

**STATEMENT OF
COMMUNITY
INVOLVEMENT**

**LAND TO THE REAR
OF 271 CLIFFE LANE,
GOMERSAL,
CLECKHEATON, BD19
4SB**

September 2023

Carter Jonas

Date: September 2023

Client: Quarters Gomersal Ltd

Project Ref:	J0061352	J0061352	
Status:	Draft	DRAFT	FINAL
Issue/Rev:	01	01b	1c
Date:	29/06/2023	13/08/2023	12/09/23
Prepared by:	PG	EW	EW
Checked by:	EW	EW	SC

First Floor
9 Bond Court
Leeds
LS1 2JZ
T: 0113 242 5155

CONTENTS

1.0 INTRODUCTION	4
2.0 BACKGROUND	5
3.0 PLANNING POLICY CONTEXT	7
4.0 METHODOLOGY	9
5.0 SUMMARY OF CONSULTATION	11
6.0 SUMMARY AND CONCLUSIONS	14
APPENDICES	15
1 Letter & Information Leaflet posted to neighbours	
2 Website	
3 Letter to Councillors	

1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Carter Jonas on behalf of Quarters Gomersal Ltd (the applicant) to support a full planning application for residential development at Land to the Rear of 271 Cliffe lane, Gomersal, Cleckheaton, BD19 4SB (hereafter referred to as the “Site”).
- 1.2 The Statement seeks to provide a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals and has been prepared in the context of practice guidance contained with the Localism Act (2011), National Planning Policy Framework (2023) (NPPF) and National Planning Practice Guidance (PPG).
- 1.3 Local guidance has also been reviewed and key stages of the approach to public consultation discussed during pre-application engagement with Kirklees Council.
- 1.4 The SCI describes how this process has influenced the evolution of the scheme prior to submission of the full planning application. Whilst it may be read in isolation, this Statement should be read alongside the Planning Statement also prepared by Carter Jonas.
- 1.5 The document is structured as follows:
- **Section 1: Introduction (this section)** - describes the aims and structure of the document.
 - **Section 2: Background** - outlines the site, evolution of the scheme and discussions undertaken to date.
 - **Section 3: Planning Context** - describes the planning context, in which early consultation with the surrounding community is encouraged.
 - **Section 4: Methodology** – explains the methodology behind the community consultation to date.
 - **Section 5: Summary of Consultation** – reports on those responses received to date.
 - **Section 6: Summary and Conclusions** – presents a comprehensive review of the consultation undertaken.

2.0 BACKGROUND

Application Site

- 2.1 The site is located on the northwestern edge of Gomersal. It comprises of the residential property 271 Cliffe Lane (which will be demolished to provide the main site access) and associated curtilage and several irregular size fields, currently used for grazing. There are no significant buildings that exist within the field boundaries, although there are some small structures to the northeast and southwest. The fields are divided from one another by either timber posts, wire fencing or trees and unkempt field hedgerows.
- 2.2 The site area covers approximately 3.60 hectares (8.90 acres). The red line location plan is as follows:

