



Statement of Community

Involvement

Stocksmoor, Kirklees

| Newett Homes

2024



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1.0 Executive Summary

1.1 Scheme Overview

This Statement of Community Involvement supports a full planning application made by Newett Homes for residential development at Land North-East of Shepley Road, Stocksmoor. The development will comprise up to 50 dwellings with associated access, parking, Public Open Space, landscaping and infrastructure.

The application site is designated as safeguarded land within the Kirklees Local Plan and is intended to meet additional requirements for residential development that arise during and beyond the Plan Period.

1.2 Pre-Application Consultation

The Applicant is committed to community engagement with stakeholders and residents for its developments and instructed Lexington, a specialist communications consultancy, to support with the consultation and engagement programme.

Newett Homes carried out a public consultation in accordance with national and local guidelines (outlined in Section 2.0) during May 2024. To ensure that as broad an audience as possible was engaged, the consultation incorporated both physical and digital elements, which are further detailed in Section 3.0.

1.3 Conclusions

This report outlines the methods used to engage with politicians and the public. The Applicant has outlined the feedback received, summarised in Section 4.0, and provided a response to the comments raised in Section 5.0.

Overall, this Statement of Community Involvement demonstrates the Applicant has met the requirements for the pre-application public consultation.



2.0 Planning and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, the Applicant has sought to consult with interested parties following local and national policy and guidance concerning community involvement in the planning system, as well as industry best practice.

2.1 Government Planning Policy

2.1.1 The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities & Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."

The Act outlines that applicants must notify the local community about their proposals and *"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."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate...on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation."*

2.1.2 National Planning Policy Framework

The NPPF was updated in December 2023. This document consolidates national planning policy guidance (including all previous Planning Policy Statements and Planning Policy Guidance). A key aim of this new concise and accessible document was to put greater power in the hands of local communities directly affected by development.

Paragraph 39 sets out how early engagement in the planning process has significant potential to improve the efficiency and effectiveness of the planning application system for all parties involved in planning applications. The ambition of this guidance, therefore, is to enable better coordination between public and private resources and create improved outcomes for the community and developer.

2.1.3 National Planning Practice Guidance

The National Planning Practice Guidance 2014 (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. Regarding consultation and community engagement, the NPPG notes:

"Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success."



The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members, and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

2.2 Kirklees Council – Statement of Community Involvement

Kirklees Cabinet adopted its Statement of Community Involvement (SCI) in March 2024.

The purpose of the SCI is to set out how and when the Council will engage and undertake consultation on planning policy documents and how the community can become involved. The document seeks to promote community involvement in planning policy at an early stage to work towards a consensus and reduce the potential for delays at later stages.

Whilst Kirklees' SCI does not explicitly set out methods of how applicants of development proposals should consult, there is an expectation that encouraging participation in the planning process will allow individuals to help shape the future of their area.

- Best practice dictates that developers should seek to follow guidance in line with the Council's own expectations for consulting the community, which aims to:
- Increase public awareness of the planning process and how to get involved.
- Provide an opportunity to help groups and individuals shape development and make representations
- Help create a sense of ownership on planning issues;
- Ensure a transparent process based on consideration of a range of options and local priorities and concerns.

2.3 Our Approach

The Applicants have sought to ensure that the engagement with the local community on the Site Proposals has adhered to the national and local guidance as outlined in the Localism Act 2011, the NPPF, the NPPG and Kirklees Council's SCI, as well as industry best practice.

This document confirms to Kirklees Council that the above suggestions have been met for the proposed redevelopment at Shepley Road, Stocksmoor. The Applicant recognises the value of effective consultation prior to submission and engagement will continue in the post-submission phase.



3.0 Consultation Programme

The Applicant delivered a consultation process that provided detailed information on the scheme and encouraged feedback from a broad range of stakeholders. To that end, a public consultation period was undertaken, commencing on Monday 6th May and running until Wednesday 22nd May 2024, lasting for a total of 17 days.

Every effort was undertaken from start to finish to inform political representatives and the community about the proposed scheme and, crucially, how they could get involved and provided their feedback. The engagement undertaken and the promotion of the consultation periods are outlined in this section of the report.

3.1 Engagement with Local Stakeholders

At the launch of the public consultation, a notification email (Appendix 1) was sent to elected representatives. The email provides information about the plans, the forthcoming consultation and offered a meeting to discuss the plans in more detail.

