



JohnsonMowat

Planning & Development Consultants

KCS DEVELOPMENTS LTD

**LAND OFF HERMITAGE PARK,
LEPTON, HUDDERSFIELD**

HOUSING ALLOCATION HS3

**OUTLINE PLANNING APPLICATION FOR
THE RESIDENTIAL DEVELOPMENT OF 80 DWELLINGS
(THE MATTER OF ACCESS, LANDSCAPING AND LAYOUT FOR
DETERMINATION ONLY)**

STATEMENT OF COMMUNITY INVOLVEMENT



KCS Developments Ltd
Housing Allocation HS3, Lepton, Huddersfield

Statement of Community Involvement

Date: May 2022

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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 Ltd during our investigations.

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- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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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 Ltd to detail the community consultation undertaken in relation to the proposed development of Housing Allocation HS3 at Lepton, Huddersfield.
- 1.2 The document supports an Outline Planning Application for the residential development of 80 dwellings on land off Hermitage Park, Lepton. The matter of access, landscaping and layout only are for consideration at this stage.
- 1.3 The site adjoins the settlement of Lepton and is allocated as HS3 in the Local Plan Proposals Map in the adopted Kirklees Local Plan (February 2019).
- 1.4 This statement should be read in conjunction with the following supporting information:
- Design and Access Statement and supporting plans – Niemen Architects;
 - Statement of Community Involvement – Johnson Mowat;
 - Climate Change Statement (part of the Planning Case Report) – Johnson Mowat;
 - Topographical Survey;
 - Joint Masterplan – Urban Wilderness;
 - Draft Section 106 Heads of Terms – Johnson Mowat;
 - Heritage Statement – MB Heritage;
 - Archaeological Desk Based Assessment – MAP Archaeological Practice;
 - Transport Statement – Optima;
 - Travel Plan – Optima;
 - Flood Risk and Drainage Strategy – Fortem;
 - Flood Routing Plan – Fortem;
 - Health Impact Assessment – Johnson Mowat;
 - Ecological Impact Assessment and BNG Assessment – SLR Consulting;
 - Tree Survey – Smeeden Foreman;
 - Arboricultural Impact Assessment and Method Statement – Smeeden Foreman;
 - Landscape Plan – Urban Wilderness;
 - Noise Impact Assessment – Lighthouse Acoustics;
 - Air Quality Assessment – SLR Consulting;
 - Phase 1 Desk Study Report – Betts Geo; and
 - Phase 2 Ground Investigation and Coal Mining Risk Assessment – FWS



- 1.5 KCS and Johnson Mowat have been engaged in a series of local discussions with the LPA and stakeholders over a number of years. These discussions have been extended to include dialogue with the developers/promoters of the adjoining allocation HS2.
- 1.6 Johnson Mowat were previously engaged by Redrow Homes in the period 2013 – 2019 on work to secure the site allocation and in 2019 to commence work on pre-application dialogue. In late 2019, Redrow Homes withdrew from the project. Redrow did engage with the Community and Ward Councillors in late 2019, That consultation is not detailed in this report.



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. The applicant recognises 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 Kirklees Council's specific guidance on community consultation for planning applications.

National Policy

National Planning Policy Framework (2021)

2.2 The National Planning Policy Framework was first published in March 2012 and since revised in late July 2018 and most recently updated in July 2021. With regards to pre-application consultation, the document states:

- “39. *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.*
40. *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 and, where relevant, with statutory and non-statutory consultees, before submitting their applications’.*
41. *The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, 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.”*



43. *The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.*

Localism Act (2011)

- 2.3 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

Planning And Compulsory Purchase Act (2004)

- 2.4 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

Local Policy

Kirklees Local Plan (2019)

- 2.5 The Kirklees Local Plan Allocations and Designations identified the Application Site, Housing Allocation HS3, as requiring a Joint Masterplan to be produced with the adjacent Allocation HS2 in accordance with the policies of the Kirklees Local Plan. Policy LP5 of the Kirklees Local Plan Strategy and Policies Document states:-

“Masterplans must involve all the relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application....”

- 2.6 A Masterplan covering Lepton Sites HS2 & HS3 has been produced by a dedicated working party (Carve Architecture, Urban Wilderness, Peacock and Smith, Farnley Estates, KCS Development and Johnson Mowat). Significant consultation has been undertaken in line with Policy LP5 which has involved all relevant stakeholders, including the Council, landowners, developers, the local community, service providers and other interested parties.