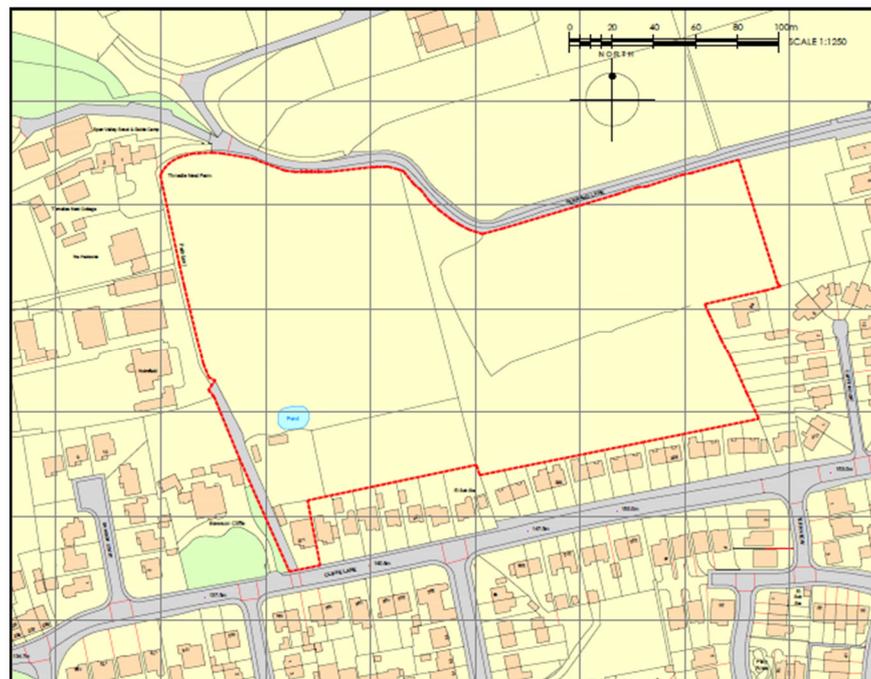


Figure 1: Location Plan

- 2.3 The site is part of a site allocated for housing under site reference HS116 in the Kirklees Local Plan.
- 2.4 Surrounding uses to the east, south and west are predominantly residential. The residential properties on Cliffe Mount date from the inter war period interspersed with more recent infill developments. Properties along Cliffe Lane largely date from the post war period comprising a mix of single and two storey dwellings; 271 Cliffe Lane dating from the 1960's.

- 2.5 There are no ecology or landscape designations within the site. The site is located within Flood Zone 1 (the areas least likely to flood). The Gomersal Conservation Area can be found immediately to the northeast of the site, together with the Grade II listed Gomersal Methodist Church.
- 2.6 Field hedgerows, trees and timber fencing denote the site from Ferrand Lane/Cliffe Lane, which runs along the site's northern and western boundaries and are rural routes designated as a public footpath (Reference SPE/56/10).

The Proposed Development

- 2.7 The application submitted is a full planning application for demolition of existing dwelling and erection of 87 dwellings.
- 2.8 The proposal will incorporate open public space on the northern boundary, tree planting and landscaping in line with the proposed plans. A single vehicle access from Cliffe Lane is proposed.
- 2.9 Full details of the proposals are included as part of the application's submission. For additional information, please refer to the accompanying Planning Statement.

3.0 PLANNING POLICY CONTEXT

3.1 This section explores the planning policy that is relevant to the consultation of the proposed development. It covers both national and local planning policy and guidance.

The Proposed Development

3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The 2004 Planning and Compulsory Purchase Act is clear that the Development Plan is the main consideration in the determination of planning applications unless material considerations indicate otherwise.

3.3 In the case of this planning application the Development Plan for the site currently consists of the Kirklees Local Plan (adopted February 2017) plus Supplementary Planning Documents. Relevant material considerations include the Government's planning guidance contained in the National Planning Policy Framework

3.4 The National Planning Policy Framework (NPPF) and associated Guidance (NPG) must also be considered. These documents provide the policy context against which any future proposals will need to be assessed.

3.5 Community consultation is increasingly playing a greater part in planning decisions following the enactment of the Localism Act (2011). The National Planning Policy Framework (2023) (NPPF) enshrines this approach and outlines the importance of early engagement with the local community in association with the preparation of planning applications.

Kirklees Council – Development Management Charter (July 2015)

3.6 Kirklees Councils Development Management Charter was adopted in July 2015. The document sets out the Council's approach to stakeholder engagement for applications within the district. It is a document which details proposals for how the community will be involved in both the production of planning documents and through consultation on planning applications, as required under the provisions of the Planning and Compulsory Purchase Act (2004).

- 3.7 The document outlines how the Council encourages applicants who are preparing a planning application on a major application or locally sensitive site to involve the community as much as possible before the application is submitted, to aid the evolution of the design of the scheme.
- 3.8 Quarters Gomersal Ltd has undertaken a thorough community engagement process which has been guided by advice within Kirklees Council Development Management Charter in relation to methods, timing and content to optimise both the engagement taking place and feedback received.

4.0 METHODOLOGY

4.1 This section of the SCI describes the public consultation approach and confirms alignment with national and local policy.

Consultation Letters and Website

4.2 As part of preparing the pre-application consultation strategy, a consultation exercise based around sending letters to local residents and business and a public website was deemed appropriate. This strategy was agreed with the Planning Officer during pre-application discussions.

4.3 A letter and leaflet (examples of these can be found within **Appendix 1**) were sent via post to 163 local residents and businesses, informing them of the proposals and inviting comments. A map displaying the dwellings notified can be seen below. Letters were posted on 30th May 2023.



