

FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

LAND TO THE REAR OF MILTON ROAD, LUPSET

CONSULTATION REPORT

ON BEHALF OF KEEPMOAT HOMES

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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APPENDIX 1: COMMENT FORM

1. INTRODUCTION

- 1.1 This report accompanies and supports the full planning application submitted for residential development on land to the rear of Milton Road, Lupset.
- 1.2 The importance of effective community involvement in planning has been emphasised through the Government's localism agenda and by publication of the National Planning Policy Framework (NPPF).
- 1.3 As part of the Local Development Framework process introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Statement of Community Involvement (SCI) to 'front load' the planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.
- 1.4 Wakefield District Council's SCI was adopted in 2006. The SCI currently states that *"some major applications, such as large-scale regeneration projects or particularly complex or controversial proposals, justify more engagement and involvement."* The Draft Statement of Community Involvement (2017) that was consulted on in August 2017 identifies that:

"Applicants are also advised to consult the community about major application or development which is likely to affect a large number of people and/or become controversial. The Council offers a confidential pre-application advice service for major applications. It is recommended developers consider using this formal process as it can significantly speed up the application process."

Method of Engagement:

- *Information leaflet and/or letters to neighbours (carried out by the applicant);*
- *Activities and events set up purposely to gather the views of residents such as exhibitions and public meeting (carried out by the applicant)."*

- 1.5 Taking into consideration the NPPF, the Localism Act and Wakefield District Council's SCI, the applicant has undertaken a programme of pre-application

consultation with the Local Planning Authority and local community for these proposals. The subsequent chapters of this report explain the pre-application consultation process followed by the applicant; provides a summary of community comments/views received, and demonstrate how they have been taken into account in finalising the submitted scheme.

2. PRE-APPLICATION CONSULTATION WITH WAKFIELD DISTRICT COUNCIL

- 2.1 The NPPF, at paragraph 186, identifies that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.2 Wakefield District Council have an established pre-application procedure for 'major' developments such as the proposals subject to this application. This procedure includes for a pre-application meeting between the applicant and the local planning authority and the issuing of formal pre-application advice by the local planning authority informed by input from statutory consultees.
- 2.3 A pre-application meeting was held with Council officers on the 12th April 2017 at which the applicant discussed the scheme and officers gave their recommendations. Following the meeting a formal written response was provided, dated 21st April 2017.
- 2.4 The written response sets out the requirements for an application on the site including a review of the relevant policies which the application would be considered against, initial responses from some consultees and a validation checklist. The following amendments were made and additional details included in the submission in accordance with the advice received:
- Drainage infrastructure was previously proposed on land to the south of the application site, this has now been moved to fall within the site boundary;
 - The mix of housing (both market and affordable) was amended in line with officer requirements;
 - Some plot-specific amendments were made to the layout following officer advice to ensure separation distances and high-quality design throughout;
 - The scope of the Transport Assessment was agreed with Highways Officers;
 - A playing pitch assessment and air quality assessment have been submitted as requested; and
 - The submission documents are in line with the validation checklist provided.

- 2.5 It was noted that some of the land included in the proposal was outside of the allocated site HS11, officers noted that the development of this land would need to be assessed and justified through the application submission. It was acknowledged that the majority of the site is covered by allocation HS11 and is appropriate for residential development.

3. COMMUNITY CONSULTATION METHODOLOGY

- 3.1 The importance of relevant pre-application consultation with the local community at an appropriate scale is recognised by the applicant.
- 3.2 The SCI states that "*Applicants are also advised to consult the community about major application*". Suggested methods of consultation include:
- *Activities and events set up purposely to gather the views of residents such as exhibitions and public meeting (carried out by the applicant).*
- 3.3 Following consideration of national and local guidance on appropriate community involvement methods, and given the scale of the proposed development, it was felt that the most appropriate method of engagement with the local community was to run a drop-in session to enable residents to find out more information on the scheme, discuss the proposal with members of the development team and provide their comments.
- 3.4 A leaflet was distributed to local residents by the applicant to advertise the event, giving details of location and time.

