientated in a manner to reduce overlooking of existing properties, and to maintain appropriate distances between the existing and proposed homes.

Impacts of the proposal on the availability of places within schools

- 4.12. Similarly to healthcare access the development will, by nature of it being residential-led, to some extent lead to an increase in local requirements for education places. The site is however allocated for residential uses and the relevant bodies will be consulted with upon submission of the application for consideration.
- 4.13. Following a review of local capacity, should a need for additional school places be identified by the Local Authority, this can be addressed via the Section 106 Agreement, with any decision being subject to appropriate contributions towards additional educational places as necessary.

5. Conclusions

- 5.1. As set out within Section 4, a large number of the responses to the consultation from members of the public are addressed through the technical documentation submitted, and are summarised within the Planning Statement. We do not therefore seek to repeat these aspects here where the proposal and supporting documentation sufficiently addresses technical aspects without the requirement for design alterations.
- 5.2. Additionally, a large number of the public comments relate to the principle of residential development in this location, a matter which has been previously consulted upon comprehensively through the Local Plan preparation and adoption process. The Local Planning Authority and Planning Inspectorate concluded at this point that the principle of residential development was acceptable.
- 5.3. In summary the site has previously been consulted upon comprehensively through the Local Plan preparation and adoption process, and the applicant, Jones Homes, have undertaken a full virtual exhibition to seek views on the proposal.
- 5.4. The proposal is considered to make a very positive contribution to the Local Authority's housing supply, and multiple rounds of public consultation have been undertaken (including during the Local Plan process) with the comments reviewed and taken on-board. An additional round of statutory public consultation will be undertaken by the Local Planning Authority during the application determination process .
- 5.5. As such we consider the consultation has been comprehensive, and in accordance with the requirements of the Council's Statement of Community Involvement.

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Appendices

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Appendix A Consultation Letter

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21 September 2022



To the Resident

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Dear Resident,

Invitation to Public Consultation website – Proposed residential development by Jones Homes at Land off Primrose Lane, Liversedge

We are writing to inform you of a public consultation to discuss the proposals for the development of around 67 new homes by Jones Homes, on land off Primrose Lane, Liversedge.

In order to hear the views of as many local residents as possible, we have produced a dedicated website to allow stakeholders the opportunity to comment on the proposals prior to the submission of a full planning application to Kirklees Council.

To view the dedicated public consultation website please visit: www.primroselaneliversedge.co.uk

The website is set across three tabs;

1. **The site** – setting out the context of the site,
2. **The proposals** – summarises the proposals including key design features, and
3. **Have your say** – provides a form to allow people to comment

The proposal, at this stage, is to submit a planning application for approximately 67 new homes, new access and estate roads and landscaping. As you may be aware, the site is a designated housing allocation (HS117) identified in Kirklees Local Plan (adopted 2019).

The website, 'Have Your Say' tab includes a dedicated form which allows people the opportunity to comment on the proposals. Please note that stakeholders will have over two weeks to comment on the proposals in line with guidance. The website will go live on Friday 23rd September with the deadline for comments being **Monday 10th October**. No personal information will be made public and will be GDPR protected.

We look forward to receiving comments on the proposals. However, if you would like further information please feel free to contact me using the information detailed at the top of this letter.

Yours faithfully,



Savills Planning
Savills (UK) Limited

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Appendix B Consultation Website

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This website has been produced on behalf of Jones Homes to facilitate a public consultation to set out the development proposals off Primrose Lane (housing allocation HS17, Land off Primrose Lane, Liversedge). Your views and comments are welcomed to help us gain a further understanding of the key issues that we will need to address as part of our emerging planning application.

The proposed residential scheme will offer a range of homes, for first time buyers, families and affordable as well as associated parking and open space.

We would really appreciate if you would review the emerging proposals and comment using the 'Have Your Say' tab located at the top of the screen.

Following this public consultation, we expect to submit a planning application shortly thereafter.

Next Steps

Thank you for visiting this consultation website.

This public consultation will be used to inform the final design of the scheme. We therefore welcome your comments on the proposals. Please note the consultation commences on Friday 23rd September and ends on 10th October 2022.

Following this consultation we will collate all comments in line with national and local guidance and submit as part of the forthcoming full planning application, which we are aiming to submit in the next few weeks.

Once the application is submitted and validated by the Local Planning Authority, you will also have the opportunity to send your comments to Kirklees Council via their Public Access website.

Contact us.

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Savills, Belvedere
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Name *

Please note all personal information will be GDPR protected and will not be made public.

First Name

Last Name

Email *

Postcode *

Message *

Send

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Land off Primrose Lane, Liversedge



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