Figure 2: Map showing notified properties

4.4 The letter directed the residents to the project website: www.residential-development-between-cliffe-and-ferrand-lane.com, which was set up to inform the general public of the proposed development. The website included proposed plans, in addition to the information leaflet. Extracts from the website can be seen in **Appendix 2**. There was also the option to submit comments via e-mail or post. The deadline for comments was 14 June 2023.

- 4.5 Letters were also sent via e-mail to the three local Councillors for the area (David Hall, Lisa Holmes and Melanie Stephen) to inform them of the proposal and invite them to an in-person meeting regarding the proposal. Letters were emailed on 1st June 2023. An example of this letter can be seen in **Appendix 3**.

5.0 SUMMARY OF CONSULTATION

- 5.1 This section of the report provides a summary of the responses received from members of the public. The applicant offered to meet with Ward Councillors to present the proposals, however no reply was received regarding the offer to meet or any feedback on the proposals.
- 5.2 In total, there were six responses received. Written responses returned a mixture of comments and objections in relation to the proposed development. These are summarised in the table below.

Themes	Comments made from member of public	Response
Services	Lack of capacity of nearby schools, Doctors and Dentists to accommodate the residents of the scheme.	<p>The proposed development will be required to pay development contributions, which will enable the Council to ensure investment continues to support local schools.</p> <p>This is included within the Council's strategic approach to allocated housing development and it will be their responsibility to ensure that there are sufficient places at schools. The provision of NHS services and accounting for population growth and demand is funded through central government funding and direct taxation and not through a planning application.</p>
Highways	Increased road congestion and traffic. Cliffe Lane (towards Cleckheaton from Fusden Lane and Bawson Court) is unsuitable for additional traffic. Any construction traffic should be banned from the lower section of Cliffe Lane.	A detailed assessment of the highways matters is provided in the supporting Highways Assessment.

Themes	Comments made from member of public	Response
	<p>Junctions at West Lane/Latham Lane and West Lane/Oxford Road are dangerous. There should be a financial contribution to improve local road network, safety measures around the primary school and improved public transport services.</p>	
Ecology	<p>Loss of greenfield space and habitat for local wildlife. Loss of trees and hedges.</p>	<p>An Ecological Appraisal is submitted in support of the application.</p>
Light and privacy	<p>Distance between plot 57 and properties on Cliffe Mount and impact on light, view and privacy. Could the landscape buffer between Cliffe Lane properties and the new development be extended to include Cliffe Mount?</p> <p>Is it possible to relocate property 57 so that this is a more suitable distance between the properties.</p> <p>Adjacent bungalows would be overshadowed.</p>	<p>The proposed development provides appropriate landscape buffers around the site on a constrained site.</p> <p>The proposed plans have been reviewed and plot number 57 has been reorientated, setting the garage closer to the site boundary with the house orientated on the western boundary. This is to ensure that sufficient distances can be achieved between this plot and the property on Cliffe Mount.</p>
Mine Shafts	<p>Concerns in relation to damage caused to existing properties and foundations as a result of the proposed development.</p>	<p>A Coal Mining Risk Assessment will be submitted as part of the application.</p>

Themes	Comments made from member of public	Response
Construction noise and impact	Concerns in relation to noise and disruption caused by building works. Would like to have details of the proposed timescale involved and working hours of the site.	A construction management plan will be conditioned as part of any grant of planning permission and information will be submitted in relation to this.
Flood Risk	Bottom section of the site can become very wet.	A Flood Risk Assessment will be submitted as part of the application.
Drainage	Is there capacity for the existing drains/sewers to cope?	A drainage strategy will be submitted as part of the application which will provide details in relation to sewerage.
Green Belt	The site is in the Green Belt and would be contrary to national and local planning policy. Development of the site would be detrimental to the open, rural and undeveloped character of the area. Brownfield sites should be prioritised over greenfield.	The site is allocated for residential development within the Kirklees Local Plan. The proposals will include a landscaping scheme to minimize the impact of the development on the surrounding area.
Footpath links	Unclear on the plans	Footpaths will be clearly indicated on the proposed plans.
Scale of the development	Will there be three storey dwellings	The proposals are for a mixture of two/three and three storey dwellings. The three storey houses are located within the site, not at the site boundary.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Quarters Gomersal Ltd to support a full planning application for residential development at 271 Cliffe Lane, Gomersal.
- 6.2 The Statement provides a summary of the process of engagement that has been undertaken by the application to date in relation to the proposals.
- 6.3 The stakeholder concerns relate to a range of topics which were summarised in section five.
- 6.4 In light of the above, it is considered the proposed development satisfies national and local policy in terms of the consultation carried out and represents a suitable development for the site, which addresses all relevant material considerations.

