

March 2023



**Proposed Residential Development – 16 dwellings on allocated Housing Site (LPA ref HS183) – Land off Bankfield Drive, Holmebridge**

**Statement of Community Involvement**

**Prepared for Orion Homes by:**



## Contents

Section	Page Number
1.0 Introduction .....	3
2.0 Background .....	4
3.0 Guidance on Community Involvement .....	6
4.0 Community Involvement Strategy for the site .....	7
5.0 Conclusion.....	10
Appendix 1 .....	Copy of Neighbour Letter and Plan dated



24 West End Grove | Horsforth | Leeds LS18 5JJ  
m: 07913 058 468 | e: [alistairflatman@gmail.com](mailto:alistairflatman@gmail.com)  
[www.alistairflatmanplanning.co.uk](http://www.alistairflatmanplanning.co.uk)  
Registered in England Company Registration Number 10577299  
Registered Office : Cavendish House | St Andrews Court | Leeds LS3 1YL

## 1.0 Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared to support a full planning application for 16 dwellings on allocated housing site HS183 at Bankfield Drive, Holmebridge.
- 1.2 The SCI 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;
  4. The specific feedback from the community.
- 1.3 The SCI forms part of a comprehensive package of documents submitted in support of the applicant's planning application and is intended to be read in conjunction with them.

## 2.0 Background

- 2.1 The site is an allocated housing site (Ref HS183) in the adopted Kirklees Local Plan – Allocations & Designations (adopted 27 Feb 2019). Details of the allocation are set out below.

Site HS183	
Local Plan ID	HS183
Site address	Land to the west of, Bankfield Drive, Holmebridge, Holmfirth
Ownership	Private
Gross site area (Ha)	0.66
Net site area (Ha)	0.66
Constraints	<ul style="list-style-type: none"> <li>Public right of way to the south of this site</li> <li>Proximity to Special Protection Area / Special Area of Conservation</li> <li>Proximity to a Local Wildlife Site</li> </ul>
Allocation	Housing
Indicative capacity	23 dwellings
Reports required	<ul style="list-style-type: none"> <li>Contamination report (Phase 1)</li> <li>Surface water drainage report</li> <li>Ecological Assessment</li> <li>Assessment required for presence of habitats that are important for off-site foraging by South Pennine Moors SPA qualifying bird species (i.e. functionally connected land). Avoidance and mitigation measures may be required to address any identified impacts in line with para 13.10 and Policy LP30</li> <li>Transport Statement</li> </ul>

148 Kirklees Local Plan - Allocations and Designations

## 4 Housing allocations

Other site specific considerations	<ul style="list-style-type: none"> <li>Access achievable via Laithe Avenue</li> </ul>
------------------------------------	---

- 2.2 The proposal seeks to deliver 16 dwellings on the site. The proposal has been subject to previous pre-application discussions where the principle of development was confirmed. Comments on the pre-app related to numbers, layout and technical matters to be addressed. The scheme subject to the planning application is a reduced number from that submitted at pre-app.
- 2.3 It is also noted that the proposal is for fewer units than set out in the site allocation (see extract above).

### **The Proposed Development**

- 2.4 The proposed development seeks consent for 16 dwellings on site with access taken from Laithe Avenue as per the above allocation. The proposal comprises sixteen 3, 4 and 5 bed family dwellings. The dwellings will be detached/link detached with off-street parking and garaging together with private garden space. Each dwelling will be 2 storey in height and constructed in materials in keeping with the local area. The shape of the site together with the ground levels and its relationship with existing dwellings to the East and to the South have all been considered when creating the layout. Landscaping will be provided on site together with a new footpath link in the south west corner to link into the existing right of way.

### **The Application Site**

- 2.5 The site sits on the southern edge of Holmebridge to the west of Bankfield Drive and Laithe Avenue.
- 2.6 The site is allocated in the Local Plan for Housing Development (ref HS183).
- 2.7 The site is currently a paddock and is within walking distance of local facilities.
- 2.8 The site is Flood Zone 1.
- 2.9 There are no ecological, heritage or landscape designations associated with the site.
- 2.10 The site is circa 0.65 ha in size.