Event

- 3.5 The drop-in event was held at St George's Community Centre, Broadway, Lupset on Thursday 31st August 2017. The event was open for local councillors between 4-4.30pm with members of the public invited between 4.30pm and 7pm.
- 3.6 Exhibition boards were produced showing draft plans of the site, 3D images and giving information regarding house types and the application process. 5 members of the development team were available to discuss the scheme and answer questions.
- 3.7 Comment forms were provided which could be filled in anonymously to allow residents to comment formally on the scheme. Forms were collected at the event and could be submitted by post for 2 weeks following the event. The comment form used is provided at Appendix 1.
- 3.8 The following chapter of the statement considers the comments and feedback received from the community consultation undertaken by the applicant.

4. COMMUNITY CONSULTATION ASSESSMENT

4.1 34 people attended the consultation event and a total of 16 responses were received during the consultation period, with 15 coming from the event and 1 following by post.

Event

4.2 During the course of the consultation event a total of 34 people attended, including 2 local councillors. Attendees were asked for some details to record the demographics of those who attended and to track where in the Local area they had come from. The below picture (Figure 1) shows the details recorded at the event.

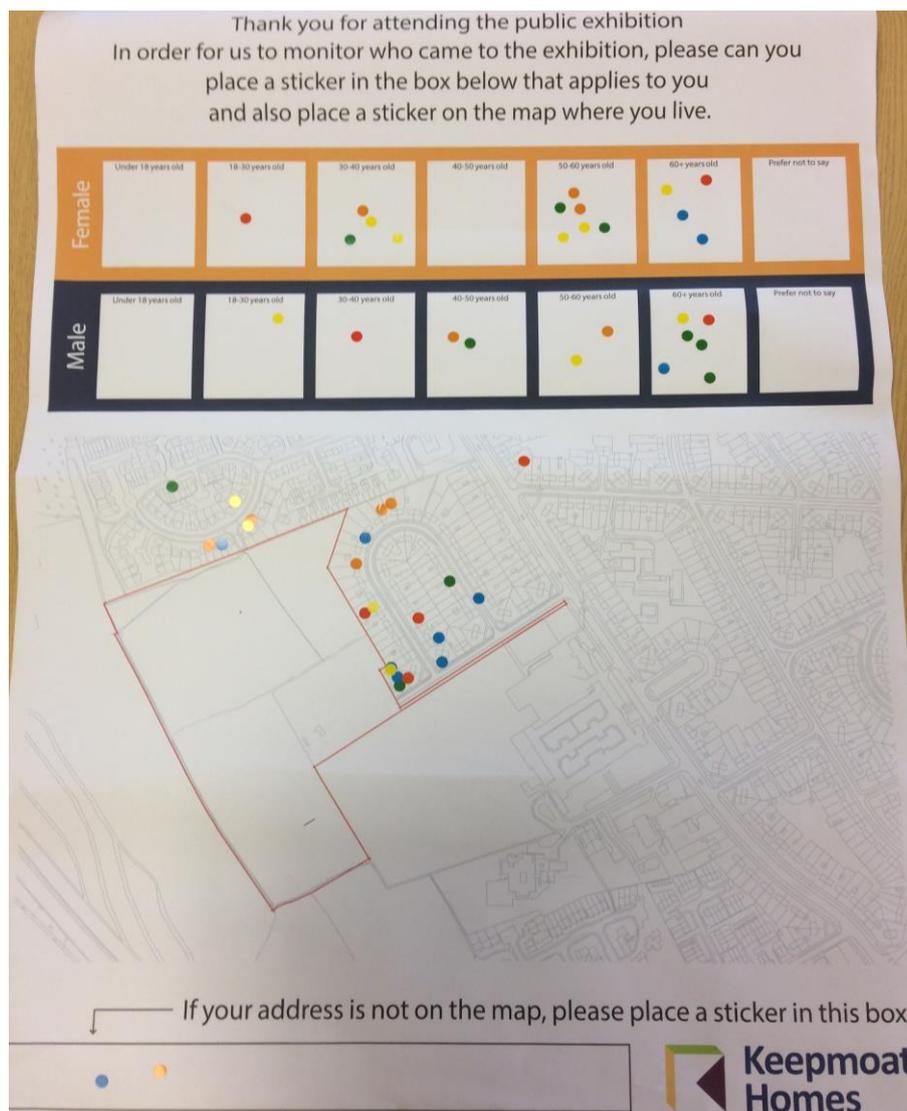
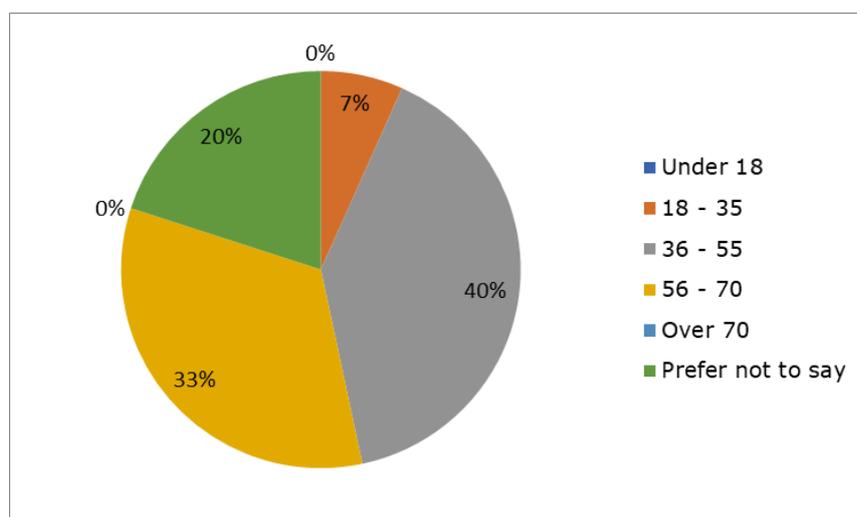