APPENDICES

1 Letter & Information Leaflet posted to neighbours

First Floor
9 Bond Court
Leeds
LS1 2JZ
T: 0113 242 5155

Your ref:
Our ref: J0061352

30 May 2023

Dear Owner/Occupier

LAND BETWEEN CLIFFE LANE AND FERRAND LANE, GOMERSAL

On behalf of Quarters Gomersal Ltd we write in relation to the proposed residential development of land between Cliffe Lane and Ferrand Lane, Gomersal.

To enable you to consider the site and proposal in more detail a project website will be available from 30th May 2023:

www.residential-development-between-cliffe-and-ferrand-lane.com

We trust the website provides sufficient information for you to consider the proposals and we look forward to receiving any comments you may wish to make via e-mail to quarters.gomersal@gmail.com by 14th June 2023.

Yours faithfully

Redacted

Emma Winter MRTPI
Associate Partner

LAND AT THE REAR OF 271 CLIFFE LANE, GOMERSAL

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

WHO ARE QUARTERS

Quarters is an established local developer that has delivered many prestigious residential and commercial schemes across Yorkshire.

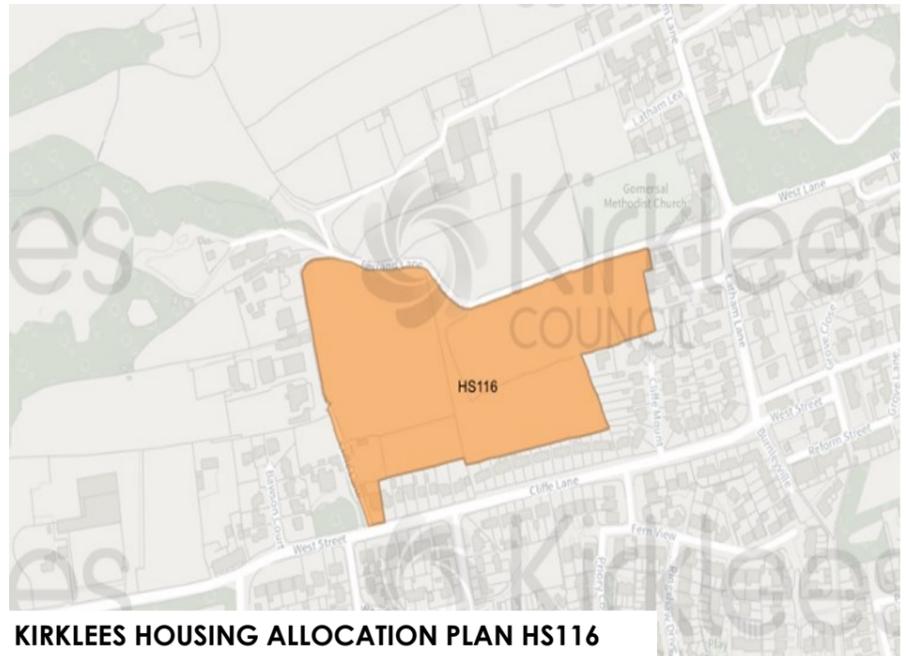
The Company has a reputation for delivering high quality, contemporary design within housing. Alongside Gomersal, it is currently leading the delivery of a 60-unit site in East Bierley, a 126 unit site in south Harrogate and a 30 unit site in east Harrogate. As a small, local developer, Quarters cares about the impact development has on the surrounding community.

BACKGROUND

The site is located on the north-western edge of Gomersal and is 3.60 hectares (8.90 acres) in size. It is part of a site allocated for housing in the Local Plan (site allocation ref: HS116).

In 2019 an outline planning application was recommended for approval by officers and supported by members at committee. The S106 was not signed, and the application was subsequently refused. The intent to support the principle of residential development has therefore been established.

A pre-application enquiry has been submitted to Kirklees Council. The Council has acknowledged the site is allocated in the Local Plan. The application will contribute to the Council's 5-year supply and provides much needed homes for Gomersal. Full planning permission will be sought. As part of this process, Quarters is inviting comments from the surrounding community.



KIRKLEES HOUSING ALLOCATION PLAN HS116



LOCATION PLAN

SITE CONTEXT

It comprises of the residential property 271 Cliffe Lane (which will be demolished to provide the main site access) and associated curtilage and several irregular size fields, currently used for grazing.