Kirklees Council's Statement of Community Involvement (2019)

2.7 The Planning and Compulsory Purchase Act (2004) requires each local planning authority to prepare a 'Statement of Community Involvement', the Council adopted its first SCI in September 2006. A review of the SCI was undertaken in September 2015 and more recently in December 2019 as a result of:-

- Changes to planning legislation and regulations;
- General Data Protection Regulation (GDPR) requirements and compliance;
- Updated information on how the council will support Neighbourhood Planning groups in the district.

2.8 An addendum was published in September 2020 which outline how Kirklees Council will consult on Planning Policy during Pandemics and other crises. Some of the consultation methods set out in Kirklees Council's adopted SCI are not possible during crises such as global pandemics, due to the risk to employees, councillors and members of the public. These, and their position within the current SCI, are set out below:

- (Paragraphs 1.7, 2.17, 2.18) The Council will explore other ways of making consultations accessible to those without access to the internet, seldom heard groups, and those with visual impairments, such as increased use of representative community groups where these are active and telephone consultation.
- (Para 2.11) The Council are unable to provide hard copies of planning policy documents for public viewing at Huddersfield Civic Centre and Dewsbury service centre as these are currently closed to the public.
- (Para 2.17) The Council are unable to conduct physical exhibitions or use site notices. The ability of councillors to communicate with their communities may vary. The Council are unable to allow physical public attendance at council meetings.
- (Paragraphs 2.27, 3.1, 3.4, 3.9, 3.10) The SCI sets out various expectations of Neighbourhood Planning forums, such as regular meetings and conducting their own consultation. How this is arranged may vary from forum to forum. Elections and referenda are currently on hold nationally until May 2021, which will impact the progression of neighbourhood plan adoption.

2.9 It must be appreciated that these barriers to public consultation are not exclusive to the Council and that applicants are required to find innovative ways to overcome social distancing restrictions during a global pandemic. Johnson Mowat sought to do this through a leaflet drop and associated webpage, with opportunity to review site specific material and



provide constructive feedback on the proposals. When appropriate, events have been held in a face to face environment.

- 2.10 The purpose of the Statement of Community Involvement (SCI) is to set out how Kirklees Council will work with local communities and stakeholders to develop planning policy documents such as the Kirklees Local Plan or guidance on specific issues.
- 2.11 This report outlines the methods of consultation that have been used with the local community, the results and issues generated, and the way in which the various issues that were raised have been responded to. This statement of community involvement is submitted in support of the planning application for the development of housing allocation HS3 at Lepton, Huddersfield.



3.0 PUBLIC ENGAGEMENT

Pre-application Consultation

- 3.1 Prior to the preparation of this full planning application, a pre application enquiry was submitted to the Council in order to obtain planning advice prior to the submission of the detailed application. The first KCS Development contact with the Council was made in August 2020 and included a Teams meeting with the Highways and Planning Officers on 1st August 2020.
- 3.2 The Council responded in September 2020 on the likely content of technical reports required to support an application. The list included more detailed work on a Masterplan working with the promoters of Allocation HS2.
- 3.3 The Council also requested KCS Development engage in consultation with local councillors and other local interest groups.

Community Consultation 2020

- 3.4 Initial contact was made with Ward Members in mid-October 2020 to inform them of KCS Developments role in moving the project forward. Ward Members responded requesting 'GAIL' be included in any dialogue.
- 3.5 A Ward Councillors / GAIL meeting took place via Teams on 27th October 2020 with KCS and Johnson Mowat attending. The meeting discussed all relevant issues and reviewed how best to undertake a consultation event.
- 3.6 Due to the scale of the proposals, and social distancing restrictions in place due to the coronavirus (COVID-19) pandemic, it was deemed the most appropriate method of engagement with local groups would be via a consultation leaflet drop to local residents.
- 3.7 The key aims of the consultation were:-
- To inform local residents of the proposals; and
 - To obtain feedback prior to submission of the application.
- 3.8 A comprehensive leaflet drop was undertaken to local residents to inform them of the intention to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the site location plan and detailed information on the proposals for the



site. The leaflet encouraged any comments regarding the proposed design and layout of the proposals to be submitted.