Emails were sent to the following elected representatives:

- Cllr Cathy Scott – Leader, Kirklees Council
- Cllr Graham Turner – Cabinet Member for Finance and Regeneration, Kirklees Council
- Cllr John Taylor – Ward councillor for Kirkburton, Kirklees Council
- Cllr Bill Armer – Ward councillor for Kirkburton, Kirklees Council
- Cllr Richard Smith – Ward councillor for Kirkburton, Kirklees Council
- Kirkburton Parish Council
- Mark Eastwood MP – Member of Parliament for Dewsbury

3.2 Community Leaflet

An information leaflet (Appendix 2) was sent to more than 180 local address points (Appendix 3) to promote the public consultation. The leaflet contained information about the plans and signposted to the project website where members of the public could find out more information and submit their feedback.

3.3 Website

A project website (Appendix 4) was set up at www.newett-stocksmoor.co.uk. The website contained information and images of the proposed development, as well as an online form to allow the local community to provide feedback on the plans.

4.0 Feedback to the Consultation

During the consultation, elected members and the wider community were able to provide feedback on the plans for new homes at Stocksmoor through the consultation website. The details of how to submit feedback were provided on the project website, the leaflets distributed to the local community and to political stakeholders.

Across the consultation, a total of 187 pieces of feedback were received, which have been carefully considered by the project team. A summary of the feedback can be found below. The Applicant is grateful to all those who provided feedback on the proposals during the programme of engagement and consultation.

4.1 Overarching Sentiment

Below is a breakdown of the overarching sentiment of all the comments received during the consultation and frequency with which they appeared.

For the purposes of this section, responses which did not state that they were in support or opposition, but merely asked questions were counted as ‘neutral’ responses.

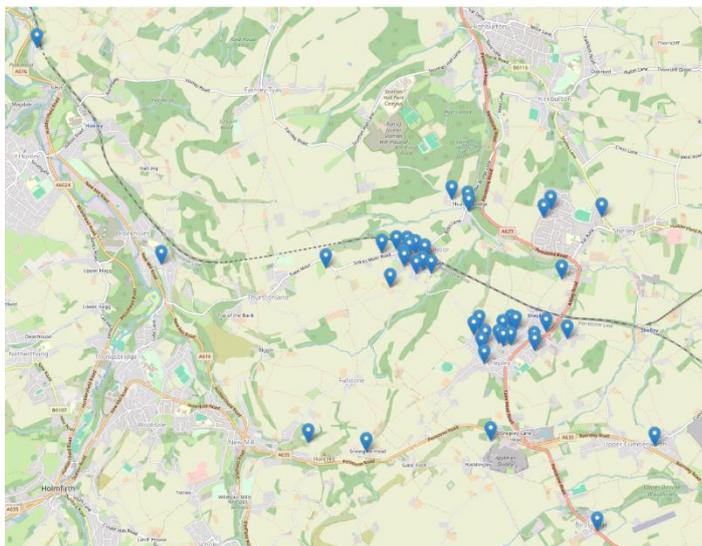
Comment	Frequency
Supportive	3
Neutral / unclear / undecided	24
Opposed	160
Total	187

4.2 Location of Feedback

Of the 187 participants in the consultation, two did not provide complete postcodes that would allow them to be mapped.

As apparent from the map to the right, the majority of the responses received to the consultation were clustered in the villages of Stocksmoor and Shepley. This is to be expected as it reflects the opinions of those closest to the proposed development and is in line with the leaflet distribution area.

A few responses were submitted from further afield, including Berry Brow to the north.





4.3 Summary of Feedback

A feedback form was made available on the project website for interested parties to share their views.

This was a free text question, with respondents able to enter their comments into a box. Free text responses are analysed through a process called 'coding' to identify common high-level themes and enable the categorisation of comments in 'codes'.

The codes can then be analysed quantitatively to identify the most frequently occurring themes in the responses received. Respondents tended to cover multiple areas within their answers.

Below is a table showing the different topics and the frequency with which they were received, and below that is another table showing some examples of the comments for each topic.