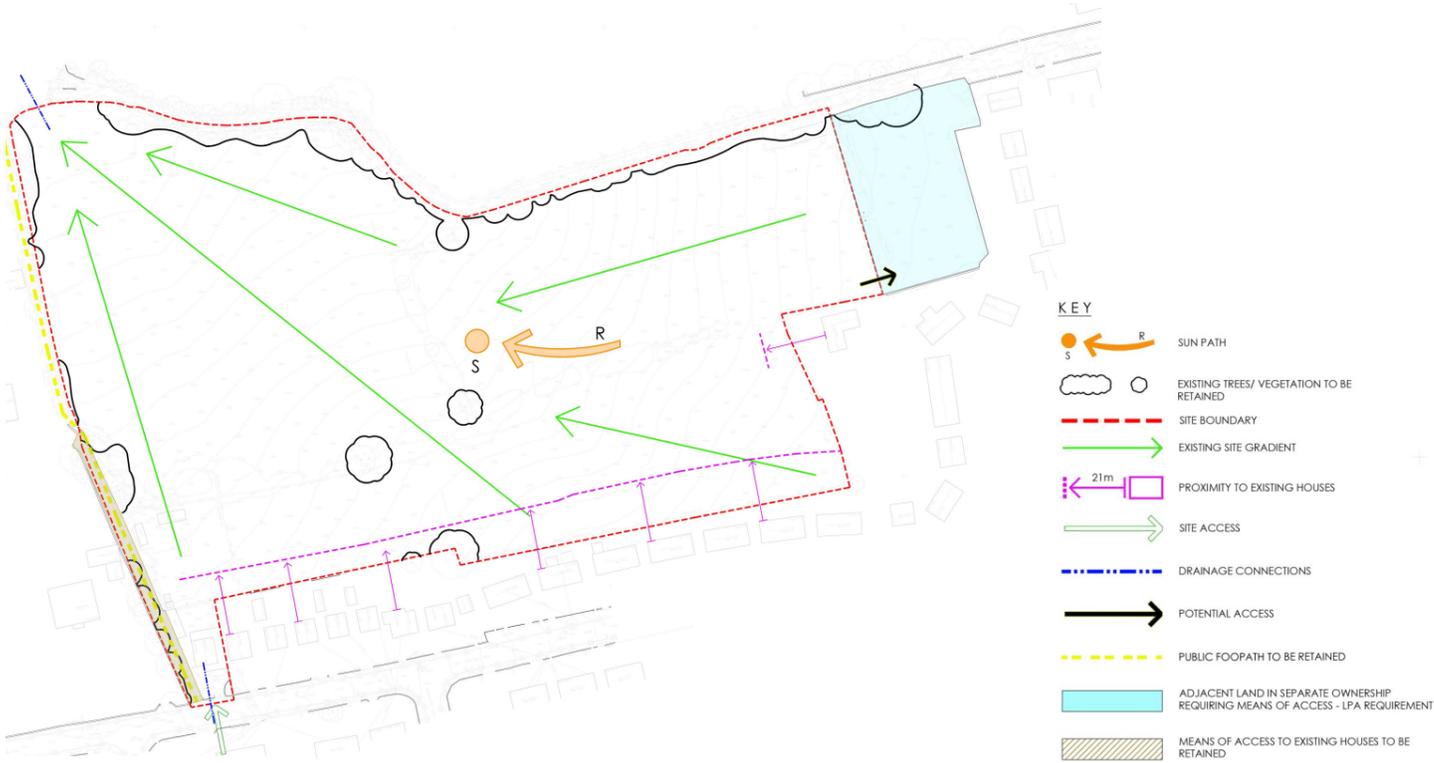
The fields are divided from one another by either timber posts, wire fencing or trees and unkempt field hedgerows. Field hedgerows, trees and timber fencing denote the site from Ferrand Lane/Cliffe Lane, which runs along the site's northern and western boundaries and are rural routes designated as public footpath (Reference SPE/56/10).



ARIAL VIEW

LAND AT THE REAR OF 271 CLIFFE LANE, GOMERSAL

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT



SITE APPRAISAL PLAN

SITE APPRAISAL

Our starting point was to understand the site, its setting and surroundings. Interrogating the site and the factors that impact it, has allowed us to bring a proposal forward that is logical and deliverable.

