

Consultee Comments for Application 2025/91870

Application Summary

Application Number: 2025/91870

Address: land off Roslyn Avenue, Netherton, Huddersfield, HD4 7EW

Proposal: Variation of conditions 5 (plans), 29 (ecological design strategy), 32 (site access works and road marking improvements), 33 (internal estate streets scheme), 34 (play area), 37 (information boards), 39 (vehicle parking areas surface and drainage) and 41 (bin storage area and waste collection point) of previous permission 2023/93503 for outline application for residential development of 82 dwellings and associated works, with layout and access as considerations

Planning Officer: Victor Grayson

Consultee Details

Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police

Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ

On behalf of: West Yorkshire Police

Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit or work.

The recommendations are supported by the following guidance:

NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Kirklees Council Planning and development policy

<https://www.kirklees.gov.uk/beta/planning-and-development.aspx>

Kirklees Local Plan <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf>

Secured by Design www.securedbydesign.com

Crime Prevention Through Environmental Design (CPTED)

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations will prevent crime.

Before any measures are implemented you are advised to consider current Health and Safety Legislation, Planning Permission and consult with your local Fire Safety Officer or any statutory body that may require notification or consultation.

Comments

I have reviewed the following documents:

- Site Layout, Drg No:PL01, dated 28.01.25
- Landscape Masterplan, drawing no R/2837/1B, dated Mar 25.

Condition 5- plans

The Landscape Masterplan does not provide the mature heights of selected shrubs/ hedges. I appreciate that this information, along with a landscape management plan, may be supplied at a later date. As a general rule, shrubs and hedges around the frontages of properties should be no higher than 1m to maintain clear sight lines. The target mature height of some hedges can be increased if they are utilised to boost the security of vulnerable rear or side boundaries leading to gardens. Trees should also assist in natural surveillance around the estate- they should have no foliage, epicormic growth or lower branches below 2m.

All driveways/ parking spaces require to be overlooked, ideally by the dwelling that the space belongs to or by neighbouring properties at least. This does not appear to be the case for plots 9, 10 or 11.

Where a driveway is provided to the side of the property, the elevation on the same side of the dwelling should contain windows to provide some surveillance over the vehicles from active rooms.

I would also suggest adding a knee rail or similar around parking spaces for plots 69 and 70 to create a buffer between the footpath link and the vehicles.

The height of proposed boundary treatments is acceptable. Fences/ walls should have a smooth outward face, without footholds or cross members to deter climbing.

Condition 33- internal estate streets scheme

No apparent issues with the layout.

Condition 34- play area

Location noted; neighbouring properties overlook the LEAP and should provide some capable guardianship in this area. Both Landscape Masterplan and Site Layout indicate that the LEAP will be surrounded by metal railings which is supported from a crime reduction perspective.

The Landscape Masterplan shows 2 footpath connections and gates to the play area, and lists the railing's height as 1.2m. This varies on the Site Layout which only shows 1 footpath connection to the right-hand side of the LEAP and provides the height of the railing as 0.9m. This needs to be clarified. Should there only be 1 connection to LEAP from the estate, a desire line may well be formed to the North-West of it.

In my opinion, the solution shown on the Landscape Masterplan incorporating 2 footpath links would work better.

Condition 41- bin storage area and waste collection point

Bin storage areas are located behind secure boundary lines- this is supported. However, I cannot see a bin storage area for plot 10- only a shed. Also, I am unable to locate the gates for plots 12, 13 and 19 on either the Site Layout or the Landscape Masterplan.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District