Category	Number of mentions:
Impact the development would have on traffic	97
Concerns over access location – narrow road, blind bend	86
Lack of infrastructure to support the development – schools, shops, doctors, dentists etc.	62
Impact the development would have on the character of the village	51
General Opposition	44
Loss of green space and impact on biodiversity / wildlife	35
Lack of need for homes / this many homes	26
Inappropriate location for development	23
Concerns over pedestrian, cyclist, and horse rider safety	23
Impact on utilities e.g. drainage, sewers	12
Support for homes in general (not at proposed site)	11
Poor public transport offer – buses and trains	8
Support delivery of affordable homes	5
Need for alternative housing e.g. bungalows	5
Comments on consultation – lack of time to respond, lack of information	5
General Support	3



The table below highlights some verbatim examples of the comments received.

Verbatim comment	Theme	Postcode
<i>I consider that 50 new homes will probably result in at least an additional 100 motor vehicles most of which will be leaving the estate in the morning rush hour and returning in the evening rush hour. The access will be at the corner of a country lane leading to Shepley. This road is very busy at rush hour as it is used as a short cut into Huddersfield avoiding long delays on the main Penistone road at Waterloo.</i>	Traffic	
<i>50 new homes would probably mean approx 75-100 more cars using the very small, narrow roads that we have feeding the village and passing through neighbouring villages such as Shepley, Fulstone and Thurstonland. The roads simply aren't suitable for the increased amount of traffic this would cause.</i>	Traffic	
<i>A specific concern is the likelihood of more traffic travelling along the very narrow road between Stockmoor and Shepley. There are already major issues along this road and your proposed development will only result in even worse traffic problems along that road. The only access to the proposed estate is on the corner of the road and this will also cause traffic problems.</i>	Traffic	
<i>The roads to Shepley and New Mill are single track and don't want any more traffic.</i>	Traffic	
<i>I am extremely concerned that the entrance to this development is. 1) onto a bend of a very narrow road. 2) this small country road is not suitable for the amount of vehicles that would be entering and exiting this proposed development.</i>	Safety access	–
<i>A major concern is the proposed access on a difficult, unsuitable bend on a narrow country road used by farm vehicles, walkers, cyclists and horse riders</i>	Safety access	–
<i>The bend where the entrance to the development is planned is lethal. There were regular incidents on the road there as the road out of the wood is used as a short cut across to nearby villages</i>	Safety access	–
<i>I am concerned about the road access for the site, in October 2022...The crossroads are dangerous and the development will make it even more so, also Shepley road is very narrow and impassable for two vehicles at some points, this raises concerns about increased traffic on the road</i>	Safety access	–
<i>he doctors surgery is at breaking point due to the sheer number of houses being built in the surrounding villages. Doctors receptionists have admitted that this is the cause of not being able to get doctors appointments anymore.</i>	Lack of services	
<i>The local area cannot sustain such a development. There are no local amenities aside from a public house and village hall. Alongside existing new constructions in Shepley and proposals in other local villages, there</i>	Lack of services	



Verbatim comment	Theme	Postcode
<i>has been no discussion about things such as schooling, with local middle and high schools already at capacity</i>		
<i>Your plans will desomate our gem of a village and impact on all who visit it for rest and time out.</i>	Rural character	
<i>This proposal is entirely disproportionate with the size of the village and number of existing residencesThis proposal as outlined will destroy the village and atmosphere of our community</i>	Rural character	
<i>The proposal as outlined will destroy the village and the atmosphere of our community. There are no similar developments anywhere close to this so this is not at all in keeping with the rest of the village.</i>	Rural character	
<i>your development is constructed on a greenbelt site which should be left exactly as it is. More and more of our valuable green countryside is being developed and this leaves less natural space and habitat for all the forms of wildlife and fauna that is essential for all our wellbeing. Surely there is other less naturally precious land that can be used to build upon before resorting to development on this particular piece of greenbelt land.</i>	Impact on biodiversity	
<i>It is surrounded by beautiful protected woodland and therefore unsuitable to be widened or altered, without considerable damage to surrounding countryside</i>	Impact on biodiversity	
<i>The sewer system through Thunder Bridge could be at capacity. Large underground storage tanks may be required to hold surface water runoff and feed into the system over time</i>	Utilities	
<i>Obviously provision of sewage, water and power services need to be sufficient for the additional needs. Yorkshire water already dump sewage into the beck at the bottom of the hill (Thunder Bridge) and this proposal should only be allowed to go ahead if it does not make the situation worse.</i>	Utilities	
<i>I am soon to be a first time buyer and currently live in Shepley, this spot of land would be perfect for me and my partner who want to move into a 2 bed new build.</i>	Support	
<i>Looks like a good scheme as long as you keep the promise of 'affordable' housing, so difficult for youngsters round here to get on the ladder, I personally have 2 sons at home in that position who would love to own their own home.</i>	Support	



5.0 Response to Feedback

The Applicant is grateful to all those who took the time to engage with the proposals for Shepley Road, Stocksmoor. During the consultation, several topics were raised by respondents. The development team has sought to respond to these comments within this section.