We were keen to bring forward a proposal that is respectful of its setting on the urban fringe.

With a discreet entrance, the site's gradient will nestle the development into the slope, following the natural contours of the land.

PROPOSED LAYOUT — "A DEVELOPMENT OF UP TO 87 HIGH QUALITY FAMILY HOMES"

Our assessment of the site supports the following:

- Demolition of 271 Cliffe Lane to provide new access from Cliffe Lane – as accepted by highways as part of the 2019 outline application.
- 87no. 2 – 4 bedroom semi-detached, detached, and terraced properties providing variation and visual interest.
- Internal access road layout to follow the contours of the site.
- Extensive tree planting, landscaping, and public open space, notably around the central oak tree and towards the northern boundary.
- Retained links to public footpath.
- High quality build material selection was implemented to link the scheme and position it within its surrounding.
- Desire to enhance natural habitats and to achieve a biodiversity net gain score of 10%+.
- Managed landscape buffer between Cliffe Lane properties and new development (Secure Access)



PROPOSED LAYOUT

LAND AT THE REAR OF 271 CLIFFE LANE, GOMERSAL

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT



INDICATIVE STREETSCAPE

TECHNICAL CONSIDERATIONS — “COMMITTED TO DEVELOPING INCLUSIVE, HIGH QUALITY SPACES ”

To date, a significant amount of technical work to demonstrate the deliverability and sustainability of the site has been undertaken.

Transport + Access

- Single vehicle access from Cliffe Lane
- Pedestrian connectivity retained
- Sustainable location evidenced by Travel Assessment and Plan

Ecology + Biodiversity

- Comprehensive assessment undertaken
- Existing agricultural fields of limited biodiversity value
- Negligible ecological impact
- Tree and hedgerow loss minimised. Green boundary features retained and enhanced

Heritage + Archaeology

- The site contains no recorded heritage assets
- Setting of nearby conservation area has been considered.

Flood Risk

- The site is not located in an area of flood risk. However, the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy.

Policy Considerations

- In accordance with the relevant policies of the Kirklees Local Plan
- Type and size of the proposed units to comply with space standard requirements
- Seeking to provide a policy compliant mix and level of affordable housing

HAVE YOUR SAY

We are keen to maximise the social, environmental, and economic benefits for all. We value the comments and suggestions of local people and businesses to support this objective. Please provide your comments or concerns to enable us to refine and improve our proposal. You can do this by:

Emailing us via - quarters.gomersal@gmail.com

Writing to us c/o: Carter Jonas, 9 Bond Court, Leeds, LS1 2JZ ref: Planning: Cliffe Lane Gomersal May 23.

When writing to us, please provide a telephone number should you wish to speak with a member of our Team.

Comments will be accepted until Wednesday 14 June 2023



Example development by Quarters: Abbey Road, Knaresborough

WHAT HAPPENS NEXT?

Quarters will review the comments received as it finalises the proposals.

Following consideration of all comments from the consultation and upon the scheme being finalised, a full planning application will be submitted to Kirklees Council in June 2023.

2 Website

CLIFFE AND FERRAND LANE Residential Land Development

Quarters is an established local developer that has delivered many prestigious residential and commercial schemes across Yorkshire.

