



STATEMENT OF COMMUNITY INVOLVEMENT

Parkwood Road, Longwood

Date: 12 December 2025

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Revision Record					
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1. Introduction

Purpose of Statement

- 1.1 This Statement of Community Involvement (SCI) has been prepared by ELG Planning on behalf of Mandale Homes (the applicant and developer) to accompany an application for the erection of 28no. dwellinghouses, together with associated landscaping and external works, at land off Parkwood Road/Weavers Lane, Longwood, Huddersfield.
- 1.2 On behalf of Mandale Homes, ELG Planning consulted local residents and other local stakeholders in order to establish the views of nearby residents and local stakeholders before submitting the application.
- 1.3 Paragraph 40 of the NPPF recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enable better coordination between public and private resources and improved outcomes for the community.
- 1.4 Paragraph 41 goes onto outline that local planning authorities should, 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.
- 1.5 Paragraph 137 of the NPPF states that applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot.
- 1.6 The pre-application response from the Local Planning Authority (LPA) (ref. 2024/21271) also stated that:

'You are encouraged to carry out public consultation and engagement prior to submitting your planning application, in accordance with paragraph 41 of the NPPF

and you have indicated you intend to do so. This should include contact with the ward councillors. The results of your pre-application consultation would need to be included in a Statement of Community Involvement to be submitted with your forthcoming planning application.'

2. Community Consultation Exercise

2.1 The following steps were undertaken to notify and engage local residents:

- Approximately 150 consultation leaflets (**Appendix 1**) were distributed around the local area (**Appendix 2**). These included details of the proposal and a draft site plan;
- 6no. site notices (**Appendix 3**) were placed close to the site (**Appendix 2**);
- Consultation details were placed on the ELG website (**Appendix 4**); and
- Ward Councillors were provided with details of the proposals (**Appendix 5**).

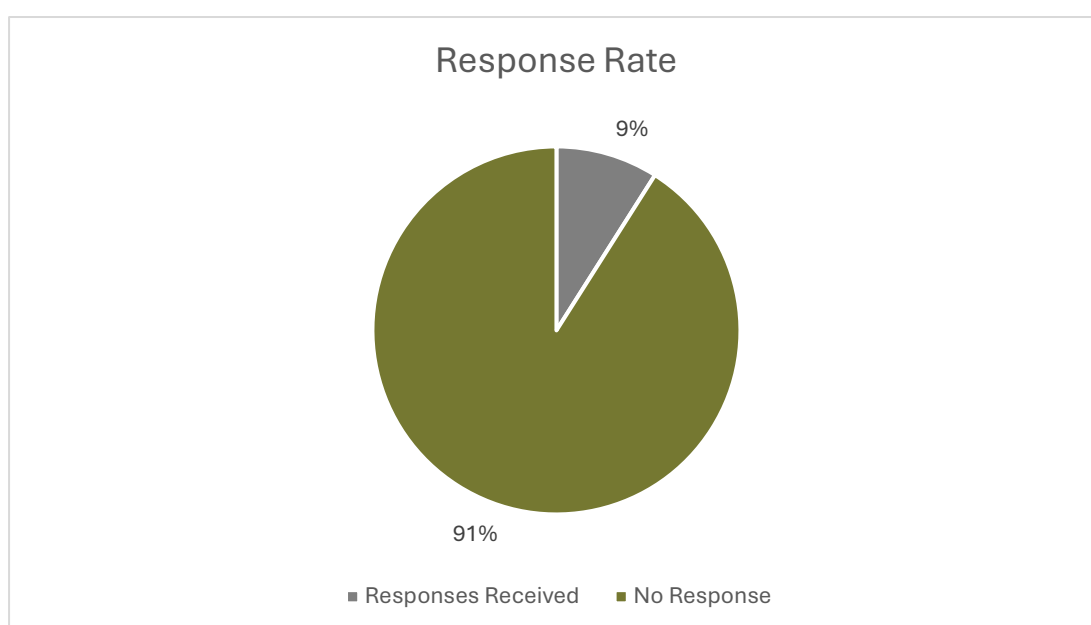
2.2 All responses received during the consultation period and up to the date of this report have been taken into consideration and referenced in this document.

2.3 Details of how respondents could make their views known were set out in the information leaflet. These (methods) were as follows:

- An electronic 'register interest' form on the website;
- Post; or
- E-mail the dedicated consultation e-mail address.