5.1 Development Location & Need

The application site is designated as safeguarded land within the Kirklees Local Plan and is intended to meet additional requirements for residential development that arise during and beyond the Plan Period.

Contrary to the requirements of paragraph 77 of the National Planning Policy Framework (NPPF), Kirklees Council do not have a five-year supply of specific, deliverable sites. Consequently, the presumption in favour of sustainable development, as set out in Paragraph 11(d) of the NPPF, is triggered and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.2 Traffic and Public Transport

The overwhelming majority of individuals who objected to the proposals cited traffic, access and the impact on the local road network as their biggest concern. The Applicant is fully aware of these concerns and a full Transport Assessment has been submitted with the planning application, which assesses the impact of the proposals on the local road network and methods to effectively mitigate any impacts that may arise to an acceptable degree.

The Assessment found that the development of 50 dwellings has the potential to generate 26 and 24 two-way vehicle trips in the AM and PM peak hours, respectively. On average, this equates to approximately one additional vehicle movement every two minutes during the peak hours; an impact that is considered to be indiscernible in practice and will not have any noticeable impact upon the local highway network.

A Residential Travel Plan has also been produced which outlines initial strategies and measures for encouraging residents to travel by sustainable modes such as walking, cycling and public transport. The Plan will establish specific aims, objectives, and targets in order to reduce single occupancy car journeys to / from the site.

5.3 Access Point

Several respondents raised concerns about the location of the access point on a bend on Shepley Road, which many perceived to be a 'blind bend'. As there is a bend in the road, due care has been taken to ensure adequate visibility splays are achieved. Taking into consideration the volume of feedback on this aspect of the design, the Applicant has used Automatic Traffic Count speed surveys, visibility splays based upon 85th percentile recorded speeds to inform the access design. To achieve a safe and suitable access onto Shepley Road, the mainline of Shepley Road has been realigned into the site to the north-east in order to ensure that the visibility splay to the south and forward visibility for a north-westbound driver to a vehicle waiting to turn right into the site is provided wholly within the new highway and doesn't require maintenance of the existing verge. The inside of the bend will be block paved to ensure that the visibility is always maintained.



5.4 Services and Infrastructure

The Applicant is aware that many residents felt the local area suffers from an increasingly high number of residential developments.

New development inevitably increases the number of people that use local services and infrastructure such as schools, GP surgeries and participants in the consultation made it clear that local perceptions are that the services are already strained. As such, the Applicant will be engaging with Kirklees Council to understand whether these services and infrastructure have sufficient capacity to support new residents.

Should any issues be identified, such as a shortage of doctors and GP places, discussions will be held between the Council and the Applicant as to how the plans can help facilitate the required work to ensure services and infrastructure can continue to operate effectively. Such discussions often result in councils and developers agreeing to Section 106 packages. This is when developers provide funding to the Council to fund any necessary work to existing infrastructure or services, or sometimes funds the delivery of new schools, roads or medical centres.

5.5 Utilities

A number of respondents raised queries as to ability for local utility infrastructure such as sewers and drains to cope with the increased demand that would be generated by the development.

The Applicant has prepared technical assessment that have been submitted with the planning application, that cover topics such as Flood Risk and Drainage Strategy which demonstrates how the proposed development will not increase flood risk elsewhere and sets out the methods for foul and surface water drainage.

Statutory consultees such as Yorkshire Water will be notified of the application and asked for feedback, and Newett Homes will work collaboratively with them to ensure if the scheme were to be consented there would be no adverse impact on infrastructure as a result of the new homes.

5.6 Loss of Green Space and Environmental Impact

Some respondents noted the loss of green space and the impact on the environment. To the east of the proposed development will be 6,455 sq. meters of natural and semi-natural green space, which will help maintain a green look and feel to the site. This will be supplemented by 2,992 sq. meters of amenity green space for future residents to enjoy, supported by new planting and structural landscaping such as fencing. Existing hedgerows and trees surrounding the site are to be retained where possible to create a mature setting for the development and support habitat creation.