GET IN TOUCH

CONTACT US ▶

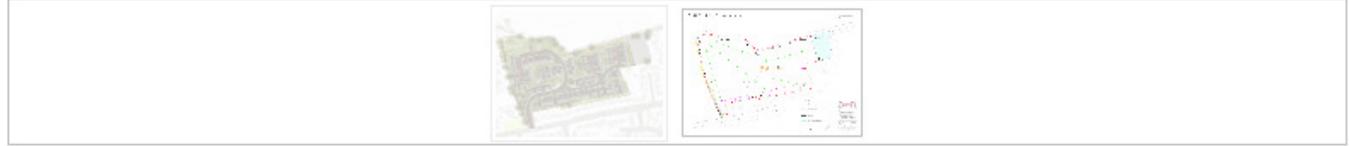
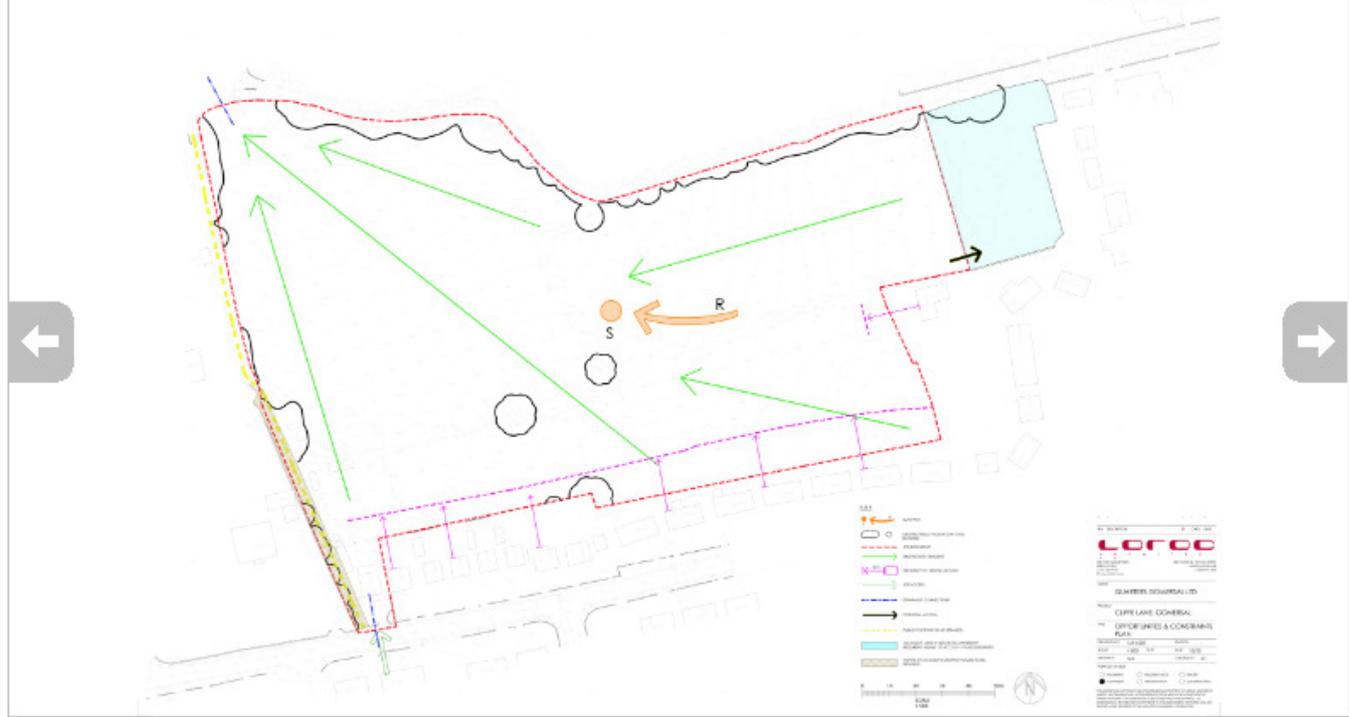
LAND AT THE REAR OF 271 CLIFFE LANE, GOMERSAL PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

The site is located on the north-western edge of Gomersal and is 3.60 hectares (8.90 acres) in size.

It comprises of the residential property 271 Cliffe Lane (which will be demolished to provide the main site access) and associated curtilage and several irregular size fields, currently used for grazing.



CLIFFE LANE, GOMERSAL



For more information, view our document below containing insights on

- Background of the site
- Appraisal
- Proposed layout
- Technical considerations

[Information Leaflet](#)

3 Letter to Councillors

First Floor
9 Bond Court
Leeds
LS1 2JZ
T: 0113 242 5155

Kirklees Council
Councillor Melanie Stephen
PO Box 1720
Huddersfield
HD1 9EL

Your ref:
Our ref: J0061352

Via email: **Redacted**

01 June 2023

Dear Councillor Stephen,

LAND BETWEEN CLIFFE LANE AND FERRAND LANE, GOMERSAL

On behalf of Quarters Gomersal Ltd., we write in relation to the proposed residential development of land between Cliffe Lane and Ferrand Lane, Gomersal.

We are writing to you as Local Councillor, and to advise you that we have informed local residents, via a similar notification letter via post.

A project website is available to enable you and local residents to consider the site and proposal in more detail.

www.residential-development-between-cliffe-and-ferrand-lane.com

We trust the website provides sufficient information to consider the proposals. Our client would also welcome a meeting with you to introduce the Company and the scheme. Please do let us know if this is of interest, as our client would be delighted to receive your comments in person.

Yours sincerely

Redacted

Emma Winter MRTPI
Associate Partner