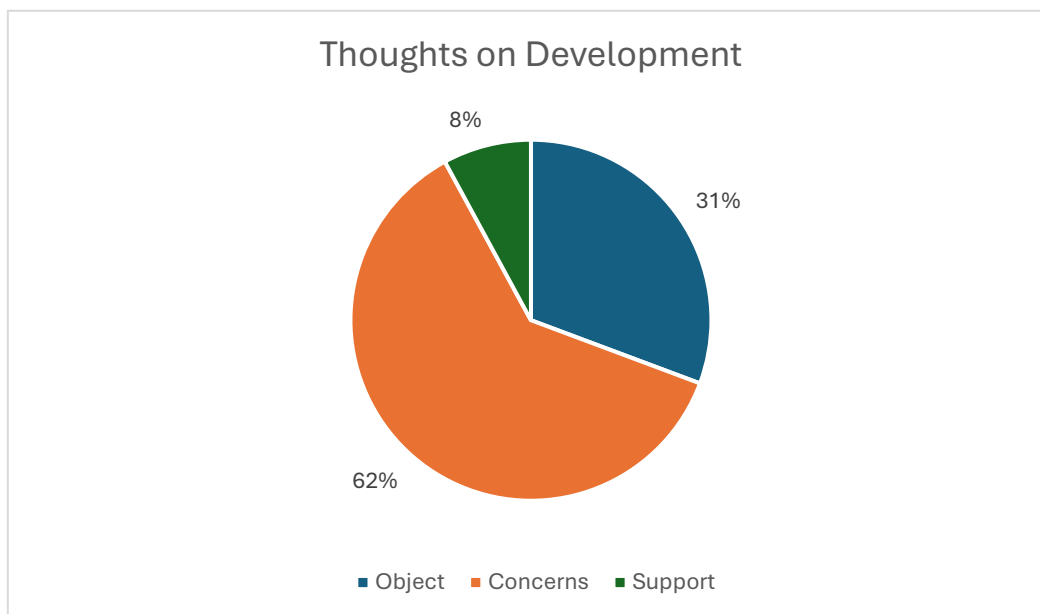
3. Response to Consultation Exercise

3.1 A total of 13 members of the community responded to the consultation exercise, all of which were submitted via email (N.B. some respondents provided multiple responses, which were grouped where they came from the same individual. However, where different members of the same household commented separately, each were treated individually). This response from the community indicates a 9% response rate when compared against the number of leaflets distributed.



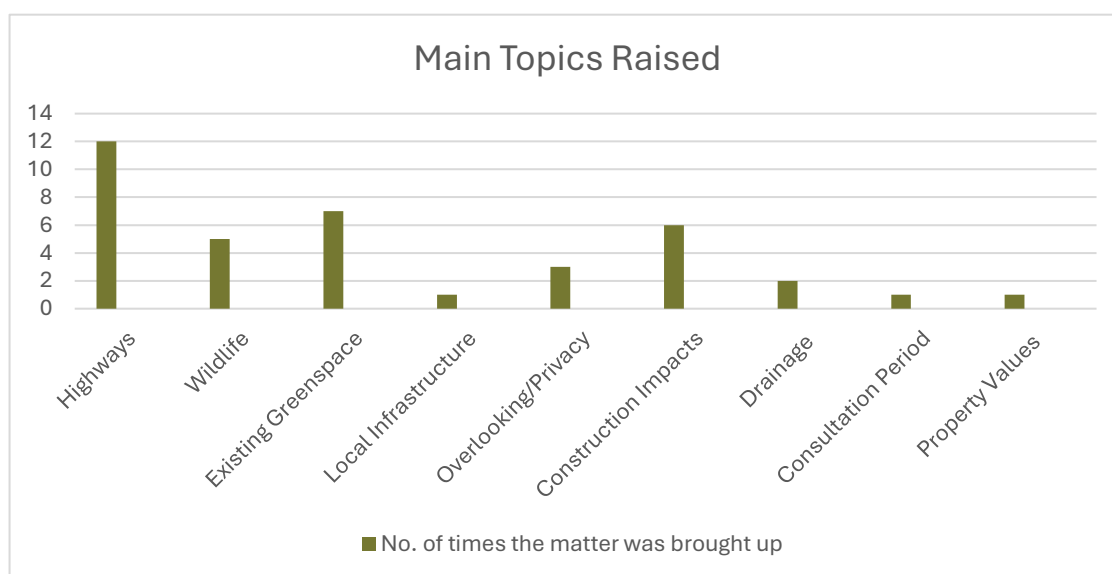
3.2 As highlighted above, it is worth noting that 91% of residents who were informed about the development had no strong views, either positively or negatively, that warranted them getting in touch to make their feelings known.