- 3.9 Details were provided for the receipt of comments by the public which could be submitted via the dedicated website page or via email. Furthermore, a series of technical documents intended to be submitted in support of any forthcoming application were made publicly available on the Johnson Mowat consultation website.
- 3.10 The consultation leaflet containing the details of the proposed application and site plan was delivered to approximately 150 households adjoining the application site on 1st December 2020 (a copy is included at Appendix 1). The details included a link to the website for electronic copies of the leaflet and supporting technical reports.
- 3.11 An electronic copy of the consultation leaflet was sent to the Local Ward Councillors and members of GAIL action group on the 24th November 2020 and informed them of the details of the consultation. This approach had been agreed in advance, allowing members of GAIL to provide feedback on our intended consultation process, leaflet and website, prior to the leaflet drop and website going 'live' on the 1st December 2020. No responses were received from Local Ward Councillors.

Website

- 3.12 Johnson Mowat have a dedicated website page for Housing Allocation HS3 at Lepton, Huddersfield containing details of the proposed scheme (including the leaflet and supporting technical documents).
- 3.13 As of the 13th May 2022 there were 613 downloads of the Location Plan, 317 downloads of the Joint Masterplan and 72 downloads of the Phase 1 Site Layout (uploaded in March 2022).
- 3.14 The address for the website page is:
<http://www.johnsonmowat.co.uk/consultations/hs3-lepton-huddersfield/>
- 3.15 Following the initial consultation period in December 2020, the website has been routinely updated over the past 17 months leading to a planning submission in May 2022. Principally this has allowed us to consult on both the Joint Masterplan and the Phase 1 Site Layout prior to submission of a planning application.



Lepton Sites HS2 & HS3 Masterplan Document Consultation

Consultation with GAIL, Local Councillors and the Parish Council

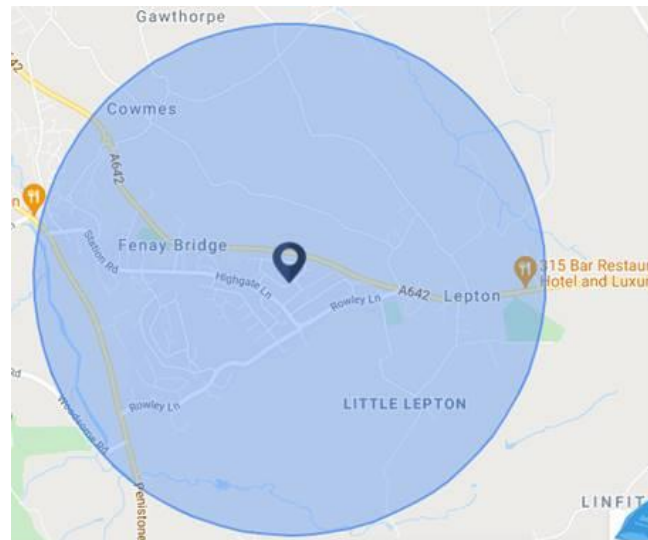
- 3.16 Since the initial GAIL meeting in October 2020, the applicant has kept key local interest groups well informed (monthly) of the progress towards submission of a planning application, with monthly update emails being sent to GAIL, Local Councillors and the Parish Council. This provides an opportunity for direct dialogue and conversation between the applicant and interest groups on key issues.
- 3.17 Johnson Mowat, alongside the promoters of both Allocations HS2 and HS3, hosted a meeting with GAIL, Local Councillors and the Councils Case Officer at the Rowley Hill Club on 3rd November 2021. The venue and date of the meeting was arranged to accommodate GAIL members. The Joint Masterplan was presented at the meeting and the applicant received feedback on the proposals, further informing its development in meeting the requirements of Policy LP5. It is noted that the primary concerns raised did not in fact relate to the Masterplan Document, with issues primarily relating to the principle and quantum of development proposed (which has already been established through the Local Plan examination).
- 3.18 The meeting invitation was also extended to the local community association 'Lepton Link' chairman and treasurer, as well as the head of Rowley Lane school, the vicar of St Johns Lepton and a member of Lepton Vision. All attendees were afforded the opportunity to ask questions of the applicant and provide comment on the Joint Masterplan. KCS has continued dialogue with other local groups including the Headmistress of Rowley Lane Primary School from December 2020.
- 3.19 Following this meeting, the applicant presented the Joint Masterplan Document to the Kirkburton Parish Council on 6th January 2022. A question and answer session allowed the applicant to provide reassurance to concerned Councillors and listen to the reasonable concerns which were raised. Significantly, concern was shown for the impact on the operation of Reliance Engineering by the proposed roundabout being delivered with Allocation HS2. The applicant informed the promoters of HS2 and ensured that the detailed masterplan was re-assessed to ensure no detrimental impact was caused for the Reliance Engineering Access.