A Biodiversity Net Gain (BNG) assessment was undertaken which identified the baseline value of the Site to be 6.27 Area Habitat Units and 0.30 Watercourse Units with no Hedgerow Units. The post-development value of the Site was calculated to be 6.97 Area Habitat Units resulting in a +11.10% net gain. A gain of 0.91 Hedgerow Units would be achieved on-Site. The proposed watercourse enhancements were not sufficient to deliver the necessary gains and therefore, 0.03 watercourse units will be required. This shall be secured by a planning condition for the preparation and submission of a biodiversity gain plan.



6.0 Conclusion

The Applicant has undertaken a programme of public engagement in accordance with Kirklees Council's Statement of Community Involvement, the Localism Act 2011, the National Planning Policy Framework, and National Planning Practice Guidance.

The consultation has provided an opportunity for residents and politicians to learn about the plans and provide their feedback. The Applicant would like to extend their appreciation to all those who took part in the process and provided feedback on the plans.

The feedback received has provided mixed responses, and whilst there would impacts arising from the development relating to highways, landscape and visual effects as raised by residents, the technical assessments have demonstrated that these are not unacceptable adverse impacts. This report reflects the views expressed by residents and stakeholders and addresses the feedback received regarding the development.

Given the impacts of the scheme have been identified to be acceptable, the benefits of the development would significantly and demonstrably outweigh the adverse impacts.



7.0 Appendices

7.1 Stakeholder notification

Dear NAME

Plans for new homes in Stocksmoor

I hope my letter finds you well. Newett Homes is bringing forward plans for 50 new homes, with 20% allocated for affordable housing, at Shepley Road, Stocksmoor. As MP for Dewsbury, I am writing to provide you with more information about our plans and forthcoming public consultation.

Our proposals

The site is safeguarded in Kirklees Council's 2019 Local Plan for future development and we therefore anticipate the site will be included in the forthcoming updated Local Plan. Newett Homes is proactively advancing the plans to support the forthcoming Local Plan update and address the urgent need for new homes in Kirklees.

The proposed development will introduce a collection of 50 beautifully designed new homes, including a range of styles to cater to first-time buyers, larger families and those looking to downsize. Our plans will also include new tree planting, landscaping, drainage and improvements to existing footpaths. We are also proposing new public open space, including a local children's play area accessible to both new and existing residents, to fully integrate with the existing community.

Public consultation

Newett Homes is launching a public consultation to inform the local community about our proposals and gather feedback. We will be issuing the attached leaflet to local residents this week and the consultation will run until Wednesday 22nd May. To find out more, please visit: www.newett-stocksmoor.co.uk

If you have any questions or would like to arrange a meeting with the project team to discuss the plans in more detail, please contact my colleague NAME by emailing EMAIL or calling TELEPHONE.

Yours sincerely,



7.2 Community Leaflet



Public consultation for proposed residential development.

Newett Homes are delighted to announce our exciting plans for the development of 50 new homes on land off Shepley Road, Stocksmoor.

Why have I received a leaflet?

Newett Homes are submitting a detailed planning application on land off Shepley Road, Stocksmoor. The purpose of this consultation leaflet is to provide people who live and/or work in the area with the opportunity to view the plans for the site and provide their feedback on the proposals.



What are the proposals?

- The proposals include the development of 50 new homes, including a mix of 1, 2, 3, 4, and 5 bedroom homes
- Vehicle and pedestrian access is proposed from Shepley Road
- Areas of public open space with landscaping, the introduction of tree lined streets, and a play area for both new and existing residents
- Areas for ecological enhancement to improve opportunities for bio-diversity on site
- Footpath improvements for existing residents at Sun Side
- Drainage proposals for the site

An example of the new homes proposed by Newett Homes are shown adjacent.

Have your say.

A website has been created to provide further details of the proposed development and allow you to view the plans. The website provides an opportunity for you to give feedback on the proposals. Please visit newett-stocksmoor.co.uk to access the consultation website and to use the feedback form. Responses to the consultation are invited until 22nd May 2024.

Please note that by responding to this consultation you consent to the use of the information given to Newett Homes for the purposes of research in connection with the development proposals. These details will be retained for as long as necessary for the purposes of preparing and submitting the planning application. Your responses will be shared with Kirklees Council as the local planning authority.