3.3 Of the 13 comments received, 4no. explicitly objected to the proposals, which equated to a 31% objection rate. Of the remaining (8no.) responses, 7no. raised clear concerns (62% of total respondents), albeit in some instances made suggestions as to how their concerns could be overcome, with 1no. supportive of the scheme in principle (8% of total respondents), albeit made comments in the process (N.B. percentages above exceed 100% only due to rounding). This is illustrated overleaf.



Main Topics Raised

3.4 The feedback forms provided a range of views and feedback on the proposals, although there were some recurring themes, as outlined in the chart below. These are summarised at paragraphs 3.5 - 3.14 overleaf.



Highway Safety

- 3.5 The main concern raised related to highway safety, citing issues such as the suitability of using Weavers Lane for access, given children play in that street etc. The suggestions to use Parkwood Road for access instead and/or install speed bumps on Weavers Lane were also made on a number of occasions.

Our Comment:

The application site had permission for 27no. dwellings (across two planning applications [refs. 2019/62/92164/W and 2020/62/92118/W]) until recently, which were proposed to be accessed in the same manner as the current proposals i.e., via Weavers Lane. The proposed access arrangements have also been designed in response to the comments from the Local Highway Authority (LHA) received as part of the pre-application response; specifically the request for a shared surface carriageway 5.5m in width with 600mm hard margins to either side, as a continuation of the current arrangement.

As it is a private road, installing speed humps on the existing Weavers Lane would not be possible. However, the developer would be willing to consider installing suitable traffic calming measures within the proposed estate, if these are deemed necessary by the LHA.

With regards to access from Parkwood Road, in the Committee Report for application ref. 2020/62/92118/W, the following was stated in the 'Impact on Highway Safety' section:

'The only highway that the application site meets is Parkwood Road, however no vehicular connection is proposed here. Parkwood Road lacks footways, and has narrow widths and poor forward visibility in some locations, such that a new vehicular access from Parkwood Road would not be considered acceptable.'

From the above, it is clear that the LHA does not view Parkwood Road as a suitable point of vehicular access, hence the developer has not considered this as a possibility.

The pre-application response also confirmed that A Stage 1 Road Safety Audit would be required. However, this is typically done once the layout has been accepted by the LHA.

Existing Greenspace

- 3.6 The second most common concern, which was cited by over half the respondents, related to the existing open space to the south west corner of the application site, which is owned by existing residents. Of particular concern was the extra burden that the new dwellings would place on this open space, with some comments that the proposed footway to the site boundary was not wanted. A single comment suggested that bin provision would be needed based on current issues and the popularity of the area with dog walkers.

Our Comment:

Like the vehicular access, the proposed footpath connection to the south west corner of the site replicates the previously approved arrangement under consent ref. 2019/62/9216 4/W. The open space on the site would also similarly be maintained by a management company owned by the residents. From the site visit undertaken ahead of submitting the planning application, a number of people were observed crossing the site walking dogs etc., with well-trodden pedestrian ‘desire lines’ in evidence. As such, there will already be members of the public crossing the open space within the adjacent site, some of whom may not contribute towards its upkeep, but such cannot reasonably be restricted. Indeed, the ‘fencing in’ of the site to prevent movement between it and the adjacent land is not considered suitable from an accessibility/connectivity perspective or good planning. It is also salient to note that the residents of the existing houses would be free to access the open space within the application site and not required to contribute towards such.

The inclusion of any street furniture, such as a bin, within the open space, is a detailed item and something that could be agreed at the discharge of conditions stage.

Wildlife

- 3.7 The ecological value of the application site was highlighted by many respondents, with a number of mentions of deer. The need to achieve a biodiversity net gain (BNG) was also cited.

Our Comment:

The planning application has been informed by a detailed suite of ecology documents, which makes a number of recommendations and proposes mitigation measures where appropriate, which can be secured by conditions attached to any consent granted.