## 3.0 Guidance on Community Involvement

### National Guidance

- 3.1 Community involvement 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. Paragraph 40 of the NPPF encourages engagement with local communities prior to submitting planning applications.

### Local Guidance

- 3.2 At a local level, the adopted Kirklees Statement of Community Involvement (SCI) (December 2019) sets out a series of guidelines on the scope of community involvement, how and when the council will engage and undertake consultation on planning policy documents. The SCI does not set out guidance on engaging with Members and the public in respect of planning applications. The SCI refers to the Council's Development Management Charter but this does not advise on the need for consultation with local residents or Members.
- 3.3 The pre-app response encouraged the applicant to undertake public consultation and engagement prior to submitting the application in accordance with NPPF para 40.
- 3.4 As such a consultation exercise was undertaken with local residents and Ward Members by Orion Homes.

## 4.0 Community Involvement Strategy for the site

- 4.1 In preparing a strategy for community involvement for the proposed development, the overall aim was to provide the local community with an opportunity to understand, comment on and therefore influence the proposals prior to the submission of a planning application. Achieving this would ensure that the key objectives and requirements of the NPPF were met.
- 4.2 In this context, the objective of the community consultation was to obtain the views from residents and Ward Councillors on the proposed development.

### Public Consultation – comments received

#### Ward Members

- 4.3 In order to obtain the views of the Ward Councillors, emails were sent to Cllr Donald Firth, Cllr Paul Davies and Cllr Moses Crook on 21 Feb 2023. The email included a copy of the letter and plan sent to residents (see below).
- 4.4 A response was received from Cllr Davies dated 23 February acknowledging receipt of the email and advising he currently sits on the Planning Committee and so was unable to comment on the proposal.

### Local Residents – letter drop 20 February 2023

- 4.5 A letter was hand delivered to 54 local residents on 20 February 2023 together with a site layout plan advising of the proposed development and requesting any comments to be sent to Alistair Flatman Planning in advance of submission. The letter was delivered to residents on Bankfield Drive, Laithe Avenue, Laithe Bank Drive and Dobb Top Road.
- 4.6 A copy of the letter is attached at Appendix 1.
- 4.7 A total of 9 emails were received, 1 in support, 2 with comments and 6 raising concerns / objections. This is just under 20% response rate based on posting of 54 letters.
- 4.8 The email of support acknowledged the design and layout is sympathetic to the site and its surrounds and welcomed the provision of a footpath link from the site to the adjacent Public Right of Way.
- 4.9 One email advised of the presence of the Residents Group who would be objecting to the proposal when submitted. Some of the emails also raised general questions about annotations on the plan and / or for a PDF copy of the plan attached to the letter. These requests were responded to in a helpful and timely manner.
- 4.10 In response, the residents group is noted whilst works to existing footpaths is considered to be outside the reasonable scope of what can be requested as part of the planning application.
- 4.11 In respect of the 6 emails raising concerns these are summarised below:
- Disagree with development of this greenfield site
  - Density too high
  - Distance between houses – overlooking and overdominance

- Impact of construction traffic
- Loss of dry stone walls
- Drainage and flooding issues on site
- Loss of wildlife
- Highways pinch points – junction of Bankfield Drive/Smithy Lane / Dobb Top Road and junction Smithy Lane / Bank Lane
- Poor condition of existing roads and footpaths
- Extreme weather
- Proximity of site to adjacent agricultural use

### Response to Feedback

#### 4.12 In response to the comments raised:

- Disagree with development of this greenfield site

The site is allocated for residential development in the adopted Local Plan

- Density too high

The number of proposed dwellings is less than is set out in the allocation. 16 dwellings on this 0.65ha site results in a density of 26 dph. This is considered appropriate for the allocation and relationship with adjacent land (existing housing to the east and safeguarded land to the west). The number of dwellings proposed has also been informed by pre-application discussions with the LPA.

- Distance between houses – overlooking and overdominance

In designing the proposed layout, consideration has been given to space about dwelling guidance set out by the LPA as well as levels between existing and proposed sites.

Following comments from existing residents, the submitted Proposed Layout has been revised to increase the distances between Plot 14 and 4 Bankfield Drive (now 12m between gable of proposed plot and existing conservatory) and Plot 1 and 2 Laithe Avenue.