Figure 1: Consultation Event Attendance

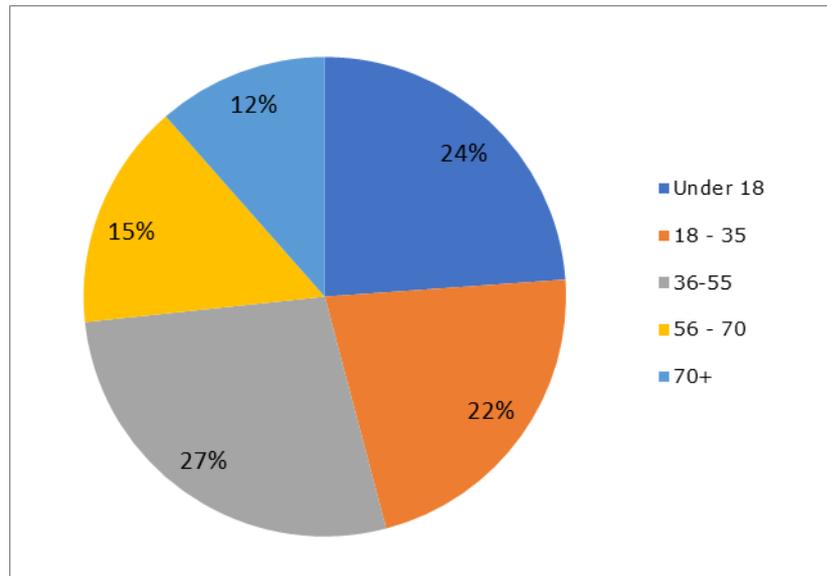
Comments

- 4.3 16 comments forms were returned either at the event or in the post.
- 4.4 Respondents were monitored to assess whether they were representative of the wider community of the ward of Wakefield West. Monitoring information was collected for gender, age and whether people were responding as a local resident/representative of a group etc.
- 4.5 The 2011 Census estimates shows that the population makeup of Wakefield West comprises 48% males and 52% females. The gender profile of those who responded to the consultation was 25% male and 62% female, (13% opted not to specify).
- 4.6 Figure 1, below, shows the age profile of those who responded through the consultation against the age profile of the ward, Wakefield West. The charts show that the 36-55 age group was proportionately over represented while the under 18 group was poorly represented. This is a common finding of exercises of this type.