The need to achieve BNG is now a mandatory requirement, although this can be achieved off-site where it is not possible on-site.

We would emphasise again that the site has had permission for housing until recently, and forms part of a housing allocation in the Kirklees Local Plan, so the principle of developing the site for housing is well-established.

Construction Impacts

- 3.8 Another common concern raised related to the impact of the construction process, both in terms of disturbance (noise, dust etc.) and damage to roads, as well as highway safety concerns specifically related to construction traffic.

Our Comment:

A Construction Management Plan (CMP) would almost certainly be required by the LHA in advance of development commencing, and these are normally secured by a condition attached to any consent granted. A CMP would set out how the above issues would be managed throughout the construction process. Clearly, the construction of a housing site will cause a degree of disturbance; this is unavoidable. However, the intention of the CMP is to put in place measures to ensure safety and keep any disturbance to a minimum

throughout the construction process. These measures are likely to include the likes of hours and days for construction and deliveries, measures for wheel washing and dust suppression, defining construction vehicle routes, and the use of a banksman, where appropriate, for any reversing vehicles.

Turning to the matter of damage to the road, typically a developer is required to conduct a Dilapidation Survey prior to commencing any work, in order to establish the condition of the road and any pre-existing defects before work starts. At the end of the construction process they are then required to rectify any damage they have caused during the course of development. A Dilapidation Survey is typically secured by a condition attached to any consent granted.

Drainage

- 3.9 A single response received cited drainage is already an issue but did not elaborate on what this (issue) is, with another response highlighting the presence of a culvert.

Our Comment:

The planning application includes a Drainage Strategy, which has been designed taking into account the comments from the Lead Local Flood Authority received during the pre-application process. For example, the red line of the development has now been moved 10 metres (m) back from the line of the culverted watercourse.

Overlooking/Privacy

- 3.10 There were 3no. respondents who raised concerns on matters such as overlooking and loss of privacy as a result of the new homes.

Our Comment:

The layout of the development is largely the same as approved under consent refs. 2019/62/92164/W and 2020/62/92118/W, and it is considered that the separation distances

shown between the existing and proposed dwellings are acceptable. As a result, it is our view that there would be no unacceptable overlooking and loss of privacy.

Local Infrastructure

- 3.11 A single response cited that access to local infrastructure (school and GP places etc.) is already limited, and that development would exacerbate this.

Our Comment:

The impact of the proposals on local facilities and amenities would be fully assessed by the LPA as part of the application process. If considered necessary, the LPA would request contributions towards the likes of education provision, healthcare, and open space, etc. which would be secured by a Section 106 Legal Agreement. Any contributions would need to meet the requirements of NPPF paragraph 57, which advises that planning obligations should only be sought where they meet all of the following tests:

- *Necessary to make the development acceptable in planning terms;*
- *Directly related to the development; and*
- *Fairly and related in scale and kind to the development.*

Based on the pre-application response, contributions towards some forms of open space and travel passes are anticipated, but not education.

Consultation Period

- 3.12 A single response cited concerns over the consultation process and suggested this was inadequate.

Our Comment:

We would respectfully disagree with the above opinion. The consultation undertaken was entirely voluntary on the part of the developer and, as stated in the leaflet distributed, this

consultation does not replace the statutory consultation that will be undertaken by the LPA when the planning application is submitted. Residents will have a further opportunity to comment to the LPA at that stage.

Property Values

- 3.13 Concerns over the impact on property values were raised by one respondent.

Our Comment:

This is not a material planning consideration.

Anti-social Behaviour

- 3.14 A single positive comment was returned that referred to anti-social behaviour on the site presently and considered that development would be a positive as a result.

Our Comment:

This comment is duly noted and welcomed.