It is proposed that the footpath link through the site to link with the PROW will now be located adjacent to Plot 1.

- Impact of construction traffic

This can be controlled through imposition of a condition on any planning permission granted for submission of a Construction Management Plan

- Loss of dry stone walls

Dry stone walls along the eastern site boundary will be retained with the exception of the short section between Plots 1 and 16 to form the site entrance.

- Drainage and flooding issues on site

These comments are noted. The submitted Drainage Strategy report demonstrates how the site will be drained.

- Loss of wildlife

The site has been subject to ecology survey work and the findings / recommendations are set out in the submitted Preliminary Ecological Assessment report.

- Highways pinch points – junction of Bankfield Drive/Smithy Lane / Dobb Top Road and junction Smithy Lane / Bank Lane

Comments are noted. Highways matters are set out in the Transport Statement submitted with the application. The Transport Statement demonstrates how the site can be safely accessed and will not give rise to any capacity issues.

- Poor condition of existing roads and footpaths

Noted – any works to existing highways is considered to be outwith the scope of the application in terms of maintaining or improving footpaths.

- Extreme weather

Noted – proposed boundary treatments seek to take into account weather conditions

- Proximity of site to adjacent agricultural use

Noted – it is not expected that future residents will be adversely affected by this relationship given the site location on the edge of the village. Future residents will be aware of their surroundings when viewing properties.

- 4.13 In summary, the revised layout submitted with the planning application together with the associated technical supporting documents addresses comments made and demonstrate there are no technical constraints which would prevent the development of this allocated site.

## 5.0 Conclusions

- 5.1 Orion Homes have adopted a rational approach to undertaking consultation with the local population and Ward Councillors prior to the submission of the planning application for the residential development on this allocated housing site. In doing so, the applicant has ensured those groups have had the opportunity to understand the proposals and provide comment if necessary.

Appendix 1 – Copy of Neighbour Notification Letter



The Occupier

20 Feb 2023

Your ref:  
Our Ref: AFP558

Dear Occupier

**Proposed Residential Development – 16 dwellings on allocated Housing site (LPA ref HS183) – Land off Bankfield Drive, Holmebridge for Orion Homes**

**Submission of Full Planning Application**

I am writing to advise you of the upcoming submission of a planning application on land close to your property and to request your views prior to formal submission.

My client Orion Homes are preparing a full planning application to deliver 16 family dwellings on allocated housing site HS183. The scheme proposed has evolved following pre-application discussions with Kirklees Council. A copy of the current proposed site layout is attached for your information.

In summary, the proposal comprises sixteen 3, 4 and 5 bed family dwellings. The dwellings will be detached/link detached with off-street parking and garaging together with private garden space. Each dwelling will be 2 storey in height and constructed in materials in keeping with the local area. The shape of the site together with the ground levels and its relationship with existing dwellings to the East and to the South and West have all been considered when creating the layout. Landscaping will be provided on site together with a new footpath link in the south west corner to link into the existing right of way. We have appointed a Highways Consultant to prepare a Transport Statement to accompany the planning application.

It is proposed that affordable housing requirement will be sought by way of an off-site commuted sum. This will be subject to discussion with the Council once the application has been submitted.

The planning application is expected to be submitted in March 2023. Whilst there will be an opportunity to submit comments directly to the Council in due course we would welcome any comments in advance. You can forward your views to me at [alistairflatman@gmail.com](mailto:alistairflatman@gmail.com) or by mail to the Horsforth address below. In order that comments can be reviewed prior to submission I would be grateful for any comments within 10 days of the date of this letter.

Yours sincerely



Alistair Flatman (MRTPI)  
Director  
Alistair Flatman Planning Ltd



ALISTAIR FLATMAN PLANNING  
...a Positive Approach

24 West End Grove | Horsforth | Leeds LS18 5JJ  
m: 07913 058 468 | e: [alistairflatman@gmail.com](mailto:alistairflatman@gmail.com)  
[www.alistairflatmanplanning.co.uk](http://www.alistairflatmanplanning.co.uk)  
Registered in England Company Registration Number 10577299  
Registered Office : Cavendish House | St Andrews Court | Leeds LS3 1YL

