

KIRKBURTON PARISH COUNCIL

PLAN NO: 2022/60/91735/W

DETAILS: Outline application for erection of 80 dwellings and associated work, including the considerations of access, layout, and landscaping

LOCATION: Land off, Hermitage Park, Lepton, Huddersfield, HD8 0JU

KMC PLANNING OFFICER: Nick Hirst

PARISH COUNCIL COMMENT:

Meeting Date: 04.08.2022

The Parish Council strongly objects to the proposed development on the following grounds:

- **Green Belt:** It is inappropriate development in the Green Belt, for which no special circumstances have been demonstrated.
- **Highways:** There is only one access into the proposed development, which is via Hermitage Park, a small road leading onto Rowley Hill, just below the school and by a sharp bend. It would be inappropriate for use by 100+ vehicles. This area is also used for school parking.

Additionally, there is already an access problem with the Rowley Lane junctions both onto Penistone Road and onto Wakefield Road.

- **Infrastructure:** The doctors, schools and other services are over-subscribed.
- **Other Developments:** There are several other large developments in close proximity to the site, which have already received planning permission.
- **Loss of Amenity:** The paths where the development would take place are very well used by the local residents.
- **Close Proximity to Lepton Great Wood:** The proposed development begins 20m from the edge of the Wood, but Guidance states that the minimum distance should be 50m.
- **Overdevelopment of the Site:** If Committee is minded to approve the application, the Parish Council would like to see a reduction in the number of dwellings.

Other issues include a tendency for the area to flood, and it is sited above old mine workings, all of which make it unsuitable for the proposed development.

Angela Royle
Clerk to the Council