
May 2025



Proposed Residential Development – 51 dwellings on allocated Housing Site (LPA ref HS115 – Stubley Farm) – Leeds Road, Heckmondwike

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 9 May 2025



24 West End Grove | Horsforth | Leeds LS18 5JJ
m: 07913 058 468 | e: alistairflatman@gmail.com
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 51 dwellings on allocated housing site HS115 (Stubley Farm, Leeds Road, Heckmondwike).
- 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 HS115) in the adopted Kirklees Local Plan – Allocations & Designations (adopted 27 Feb 2019). Details of the allocation are set out below.

Site HS115	
Local Plan ID	HS115
Site address	Stubley Farm, Leeds Road, Heckmondwike
Ownership	Private
Gross site area (Ha)	1.33
Net site area (Ha)	1.33
Constraints	<ul style="list-style-type: none"> • Site is close to listed buildings • Part/all of the site is within a High Risk Coal Referral Area • Within the outer zone of a hazardous material facility • Site is close to a listed building
Allocation	Housing
Indicative capacity	46 dwellings

102 Kirklees Local Plan - Allocations and Designations

4 Housing allocations

Reports required	<ul style="list-style-type: none"> • Contamination report (Phase 1) • Flood Risk Assessment • Heritage Impact Assessment • Coal Mining Risk Assessment • Transport Statement
Other site specific considerations	N/A

- 2.2 The proposal seeks to deliver 51 dwellings on the site.
- 2.3 The application is lodged at a time when the LPA are unable to demonstrate a deliverable 5 year housing land supply.

The Proposed Development

- 2.4 The proposal is for residential development comprising 51 dwellings with access taken from Leeds Road to the south. A pair of existing semi-detached dwellings will be demolished to facilitate the access. The stable buildings on site will also be demolished. There is no access from the site onto Stubley Farm Road. A new pump station complex is

proposed at the southern edge of the site (low point on the site to facilitate gravity drainage solution).

- 2.5 The proposal comprises 8 x 2 bed, 22 x 3 bed and 12 x 4 bed market family dwellings with 3 x 2 bed and 6 x 3 bed affordable houses set out as a terrace / mews of 3. The 3 and 4 bed dwellings will be semi-detached with off-street parking and garaging together with private garden space. The 2 bed market housing will be quarter houses set out in 2 blocks of 4 with shared amenity space.
- 2.6 Proposed materials will be brick (Carlton Priory Mixture or Carlton Wolds Autumn) with tile roof (Calderdale Rustic or Calderdale Light Grey).

The Application Site

- 2.5 The site sits on the northern edge of Heckmondwike to the north of Leeds Road between its junctions with Stubley Farm Road and Popeley Road.
- 2.6 The site is currently set to grass and used for grazing / horses. Housing sits to the south and west of the site with Stubley Farm to the north. Whilst the site is currently undeveloped, it is surrounded by housing giving it a residential setting.
- 2.7 The shape and topography (land rises at the northern end) of the site, together with presence of a drainage easement in the north west corner and the access point from Leeds Road, has informed the proposed layout.
- 2.8 The site is allocated in the Local Plan for Housing Development (ref HS115).
- 2.9 The site is currently a paddock and is within walking distance of local facilities.
- 2.10 The site is Flood Zone 1.
- 2.11 There are no ecological, heritage or landscape designations associated with the site.
- 2.12 The site is circa 1.33 ha in size.

3.0 Guidance on Community Involvement

National Guidance (NPPF 2024)

- 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. Paragraphs 40 and 41 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 40/41.
- 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

Ward Members

4.3 In order to obtain the views of the Ward Councillors, emails were sent to Cllr Hall, Cllr Holme and Cllr Holt on 9 May 2025. The email included a copy of the letter and plan sent to residents (see below).

4.4 No responses were received.

Local Residents – letter drop 9 May 2025

4.5 A letter was hand delivered to 36 local residents on 9 May 2025 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 Leeds Road, Popeley Road and Stubble Farm Road.

4.6 A copy of the letter is attached at Appendix 1.

4.7 A total of 8 emails were received, all raising concerns / objections. This is just over 20% response rate based on posting of 36 letters.