Letters to Residents – December 2021

- 3.20 The applicant instructed Johnson Mowat, alongside distribution company 'Stannp', to write a letter to local residents informing them of the Joint Masterplan proposals and requesting

their feedback via email, telephone, post or the website response form. The letter (Appendix 2) included details of the proposals, alongside a copy of the Joint Masterplan, with details enclosed of how to access the Johnson Mowat dedicated webpage.

- 3.21 The letter was dispatched on 17th December 2021 to 2,034 properties within close proximity to the application site, identified by the map extract below:-



- 3.22 In addition, PDF copies of the letter were sent to Local Councillors, members of GAIL, the Case Officer and the individuals who had responded to the initial round of consultation (December 2020). Following a request from the Case Officer, copies of the letter were also sent to interested parties (Kirklees Cycling Campaign, Sustrains, Historic England, Lepton Community Link and Lepton Methodist Church).
- 3.23 It is considered that the consultation undertaken on the HS2 & HS3 Masterplan Document has involved all the relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. The compliance with Local Plan Policy LP5 is clear and well-evidenced throughout the Planning Statement and this Statement of Community Involvement.

Phase 1 Site Layout Public Consultation

- 3.24 A second letter drop (Appendix 3) was undertaken on 16th February 2022, dispatched again to 2,034 properties, inviting local residents and interested parties to a public consultation event where the Joint Masterplan would be presented alongside the detailed Phase 1 Layout. Details of the event were also posted on our consultation website, within the local press and on several local Facebook community groups.



3.25 Following the community consultation event, the Phase 1 Site Layout was uploaded onto our dedicated consultation webpage inviting comments from the local community. This allowed an opportunity for all interested parties to provide comment on the detailed layout, especially if they were unable to attend the public consultation event. Furthermore, many residents indicated that this had helped them to take a further detailed review of the layout away from the well-attended public consultation event.

Public Consultation Event – March 2022

3.26 The public consultation took place on the 7th March 2022 between 19:00 – 21:00 in the function room at 315 Bar & Restaurant, 315 Wakefield Road, Lepton. There were 6 consultation boards displayed around the room, with experts in architecture, highways, landscaping and planning available to answer questions on the details of the development. The promoters of both allocations HS2 and HS3 were also present at the meeting to respond to any queries raised where possible.

3.27 The Joint Masterplan was displayed at the consultation event, alongside the detailed Phase 1 layout, which further gave interested parties opportunity to provide their views on the development proposals and shape both the Phase 1 submission layout and Joint Masterplan (in line with Policy LP5). Further drawings were presented in relation to highways junctions, landscaping and house types.

3.28 It is estimated that the event was attended by approximately 125 people, with 43 written responses being received via the comments box provided.

Publicity of the Proposals

3.29 Following the leaflet drop on the 1st December, GAIL posted on their facebook page a screen grab of the consultation leaflet and provided details of the consultation which Johnson Mowat were undertaking on behalf of KCS Developments (Appendix 4).

3.30 The GAIL facebook page has over 200 followers, as such this further helped to encourage the residents of Lepton and surrounding areas to provide comment on the proposals for the site. Johnson Mowat welcome the constructive feedback of local residents, as such it was beneficial to see that the website link and details of the consultation close date were provided to all the followers of GAIL facebook page.

3.31 Although Johnson Mowat received no response directly from local ward councillors, Cllr Bernard McGuin did provide an interview for the Huddersfield Examiner on 2nd December (Appendix 5. Johnson Mowat found it pertinent to remind Cllr McGuin and residents of



Lepton that the Applicant (KCS Developments) is merely a delivery agent for Kirklees Council's own Local Plan allocation, whilst re-iterating the invitation for all interested parties to provide relevant constructive remarks on the proposals.

- 3.32 As the rounds of consultation progressed, the Huddersfield Examiner posted the details of the consultation event in their publication on 25^h February 2022. The publicity of the consultation process in the Huddersfield Examiner further expanded our audience and ensured that as many interested parties could provide comment on the proposals as possible. Johnson Mowat thanks the Huddersfield Examiner for its role in disseminating information.



4.0 CONCLUSION REVIEW

Consultation Outcomes

- 4.1 Johnson Mowat is pleased that a large number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. As of the 22nd March 2022, from the community consultation exercise, 124 comments were received via the website forum and email. This excludes several detailed conversations which have been had directly over the telephone with interested parties. A further 43 written responses were received following the public consultation event.
- 4.2 The key issues raised are detailed below.

