



JohnsonMowat
Planning & Development Consultants

KCS DEVELOPMENT LIMITED

TARA FIELDS,
LAND OFF RACECOURSE ROAD,
EAST AYTON

OUTLINE PLANNING APPLICATION FOR THE RESIDENTIAL DEVELOPMENT
OF UP TO 96 DWELLINGS (ACCESS, LAYOUT AND LANDSCAPING FOR
CONSIDERATION ONLY). ALL OTHER MATTERS ARE RESERVED.

STATEMENT OF COMMUNITY INVOLVEMENT



KCS Development Limited
Land off Racecourse Road, East Ayton

Statement of Community Involvement

Date: 20th November 2017

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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 Partnership LLP during our investigations.

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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 Limited to detail the community consultation undertaken in relation to the proposed development of land off Racecourse Road, East Ayton.
- 1.2 The development proposals seek outline planning permission for 96 dwellings with means of access, layout and landscaping for determination at this stage.
- 1.3 This statement should be read in conjunction with the following supporting information:-
- Planning Case Report – Johnson Mowat;
 - Landscape Plan – Arlene McIntosh;
 - Site Layout – Ellis Healey Architecture;
 - Site Survey – Latitude Surveys;
 - Design and Access Statement – Ellis Healey Architecture;
 - Flood Risk and Drainage Assessment – JPG;
 - Geoenvironmental Desk Study Report – JPG;
 - Phase I Desk Study Review and Phase II Ground Investigation Report – GeoDyne;
 - Archaeology Report - Prospect Archaeology;
 - Transport Assessment and Site Access Arrangement Plan – Bryan G Hall;
 - Framework Travel Plan – Bryan G Hall;
 - Bat Report and Preliminary Ecological Appraisal– Smeeden Foreman; and
 - Arboricultural Survey and Tree Plan – Smeeden Foreman.



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. KCS Development Limited recognise 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 Scarborough Borough Council's specific guidance on community consultation for planning applications.

National Policy

NATIONAL PLANNING POLICY FRAMEWORK (2012)

2.2 The National Planning Policy Framework was published in March 2012. It was a key part of the Coalition Government's reforms which aim to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. With regards to pre-application consultation, the document states:

"188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community".

"189. 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 do 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 before submitting their applications".

"190. The more issues that can be resolved at pre-application stage, 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".