4. Conclusions

- 4.1 This SCI has been prepared by ELG Planning on behalf of Mandale Homes (the applicant and developer) to accompany an application for the erection of 28no. dwellinghouses, together with associated landscaping and external works, at land off Parkwood Road/ Weavers Lane, Longwood, Huddersfield.
- 4.2 On behalf of Mandale Homes, ELG Planning consulted local residents and other local stakeholders in order to establish the views of nearby residents and local stakeholders before submitting the application.
- 4.3 The consultation exercise included:
- Approximately 150 consultation leaflets (**Appendix 1**) being distributed around the local area (**Appendix 2**). These included details of the proposal and a draft site plan;
 - Placing 6no. site notices (**Appendix 3**) close to the site (**Appendix 2**);
 - Placing consultation details on the ELG website (**Appendix 4**); and
 - Providing Ward Councillors with details of the proposals (**Appendix 5**).
- 4.4 Of the 13 comments received, 4no. explicitly objected to the proposals, which equated to a 31% objection rate. Of the remaining 8no. responses, 7no. raised clear concerns (62% of total respondents), albeit in some instances made suggestions as to how their concerns could be overcome, with 1no. supportive of the scheme in principle (8% of total respondents), albeit made comments in the process. The views of those concerned with the development have been summarised in this statement.
- 4.5 It is the view of Mandale Homes and their professional consultants that the proposals are suitable in their current form and would accord with the requirements of the Development Plan, and as such, no changes are required at this stage.
- 4.6 ELG Planning made the community aware that this consultation exercise does not replace that carried out by the LPA upon the receipt of a formal, valid planning application.

Appendix 1:

Consultation Leaflet

WAYS TO GET IN TOUCH

We would welcome your comments on the draft development proposals. There are three ways in which you can make your views known.

Complete and submit the electronic form available at: <https://elgplanning.co.uk/contact-us/>

Write to: ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH

Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments

Please submit all comments before **9th December 2025**



A copy of this information leaflet and draft plans are available online at:

<https://elgplanning.co.uk/projects/parkwood-rd-longwood>

Please Note

This community involvement exercise has been commissioned by our client to involve the public in the planning application process prior to any planning application being submitted. It will not replace the normal consultation exercise undertaken by Kirklees Council when dealing with any formal planning application. All responses will be held by the company in accordance with GDPR 2018. Your contact details will not be made public or be retained on any database.

Mandale Homes
 TOGETHER WE BUILD A HOME

COMMUNITY CONSULTATION

LAND OFF PARKWOOD ROAD, LONGWOOD, HUDDERSFIELD



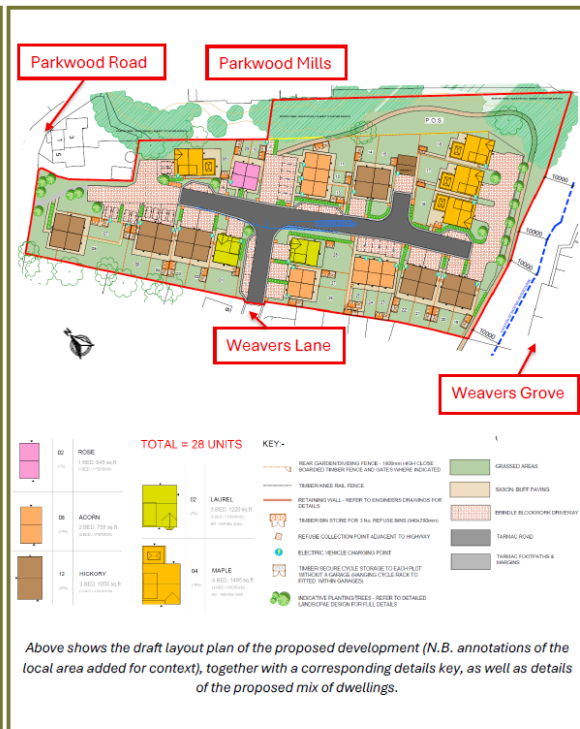
THE PROPOSED DEVELOPMENT

On behalf of our client, Mandale Homes, ELG Planning are preparing a full planning application for a residential development on land off Parkwood Road, Longwood, Huddersfield. Based near Stockton-on-Tees in the North East of England, Mandale Homes are an award-winning house builder with nearly 40 years of experience.

As can be seen from the draft layout plan and corresponding key (right), the development will comprise of 28no. dwellings, with a mix of 1, 2, 3 and 4-bedroom properties, which will suit a variety of occupiers. These will all be two-storeys in height. The full suite of house types plans (i.e., floor plans and elevations) are provided on ELG's website, which is accessible via the link overleaf. The levels of private and visitor car parking shown on the draft layout plan will also satisfy the local standards.

