

Consultee Comments for Application 2025/92242

Application Summary

Application number: 2025/92242

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

Proposal: Reserved matters application (including consideration of appearance, scale and landscaping) for the erection of 80 dwellings, pursuant to Section 73 approval 2025/90105 pursuant to previous outline permission 2022/91735, and the discharge of conditions 6, 7, 8, and 9

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

Comments

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.

Site review

I note that, as per the Planning Statement, this application relates to appearance, landscaping and scale; the access and layout have already been decided at a previous stage.

Boundary treatments:

Can the design of the knee-high rail be provided, please. I am concerned it will be used as a climbing aid into plots 4, 11, 39 and 71 where it meets a more robust boundary treatment. It should be non-weight bearing in these areas.

The boundary treatment to plot 53 is also problematic- the railing and hedge are showing some distance apart, creating an alleyway leading to the side boundary of the garden which is only protected by a 1.5m railing. The 1.2m post and rail fence also joins it and could be used to scale the boundary into the plot (depending on the design of the fence). The side elevation of Cherrystone house is blank apart from a small bathroom window upstairs, so the occupants will have no opportunities to overlook this vulnerable area.

Landscaping:

Page 21 of the Landscape Management Plan specifies one of the hedgerow heights as 1.2m- if this type of hedge is utilised around the dwelling frontages, its height should be reduced to 1m to maintain clear sight lines.

I cannot see any safety measures around the attenuation basins on the boundary treatment plan or landscaping plan. Are any such measures proposed? If not, how will residents and visitors be alerted to the presence of the basins?

Lighting:

I appreciate that the lighting strategy was driven by ecology- however, I cannot support it from a crime reduction perspective. The proposed lux levels are insufficient. The Proposed External Lighting Lux Plot Layout (HPL-BWB-00-XX-DR-E-2301, Rev P1) indicates that the estate's street lighting would contain numerous dark patches.

House types:

Greyford's main entrance features hiding spaces on each side of the doorset. Can this be altered? Otherwise, it will require to be mitigated with appropriate lighting and CCTV (if applicable).

Denford and Cherrystone- main entrance is located in a large recess. Is there any scope to extend the hallway and bring the doorway in line with the garage entrance/ its front walls, to ensure the doorset is more visible?

Similarly, Denstone's main entrance is in a large recess- can this be brought forward, in line with the rest of the building?

Recessed doorways are proven crime generators which allow offenders to work undetected.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District