Highways

- 4.3 Concerns were raised over the suitability of Hermitage Park for the Phase 1 development of Allocation HS3, especially from existing residents of Hermitage Park. It is re-iterated that the policy wording of Allocations HS3 and HS2 recognises that a secondary access is to be established via Hermitage Park, with the primary access coming from Housing Allocation HS2. As the first phase of development only makes up circa 25% of the HS3 allocation, and 13% of the combined housing allocation, it is considered that this will be used as the 'secondary access'.
- 4.4 Highways matters have fully been considered prior to the submission of this planning application. As demonstrated by the supporting highways statement by Optima, adequate parking can be provided within site with suitable turning provided for large vehicles. It is evidenced that appropriate visibility splays can be achieved via the access at Hermitage Park.
- 4.5 Comments were also made by residents into pedestrian safety. The supporting highways report considers these matters and the suitability of the development.

Ecology

- 4.6 Many of the responses showed concern for the ecological impact of developing this greenfield site, especially with reference to wildlife that rely on the Lepton Great Wood. It was re-iterated that the development proposals include a 20m buffer from proposed buildings to the Great Wood (as per Policy HS3), affording protection to wildlife and biodiversity within and adjacent to the application site. Some queries were received over



the possibility to extend the buffer beyond 20m, however this distance is written into Policy HS3 and is therefore considered acceptable in principle.

- 4.7 SLR Consulting have undertaken an Ecological Impact Assessment and Biodiversity Net Gain Assessment with regards to the proposed development, where it has been confirmed that a 10% net gain can be achieved in the Phase 1 HS3 proposals.
- 4.8 It is considered that the supporting technical documents address the ecological impact arising from the development proposals and ensures that mitigation measures are in place to off-set any harm caused.

Flood Risk and Drainage

- 4.9 Consultation responses identified that there had been high levels of surface water run-off as a result of recent storms, with clear concern shown for the impact that the development would have on existing drainage and flood risk issues. It is acknowledged that although the application site is wholly located within Flood Zone 1, the applicant must ensure that issues surrounding drainage and flood risk are adequately addressed.
- 4.10 Fortem have undertaken a Flood Risk Assessment with regards to the development proposals, developing a subsequent Drainage Strategy with details of surface water drainage and foul drainage measures. Finished floor levels of all new build properties are to be set 150mm above the surrounding ground levels and Blockage/exceedance events have been considered confirming the proposed development and surrounding areas are not put at risk from overland flows.
- 4.11 Development surface water runoff is proposed to discharge to the open watercourse south of development boundary (Beldon Brook). The surface water discharge rate is to be limited to greenfield runoff (13.3l/s) and the surface water drainage designed such that there is no external flooding for the 1 in 30 year event and all flows retained on site for up to the 1 in 100 year + climate change event. It is proposed to discharge the foul water flows from the development to the 300mm combined network in Rowley Lane. Due to topography a pumping station will be required for the southern part of the site.

Other Comments

- 4.12 A number of other concerns were raised by residents. The capacity of local facilities and services was often questioned; however this has already been taken into account by an independent Inspector in allocating the site for residential development. Further details on



the local facilities and services are provided within the supporting Health Impact Assessment.

- 4.13 One resident requested that built development be removed from the Joint Masterplan, directly to the south of the Crow Trees, in order to protect the Grade II Listed Building. This feedback was taken on board by the development team and the Masterplan was subsequently amended to leave this field free from built development. The Phase 1 application includes the parcel of land adjacent to the Crow Trees to demonstrate a commitment to keeping this area free of built development.
- 4.14 Some responses showed concern about the implications of the development on the existing fowl sewage system. The full detail of any drainage system required can be discussed at the planning application stage and agreed with both Yorkshire Water and the Lead Local Flood Authority.
- 4.15 Residents bordering the housing allocation made comments in relation to their loss of privacy. The layout is designed to make efficient use of the land, whilst accounting for the opportunities and constraints that the site poses. The proposed development scheme is designed in accordance with the Council's Housing SPD and space standards for new development.
- 4.16 In response to the Joint Masterplan Consultation Letter there were a few concerns from residents that they were unhappy with the small scale plan provided. In this instance residents were directed towards our website where an A3 plan could be downloaded, and those without internet access were sent an A3 plan in the post on request. It is again reiterated that this plan was presented again at our Consultation Meeting in A1 and A3.
- 4.17 Many residents said that they were unhappy with the format of the consultation event and would have preferred a 'question and answer session', however it is the position of the Applicant that everyone who wanted to speak to a member of the development team (of which there were 7 present at the event) had an opportunity to do so. This was evident by the room being clear of the public when the event concluded at 9pm.