The site has held planning permission previously for 27no. dwellings across 2no. permissions (application references 2019/62/92164/W and 2020/62/92118/W). The site also forms part of a housing allocation in the Kirklees Local Plan, which establishes housing as a suitable use of the land, in principle.

The draft layout plan (right) is very similar to the previous permissions, with vehicular and pedestrian access continuing to be proposed from Weavers Lane, with a further pedestrian access proposed from Parkwood Road, and another route proposed to the corner of the site close to Weavers Grove. The area of public open space (POS) proposed along the northeastern site boundary, adjacent to the Parkwood Mills complex, also formed part of a previous permission, and a number of trees will be retained on-site as part of the development, complementing the soft landscaping proposed.



Above shows the draft layout plan of the proposed development (N.B. annotations of the local area added for context), together with a corresponding details key, as well as details of the proposed mix of dwellings.

Appendix 2:

Consultation Leaflet and Site Notice Distribution



● Site Notice location

— Leaflet distribution area

Appendix 3:

Site Notice

COMMUNITY CONSULTATION

Land at Parkwood Road, Longwood, Huddersfield



Leaflets with details of the proposed residential development have been circulated throughout the area and are available at: <https://elgplanning.co.uk/projects/parkwood-rd-longwood>

Comments on the development can be submitted either; by email, through the ELG Website, or posted to the address below.

Please leave your name and address. All responses will be held by the company in accordance with GDPR 2018. Your contact details will not be made public or be retained on any database.

We would welcome your comments on the draft development proposals. Please submit all comments before 9th December 2025

ELG Planning Ltd
55 Coniscliffe Road
Darlington, DL3 7EH
Email:
consultation@elgplanning.co.uk



Appendix 4:

ELG Website



Mandale Homes

Together we build a home

Details

On behalf of our client, Mandale Homes, ELG Planning are preparing a full planning application for a residential development on land off Parkwood Road, Longwood, Huddersfield. Based near Stockton-on-Tees in the North East of England, Mandale Homes are an award-winning house builder with nearly 40 years of experience. As can be seen from the draft layout plan and corresponding key (right), the development will comprise of 28no. dwellings, with a mix of 1, 2, 3 and 4-bedroom properties, which will suit a variety of occupiers. These will all be two-storeys in height. The full suite of house types plans (i.e., floor plans and elevations) are provided on ELG's website, which is accessible via the link overleaf. The levels of private and visitor car parking shown on the draft layout plan will also satisfy the local standards. The site has held planning permission previously for 27no. dwellings across 2no. permissions (application references 2019/92164 and 2020/62/92118 /W). The site also forms part of a housing allocation in the Kirklees Local Plan, which establishes housing as a suitable use of the land, in principle. The draft layout plan (right) is very similar to the previous permissions, with vehicular and pedestrian access continuing to be proposed from Weavers Lane, and with a further pedestrian access proposed from Parkwood Road, and another route proposed to the south east corner of the site. The area of public open space (POS) proposed along the northeastern site boundary, adjacent to the Parkwood Mills complex, was also something that formed part of a previous permission, and a number of trees will be retained on-site as part of the development, complementing the soft landscaping proposed.



Documents

Download Golfcar Elevations 1	Download Golfcar Elevations 2	Download Golfcar Elevations 3	Download Golfcar Elevations 4
Download Golfcar Elevations 5	Download Location Plan	Download Site Plan	

Larger text from website below.

Details

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Appendix 5:

E-mails to Ward Councillors

Golcar Councillors

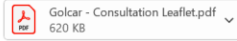


David Marjoram

To andrew.marchington@kirklees.gov.uk; angela.sewell@kirklees.gov.uk; graham.turner@kirklees.gov.uk

Reply Reply All Forward

Mon 24/11/2025 22:19



Dear Councillors

I hope you are well.

Tomorrow, we are set to commence a period of public consultation on land off Parkwood Road, Longwood, Huddersfield, and as a Ward Councillor for the area we wanted to notify you out of courtesy. We attach a copy of the leaflet that are set to be distributed around local residents tomorrow, accordingly. We will also be placing a few notices around the local area outside of the immediate areas that will be receiving a leaflet.

I have also provided a link to the relevant part of our website below, where more documents are available.

<https://elgplanning.co.uk/projects/parkwood-rt-longwood-huddersfield/>

If you have any questions or queries, please do not hesitate to contact me.

Kind Regards,

David Marjoram, MRTPI
Associate



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