4.8 In respect of the 8 emails raising concerns these are summarised below:

- Disagree with development of this greenfield site
- Density too high / too many dwellings
- Distance between houses – overlooking and loss of privacy
- Impact of construction traffic – noise and dust
- Drainage / flooding issues on site – runoff from field into gardens
- Noise and odour from pump station
- Subsidence concerns given previous mine workings
- Pressure on local infrastructure – schools and doctors
- Loss of wildlife
- Highways – capacity and safety. Don't want access onto Stubble Farm Road
- Loss of value to existing homes
- Loss of views

Response to Feedback

4.9 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 / too many dwellings

The site allocation sets out an indicative figure of 46 dwellings – the proposal is for 51. The slight increase in number arises given the scheme includes a number of smaller 2 bed dwellings including the quarter houses which deliver units on a smaller footprint than a semi detached or terraced housetype. 51 dwellings on this 1.3ha site results in a density of 38 dph – Development Plan policy LP7 advises that densities should be at least 35dph so this scheme is generally consistent with that guidance. Furthermore, given the LPA cannot currently demonstrate a 5 year housing land supply, there are grounds to support increased densities of sites to assist with housing supply. This is considered appropriate for the allocation and relationship with adjacent land (existing housing to the south and west).

- Distance between houses – overlooking and loss of privacy

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. The distance between rear of Plot 51 (bed window) and nearest dwelling to the east is circa 15m, whilst the gable to Plot 51 will be blank ensuring there is no overlooking of existing rear garden area. Dwellings along the western edge of the site are laid out with gables facing existing dwellings whilst those along the southern edge of the site are either gabled or in excess of 21m from the rear of existing dwellings.

- Impact of construction activities – noise and dust

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

- Drainage and flooding issues on site

These comments are noted. The submitted Drainage Strategy report demonstrates how the site will be drained. The development of houses on the site will provide suitable drainage solution which will address the current flooding issue arising from runoff from the field

- Noise and odour from pump station

The pump station is an underground structure with small above ground kiosks. There are no expected noise or odour issues associated with the pump station.

- Subsidence concerns given previous mine workings

The application is accompanied by a Site Investigation report with includes a Coal Mining Risk Assessment Report. There are no known ground conditions that would prevent development of the site.

- Pressure on local infrastructure

Once the application is submitted the LPA will advise on available school places. If necessary contributions would be sought to address any shortfall.

- 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 – comments on safety and capacity

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.

- Loss of value and views

These are noted but not planning considerations

- 4.10 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

9 May 2025

Your ref:
Our Ref: AFP707

Dear Occupier

Proposed Residential Development – 51 dwellings on allocated Housing site (LPA ref HS115) – Land at Stubley Farm, Leeds Road, Heckmondwike

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 51 family dwellings on allocated housing site HS115. A new access will be created from Leeds Road following demolition of a pair of existing semi-detached houses (nos 195/197). A copy of the current proposed site layout is attached for your information.

In summary, the proposal comprises fifty-one 2, 3 and 4 bed family dwellings. The dwellings will predominantly be semi-detached together with two blocks of smaller (2 bed) 'quarter' houses and short terraces of three (mews). Each dwelling will have off-street parking (some with garaging) together with private garden space; the smaller quarter houses will have shared amenity space. Dwellings will be mainly 2 / 2.5 storey in height with the quarter houses (Linton Housetype) at 3 storeys and constructed in materials in keeping with the local area. Example housetypes can be found on the developer's website (orionhomes.co.uk). The shape of the site, together with the ground levels and its relationship with existing dwellings to the north and west, have all been considered when creating the layout. Landscaping will be provided on site together with an area of open space and pumping station to deal with foul drainage. We have appointed a Highways, Heritage, Drainage, Ground and Ecology Consultants to prepare technical reports to accompany the planning application.

The planning application is expected to be submitted in May 2025. 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 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 7 days of the date of this letter.

Yours sincerely

Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning Ltd



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



Proposed Site Layout – PDF copies of site layout can be emailed on request



24 West End Grove | Horsforth | Leeds LS18 5JJ
m: 07913 058 468 | e: alistairflatman@gmail.com
www.alistairflatmanplanning.co.uk
Registered in England Company Registration Number 10572299
Registered Office - Cavendish House | St Andrews Court | Leeds LS3 1YL