APPENDIX 1

Community Consultation Leaflet

Land to the south east Hermitage Park, Lepton (HS3)

On behalf of KCS Developments we write to inform you of a Public Consultation regarding future development proposals on land to the south east of Hermitage Park, Lepton. KCS Developments Limited are land promoters with over 20 years' experience in securing planning consents, working with local interest groups and in partnership with land owners to ensure that development solutions taking account of all the different stake holders are delivered.

The subject site is allocated for housing (HS3) within the Kirklees Local Plan. The net site area is 8.94 hectares and the Local Plan suggests that the site has the capacity to deliver 312 new dwellings

The KCS Team of experienced consultants has undertaken an initial review of the housing allocation which has identified a number of opportunities and constraints which need to be considered as part of the Master Planning Process. These include but are not limited to:-

- The proximity of the site to Lepton Great Wood
- Areas sensitive to local wildlife
- Hedgerows and trees which run through the allocated site
- Proximity to a Grade 2 Listed Building known as Crow Trees
- A Public right of way which crosses the site
- Views into and out of the site over medium distances

The Kirklees Local Plan requires that Master Planning of the subject site is developed in discussion with the adjoining residential site allocation (HS2). Discussions between the promoters of both allocations have taken place and it is assumed that each allocation will come forward as a phased development.

The fact that the site is allocated for residential development means that the principle of housing is accepted within the Local Plan as the site is within a sustainable location with a short walk to public transport and local facilities. The purpose therefore of this Consultation is not so much to discuss the principle of development but how a development best suited to the particular site can be delivered.

You are invited to view the Consultation Page for Allocation HS3 (as shown overleaf) and provide us with your thoughts, comments and ideas.

A copy of the Opportunities & Constraints drawings together with other information can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to:-

hello@johnsonmowat.co.uk

The website will close for comments on **20th December 2020**.

Following the close of this consultation, the development team will review and consider all comments received prior to the submission of a formal pre-application meeting request to Kirklees Metropolitan Borough Council which will be followed by a final Consultation prior to any application being submitted.

Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.



Location Plan





APPENDIX 2



JohnsonMowat
Planning & Development Consultants

Email: mark@johnsonmowat.co.uk

Telephone: 0113 887 0120

Dear Sir/Madam,

I am writing to you on behalf of the promoters of Housing Allocations HS2 and HS3, located to the south of Rowley Lane, Lepton. We wish to inform you that a Joint Masterplan has been produced for the two development site, the purpose of which is to guide the future development of the sites and comply with Kirklees Local Plan Policy LP5.



A copy of the Joint Masterplan and other supporting consultation material is publicly available online for comment at www.johnsonmowat.co.uk/consultations/hs3-lepton-huddersfield/. Comments can be provided via the electronic response form, via email to hello@johnsonmowat.co.uk, and via telephone on 0113 887 0120 and via post to Coronet House, Queen Street, Leeds, LS1 2TW.

We welcome the comments of the wider community and look forward to receiving your feedback.

Yours Sincerely

Mark Johnson

Managing Director, Johnson Mowat Planning Ltd



JohnsonMowat
Planning & Development Consultants

Email: mark@johnsonmowat.co.uk

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A copy of the Joint Masterplan and other supporting consultation material is publicly available online for comment at www.johnsonmowat.co.uk/consultations/hs3-lepton-huddersfield/. Comments can be provided via the electronic response form, via email to hello@johnsonmowat.co.uk, and via telephone on 0113 887 0120 and via post to Coronet House, Queen Street, Leeds, LS1 2TW.

We welcome the comments of the wider community and look forward to receiving your feedback.

Yours Sincerely

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APPENDIX 3

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In order to keep local residents fully informed of progress of the scheme, we are holding a event on evening of the **Monday 7th March 2022 between 19:00 - 21:00 at 315 Bar & Restaurant, 315 Wakefield Rd, Lepton, Huddersfield HD8 0LX** which will be open to the general public.

Local residents and interested parties will have the opportunity to see the design and layout of the first phase of development for housing allocation HS3 and discuss any concerns they may have with members of the development team who will be in attendance at the event. There will also be an opportunity to review and comment further on the Joint Masterplan.

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