Figure 1 – Respondent Age Profile
Respondents

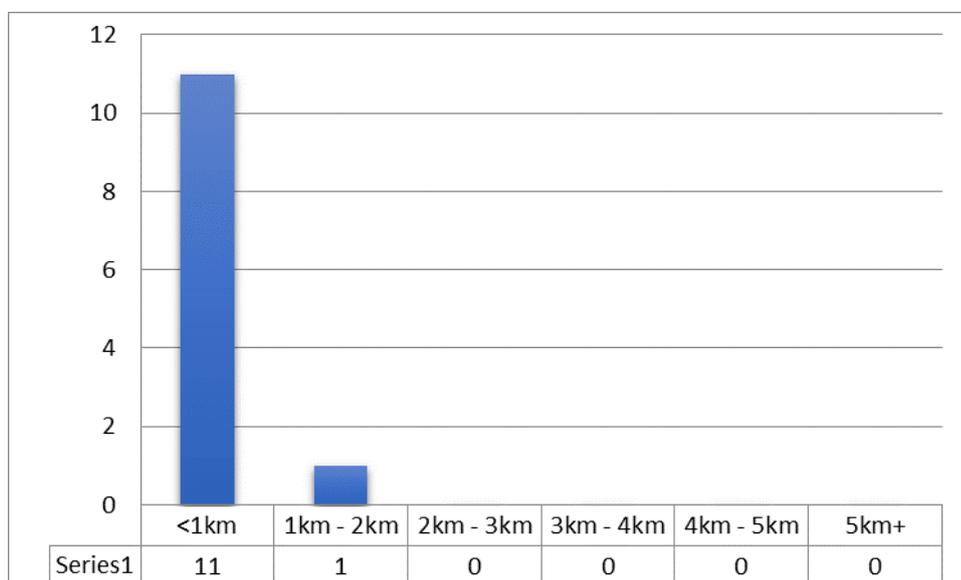


Census



4.7 Those responding to the consultation were asked to provide their postcode. From this information, it is possible to identify the approximate distance of the respondent’s address to the site.

Figure 2 – Respondent’s Distance to Site



4.8 All of the people responding to the consultation lived or worked within 2km of the site. The average distance was 0.23km.

- 4.9 Respondents were also asked to indicate who they were responding as (i.e. local resident, local business, local Councillor or representative of a group or organisation), thus enabling us to be able to identify any commonalities for particular groups. All of the respondents were local residents.
- 4.10 On the basis of the monitoring information collected through the consultation it is reasonable to conclude that the consultation has engaged those persons who live at premises in the vicinity of the application site and as a result the views expressed by respondents can be relied upon as being representative of local opinion.

Analysis

- 4.11 The following section of the report identifies the comments received from the public consultation and explains how they have been taken into account in the evolution of the scheme design.
- 4.12 The comments received have been grouped and summarised under topic areas in the table below along with the applicant's response to the comments.¹ Wherever possible community comments and suggestions have been fed into the final proposed scheme subject to this planning application. It is important to note that some community concerns will not always be overcome through the consultation exercise and that sometimes people have contradictory views to each other.

Comment	Ref.	Applicant's Response
Principle		
Object to development / proposal.	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16	It is noted that some people expressed their opposition to the scheme, which is entirely in their right to do so. It may be the case that respondents retain their view on this matter and choose to object to the planning application, but the intention is that through this consultation process the application takes into account, as far as is appropriate and possible, local views and opinions and raises awareness of the planning application process.
More development not required.	8,	
Object to development of green space / fields / green field site.	4, 6, 8, 16	
Detrimental impact on residential/ visual amenity.	16	
Over development of the site.	16	
		The site is not allocated or protected as open space, the majority of the site is allocated for residential development. The

¹ Comments forms are available in full from the applicant upon request.

