



KCS Development Ltd
Land off Roslyn Avenue, Netherton, Huddersfield

Statement of Community Involvement

Date: 14 November 2023

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LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

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- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of KCS Development Ltd to detail the community consultation undertaken in relation to the proposed development of Housing Allocation HS18 at Netherton, Huddersfield.
- 1.2 The document supports an Outline Planning Application for the residential development of up to 82 dwellings on land off Roslyn Avenue, Netherton. The matter of access and layout only are for consideration at this stage.
- 1.3 The site adjoins the settlement of Netherton and is allocated for residential development under reference HS18 in the adopted Kirklees Local Plan (February 2019).
- 1.4 This statement should be read in conjunction with the following supporting information:
- Design and Access Statement and supporting plans – Ellis Healey Architecture;
 - Planning Case Report – Johnson Mowat;
 - Climate Change Statement (part of the Planning Case Report) – Johnson Mowat;
 - Topographical Survey – Turnbull Surveying;
 - Draft Section 106 Heads of Terms – Johnson Mowat;
 - Archaeology and Heritage Desk Based Assessment – Maparch;
 - Transport Statement – Optima;
 - Travel Plan – Optima;
 - Flood Risk and Drainage Strategy – Fortem;
 - Flood Routing Plan – Fortem;
 - Health Impact Assessment – Johnson Mowat;
 - Ecological Impact Assessment and BNG Assessment – SLR Consulting;
 - Tree Survey – SLR Consulting;
 - Arboricultural Impact Assessment and Method Statement – SLR Consulting;
 - Landscape Plan – Ellis Healey Architecture;
 - Air Quality Assessment – SLR Consulting;
 - Utilities Report – Landmark Information; and
 - Phase 1 Desk Study Report – Betts Geo.
- 1.5 Johnson Mowat have been engaged in a series of local discussions with the LPA and stakeholders over a number of years regarding this site, initially on behalf of Redrow



Homes in 2018/19 and more recently on behalf of KCS Development in 2022/23. Although Redrow Homes are no longer involved, Johnson Mowat benefit from an extensive involvement with this site during both the Local Plan Examination, previous pre-application discussions and public consultation with local residents.

2.0 POLICY CONTEXT

- 2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. The Applicant recognises that National Planning Policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Kirklees Council's specific guidance on community consultation for planning applications.

National Policy

National Planning Policy Framework (2023)

- 2.2 The National Planning Policy Framework (the Framework) was first published in March 2012 and since revised with the most recently update coming in September 2023. With regards to pre-application consultation, the document states:

- “39. *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.*
40. *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.*
41. *The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

43. *The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.”*

2.3 The Applicant has sought to follow the advice of the Framework, in undertaking early engagement with both the Local Authority and local community.

Localism Act (2011)

2.4 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

Planning And Compulsory Purchase Act (2004)

2.5 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

Local Policy

Kirklees Council's Statement of Community Involvement (2019)

2.6 The Planning and Compulsory Purchase Act (2004) requires each local planning authority to prepare a 'Statement of Community Involvement', the Council adopted its first SCI in September 2006. A review of the SCI was undertaken in September 2015 and more recently in December 2019 as a result of:-

- Changes to planning legislation and regulations;
- General Data Protection Regulation (GDPR) requirements and compliance;
- Updated information on how the council will support Neighbourhood Planning groups in the district.

2.7 An addendum was published in September 2020 which outline how Kirklees Council will consult on Planning Policy during Pandemics and other crises. Some of the consultation



methods set out in Kirklees Council's adopted SCI are not possible during crises such as global pandemics, due to the risk to employees, councillors and members of the public.

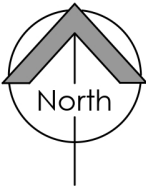
- 2.8 The purpose of the Statement of Community Involvement (SCI) is to set out how Kirklees Council will work with local communities and stakeholders to develop planning policy documents such as the Kirklees Local Plan or guidance on specific issues. It is recognised that through the adoption of the Local Plan, allocation HS18 will have undergone extensive consultation with both the local community and technical officers at Kirklees Council.



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NOTES



ellis healey
architecture
PRELIMINARY

PROJECT:	PROPOSED DEVELOPMENT LAND OFF ROSLYN AVENUE NETHERTON		
TITLE:	PROPOSED SITE LAYOUT		
DRAWING NO:	2246 P 104		
BY/CHECKED:	DPE	DATE:	OCT 2023
SCALE @A4:	1:1500		
Tower Works, Globe Road, Leeds, LS11 5QG Tel: 0113 3453090 E-mail: info@ellishealey.com			

Email: richardmorton@kcsdevelopments.com

Telephone: 0113 243 9037

00000 / 0000
The Occupier
4 Roslyn Avenue
HUDDERSFIELD
HD4 7EW



Dear Sir/Madam

I am writing to inform you of an Outline planning application that is currently being prepared for land allocated for housing (ref HS18) through the Kirklees Local Plan (adopted 2019), which sits to the west of Roslyn Avenue and north of Meltham Road. The proposed development is shown in detail on the preliminary layout plan (overleaf), which is available for review and comment.

The scheme suggested has been produced following discussions with the relevant officers and technical teams at Kirklees Metropolitan District Council and has sought to achieve a number of different ambitions.

- To provide additional and necessary housing in the Netherton area, as established through the Local Plan Process.
- To provide policy compliant subsidised housing to assist people in finding new homes or getting on the housing ladder.
- To provide a wide range of housing from bungalows to 1no. bedroom apartments to four bedroom family housing.
- To ensure both affordable and market housing meets the locally assessed need.
- To provide new areas of public open space for the enjoyment of new and existing residents.
- To provide landscaped buffers to the western Green Belt boundary and Deanwood Local Wildlife Site to the north.
- To achieve a minimum 10% biodiversity net gain on site.
- To ensure surface water run-off and risk of flooding is no greater than existing.
- To retain and improve pedestrian rights of way, links and access in the local area.
- To generate additional spending for local shops & services improving sustainability in the local area.
- To create employment in the local construction market.

We believe that the attached design meets all of the above requirements and when submitted to Kirklees as a Planning Application, the scheme will be accompanied by a suite of supporting technical documents covering issues such as highways safety and the impact on the local highway network, sustainable drainage and impact on flood risk, ecological considerations and information on ground conditions. The intention of all of the above being, to show that the scheme can be delivered without causing any significant detriment to local residents' current lives or the local environment.

Once the application has been received and validated by the Local Authority, all the plans and supporting technical documents will be publicly available to view and provide comments through the Council's public access system.

However, in advance of the above we are interested to learn whether as a neighbour of the site you have any initial comments regarding the scheme and its design which we can take account of as we finalise our proposals.

If you do wish to make any comment regarding the above or the preliminary layout plan overleaf, please send these directly via email to richardmorton@kcsdevelopments.com in order that they can be considered and where appropriate responded to.

Yours faithfully

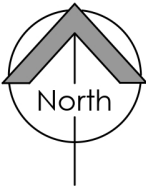
Richard Morton
Director, KCS Development Ltd



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