

About the application

Application number: 2022/91735	
What is the application for?:	Outline application for erection of 80 dwellings and associated work, including
Address of the site or building:	Land off, Hermitage Park, Lepton, Huddersfield, HD8 0JU
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
•There is much brownfield land in and around Huddersfield. The priority should be to use brownfield land for housing as per Government policy. •Application does not make any reference to the other proposed development sites in the immediate area. At an earlier stage in the process, it was explicitly stated that a joined-up plan for all sites must be submitted, to ensure adequate infrastructure provision. This application is attempting to circumnavigate that explicit instruction. •The houses in the proposed development will increase strain on current local amenities such as schools and the doctor's surgery in Lepton. This is not sustainable and will be to the detriment of Lepton residents. •Given that the development is to the south of Rowley Lane, then to enable pedestrians to walk to the local school, consideration needs to be given to adding a pavement along the entire Southern side of Rowley Lane. At present there is no pavement on the Southern side for long stretches of Rowley Lane (down the hill from the school), which represents a potential safety hazard to pedestrians. With only one side paved, it forces pedestrians into the road when meeting a pushchair, wheelchair or mobility scooter approaching from the opposite direction. With more potential pedestrians from new housing, this problem will be amplified. Adding a second pavement will address this problem. The builder / developer should fund this work 100% up-front before the housing is complete, and not Kirklees Council. Kirklees should require a guarantee, an enforceable warranty from the builder/developer to ensure future problems are mitigated. Consideration should also be given to establishing an escrow arrangement, whereby the builder is compelled to hold significant funds with a third party to ensure adequate provision for future site repairs/maintenance etc. This would ensure that the people of Lepton (and Kirklees Council budgets) are protected against the builder/developer going into liquidation. •Application does not include provision for traffic management at the lower end of Rowley Lane. An additional 80 houses (and potentially 160 cars) will add to congestion at what is already a hazardous road junction. A proposed roundabout where Rowley Lane meets Penistone Road is supported (as was included in earlier versions of the plan). This will also slow down traffic on Penistone Road. Consideration should also be given to establishing an enforceable warranty/guarantee from the developer and also an escrow fund arrangement (as per above).	

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- The field adjacent to Beldon Brook Green regularly has run-off water which drains along the road and onto local properties during the winter months. When this freezes, it is a hazard for residents. If additional housing is planned, there needs to be far better provision for drainage from hard surfaces. Consideration should also be given to establishing an enforceable warranty / guarantee from the developer and also an escrow fund arrangement (as per above).

- There are several trees in the fields which have TPOs upon them. There appears to be insufficient distance left between the trees (both the visible crown and also the non-visible root system) and the planned development area. There is a risk of damage to the trees and to the roots during construction; root ingress into draining / foundations of houses which may cause issues for future homeowners. It is suggested that a 20m buffer from the edge of the development to the edge of the crown and root system of all trees with a TPO is added (as per the Ancient Woodland).

- There is no mention of the proposed fencing/boundary between the recreational field and the public footpath running down Beldon Brook Green. The fencing in this area is currently dangerous (comprising old wood, exposed nails and barbed wire). It is suggested that Kirklees insist this boundary is marked using a dry stone wall, which is in-keeping with other boundaries in this immediate area (The public footpath up from Rowley Lane, the rear boundaries of properties on Rowley Lane where they meet the open field adjacent to Crow Trees listed building, and boundaries of 6 Beldon Brook Green). Stones can be re-used from other areas of the site. Consideration should also be given to establishing a warranty and escrow fund (as per above).

- It is assumed that all the foul water pumping stations on the proposed plan do not cause odour, noise, vibration, electrostatic or other environmental interference to local residents or wildlife. Consider establishing an enforceable warranty from the developer and also an escrow fund (as per above).

- Re: pumping station, it is noted that the removal of mixed species of trees/hedge to facilitate the pumping station is proposed (ref G9 on the Landscape plan). To safeguard residents' concerns over noise, vibration and other pollution, it is suggested a dense tree "screen" is retained around the pumping station.

- Re: Pruning works to Oak Tree T33, if the developer cannot accommodate a house in Plot 41 without interfering with the tree, then this plot should not be approved in the plan. . It is suggested that a TPO is assigned to tree T33 as a protective measure. This tree is an important part of the local landscape and is one of several offering a home or resting place to wildlife including squirrels, bats and birds. The visual amenity of oak trees in this area is of great value to the local population.

- Re: Pruning works to Oak Tree T29, if the developer cannot accommodate a garage in Plot 54 without interfering with the tree, then this plot should not be approved in the plan. It is suggested that a TPO is assigned to tree T29. This tree is an important part of the local landscape and is one of several offering a home or resting place to wildlife including squirrels, bats and birds. The visual amenity of oak trees this area is of great value to the local population.