		<p>development of the unallocated part of the site is assessed in the submitted Planning Statement.</p> <p>As part of the scheme we are providing landscaping including the provision of public open space that local residents can enjoy.</p>
Highways		
Inadequate access arrangements/ should be more than one access.	3, 6, 7, 14, 16	The access arrangements and implication on the wider highways network have been assessed as part of the Transport Assessment (TA) submitted as part of this application.
Highway safety compromised.	16	
Increased traffic on nearby roads.	1, 3, 4, 7, 8, 11, 13	The assessment concludes that the development would not have a significant impact on the local transport network. The development is therefore considered acceptable in transport terms.
Milton Road not wide enough.	4	
Adequate provision should be made for car parking on site.	16	Noted. The car parking provision within the development has been designed in line with the Councils car parking standards.
Landscape & Environment		
Very little space allowed for landscaping.	16	Our proposal includes retaining trees and hedgerow wherever possible. The application is supported by a comprehensive Tree Survey and Arboricultural Impact Assessment to ensure that the implications on trees is maintained at a minimum.
Concerns about the implications on existing TPO trees.	3, 6, 16	
Greater green belt to be added as part of development.	7,	
Loss of habitats due to loss of trees. Bats/Birds.	6, 16	The Ecological Appraisal undertaken on site has identified recommendations that have been incorporated into the proposal.
Flood Risk increased.	8, 16	The application is supported a Flood Risk Assessment (FRA). The site is located within Flood Zone 1. A drainage system is to be incorporated within the site in accordance with the recommendations of the FRA incorporating SUDS within the site.
Drainage problems.	6,	
Design / Mix		
Detrimental to character and appearance of the area.	6, 16	The design of the scheme has been developed in line with local policy and national standards, with particular regard to spacing standards, relationships with existing properties and the scale and pattern of residential developments in the area.
Loss of privacy/ overlooking/ too close to existing properties.	7, 8, 16	
Substation too close to dwellings.	4, 6	

Need to alter plans to account for relationship with existing properties.	5	The submitted Design and Access Statement provides further detail on the development of the scheme design.
Will footpath be opened to 3m?	9	All footpaths within the development have been designed to be accessible for all and to provide a permeable development which will be attractive to pedestrians.
Services		
Pressure on facilities including doctors, dentists and hospitals.	2, 12	As part of the planning application process the Council will determine whether there is a need for a contribution towards local healthcare or educational facilities, if so the developer will be required to make a financial contribution.
Not enough school places.	3, 4	
Other		
Not invited to the Public Consultation/advertising not good enough.	10, 13, 16	Noted. Leaflets were distributed to residents in the local area and invited anyone to further advertise the event if they wished. Formal Public Consultation prior to the submission of the application is not a requirement in this case but is encouraged. The applicant sought to involve Local Residents at an early stage and the Council will consult further once the application has been submitted.
Noise/Air Pollution.	1, 2, 8, 9, 16	The application is accompanied by various reports which assess the impact of the proposal on local environment conditions. No significant adverse impacts have been identified as part of this work.
Health and Safety of children.	1, 4	
Queries compensation to existing residents/loss of property value.	7, 16	The value of property is not a material planning consideration and will not factor in to the Council's determination of this application.

5. Conclusion

- 5.1 The purpose of the pre-application public consultation undertaken by the applicant was to build an understanding and awareness of the project by local people and the local planning authority and to seek feedback to be used to shape the scheme.
- 5.2 The applicant has worked pro-actively with the Local Planning Authority in advance of the submission of this application in accordance with their pre-application procedure. The pre-application engagement with the Local Planning Authority has been effective and positive, and the scheme proposals evolved on the basis of this engagement.
- 5.3 The applicant has also worked pro-actively to engage the local community in advance of the submission of this application. Local people have had the opportunity of engaging with the proposals through a public consultation event and comment forms.
- 5.4 The comments and feedback received during the pre-application consultation with the local planning authority and the local community have been reviewed and the applicant has responded to the comments, suggestions and questions raised. Where possible and feasible changes have been made and additional information supplied to address comments and suggestions provided.
- 5.5 Accordingly, the proposals should be looked upon more favourably by the Local Planning Authority (NPPF, paragraph 66). In summary, the applicant considers that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective.