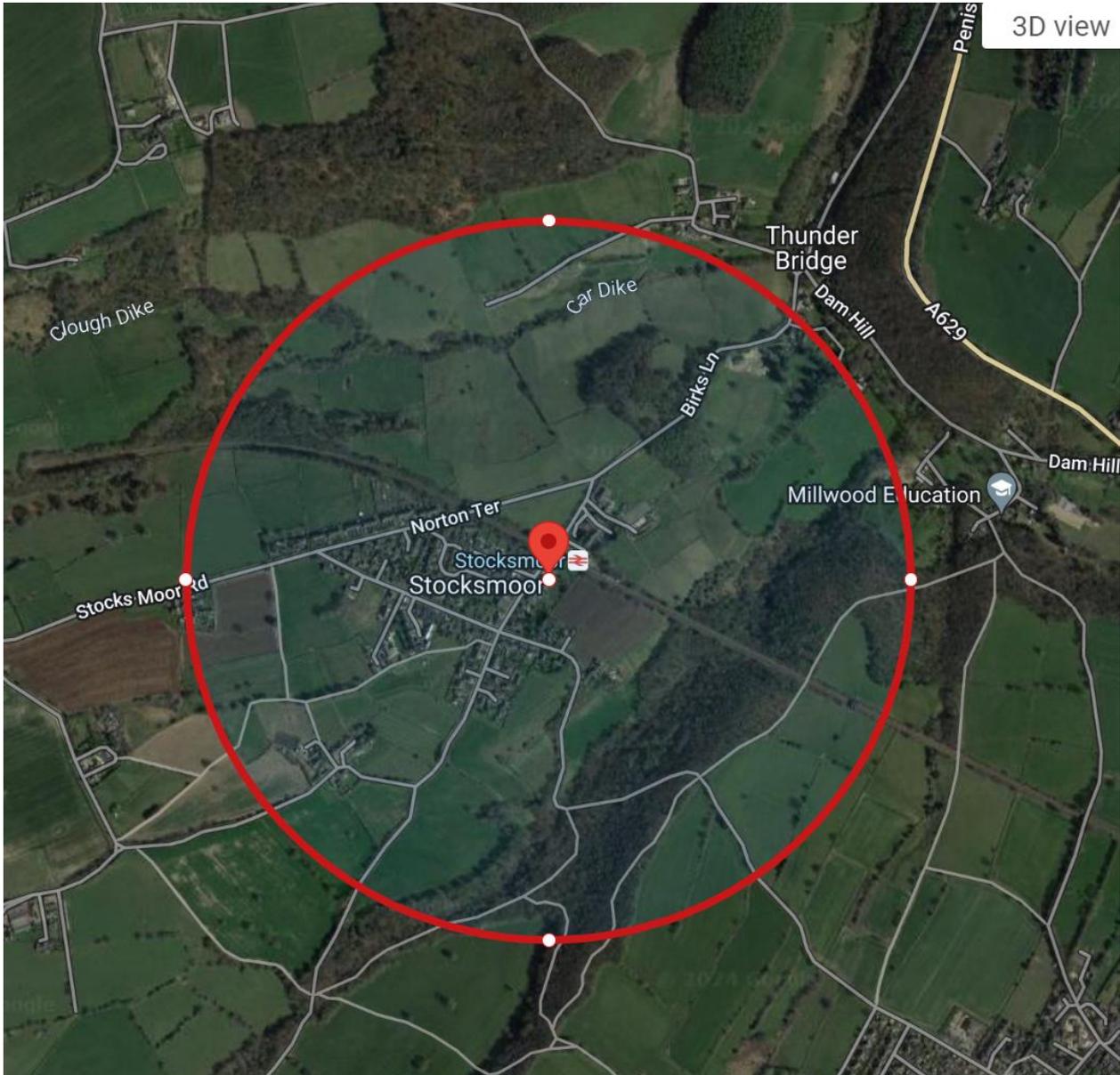
You can also scan this QR code to view the website.





7.3 Distribution area

Using a central postcode – HD4 6XN – the leaflet was sent to properties within an approximate half mile radius of that point as per the map below.





7.4 Website



- [Introduction](#)
- [The Site](#)
- [Site Designations & Constraints](#)
- [Scheme Benefits](#)
- [Considerations](#)
- [Feedback](#)
- [About Newett Homes](#)



Welcome to our website on plans for new homes in Stocksmoor

Introduction

We are pleased to inform you of our future residential development proposals on land off Shepley Road, Stocksmoor. The proposals will include 50 new homes and help to meet housing needs within Kirklees.

As part of this public consultation event, local members of the community are invited to view the development proposals for the site and provide their feedback.

The consultation runs until 22 May 2024, and we welcome comments from all interested members of the community. Newett Homes will review all comments received and set out how they have been considered within the planning application. A report setting out the public consultation undertaken will be prepared and submitted to Kirklees Council Planning Department as part of the planning application.



Site Description



The site, approximately 2.5 hectares in size, lies northeast of Stocksmoor. Stocksmoor railway station and line are located along the site's northern boundary and an existing ancient woodland to the east. Shepley Road is located to the south, and residential properties to the southeast and west. The topography slopes gently northward and eastward, with a steeper descent toward the woodland, and is predominantly enclosed by drystone walls. Access is primarily via Shepley Road, a residential street with existing pedestrian footpaths and lighting on the west side. Whilst there are no formal public rights of way on the site, nearby footpaths provide access to public right of way no. KIR/136/10 from Fulstone Road, providing connections to a broader network. The site is conveniently situated for access to services, facilities, employment, and public transport links, including rail and bus services, within walking distance. Additionally, it's within a suitable cycling catchment with accessible routes to Brockholes, Shepley, and Kirkburton.

Site Designations & Constraints

Within the Kirklees Local Plan 2019, the site is identified for long term development under policy SLS30: Safeguarded Land. Surrounded by Green Belt to the north, east, and south, it's also designated as a 'Mineral Safeguarding Area' – as is most of Kirklees.

The site is located entirely in Flood Zone 1, where the risk of flooding from all sources is low. An existing watercourse flows along the north-eastern boundary of the site. The site is not within or adjacent to a conservation area and does not contain any listed buildings. Shepley Mill Wood, Upper & Lower Stones Wood Local Wildlife, and Local Geological Sites are located to the east.

The Proposed Development

We will be seeking full planning permission for residential development with access into the site, car parking, public open space, landscaping and associated infrastructure.

In summary, the development proposals include:

- 50 new homes, with 20% designated as affordable housing;
- A mix of 1, 2, 3, 4, and 5 bed homes;
- Vehicle and pedestrian access via Shepley Road;
- A network of roads including an internal access road with pedestrian footpaths, shared surfacing;
- Private off-street parking and garages;
- Areas of public open space with landscaping, the introduction of tree lined streets, and a play area for both new and existing residents
- Areas for ecological enhancements to improve opportunities for bio-diversity on site;
- Footpath improvements for existing residents at Sun Side to the east; and
- Drainage infrastructure and other utility services.





Scheme Benefits of the proposed development

Social Benefits:

- Contribute towards meeting the identified shortfall in housing delivery in Kirklees.
- Deliver the right type of housing to meet demands with a mixture of house types, reflective of identified housing requirements.
- A design-led approach carefully considered to provide high-quality, well-designed and beautiful placemaking that responds sensitively to the sites' setting.
- Featuring high-quality, accessible and useable public open space to contribute towards the creation of healthy communities.

Economic Benefits:

- During construction phase, the development will support construction jobs on-site and in the wider supply chain, and contributing to the economy through spend within the construction sector.
- During the operational phase, the development will increase the labour force and by association, increase local expenditure and demand for local services; thereby improving their vitality and viability.
- Where necessary and justified, Newett Homes will provide contributions to Kirklees Council to support local infrastructure such as school places, and sustainable transport. The development would also achieve additional Council tax payments for the Council, and New Homes Bonus payments.

Environmental Benefits:

- Making efficient use of land, the development will deliver a policy-compliant 35 dwellings per hectare.
- Providing a significant number of new trees within the site.
- Delivering a high-quality and well-designed attractive landscaping scheme which retains existing ecological habitats where possible and provides further enhancements to secure a minimum 10% biodiversity net gain, as required by the Environment Act.
- Embracing sustainable development, the development includes sustainable construction materials, the use of solar PV and/or air-source heat pumps as necessary, an electric vehicle charging point for each house and reductions in water consumption.

Considerations

During the design process, various technical surveys and assessments have been conducted to ensure minimal impact on existing residents and infrastructure. The proposals are considered acceptable regarding flood risk, noise impacts, ground conditions, and landscaping and biodiversity. Technical reports will be accessible on the Council's website once the planning application is validated.



Feedback

Name

Email

Address Postcode

Message

Send

