

**Statement of Community Involvement to  
accompany an application for Outline Planning  
Permission for up to 160 dwellings.**

**Land Paddock Road /Moor Lane, Kirkburton, Huddersfield.**

**On behalf of Persimmon Homes.**

Date: September 2026 | Pegasus Ref: P25-1724

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## Document Management.

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## Contents.

|                                             |   |
|---------------------------------------------|---|
| 1. Introduction.....                        | 1 |
| 2. Community Consultation Methodology ..... | 3 |
| 3. Community Consultation Assessment .....  | 5 |
| 4. Conclusion.....                          | 7 |

## Appendices contents.

|                                              |    |
|----------------------------------------------|----|
| Appendix 1 – Consultation Leaflet .....      | 8  |
| Appendix 2 – Consultation Website.....       | 9  |
| Appendix 3 – Consultation Summary Table..... | 10 |

# 1. Introduction

1.1. This report outlines the pre-application consultation and community engagement undertaken on behalf of Persimmon Homes prior to the submission of an application for outline planning permission for up to 160 dwellings on land at Paddock Road / Moor Lane, Kirkburton, Huddersfield.

1.2. The applicant has undertaken a comprehensive review of the site and its constraints, enabling the development of an appropriate and well-considered scheme.

1.3. The importance of effective community engagement is emphasised through the Government's localism agenda and the National Planning Policy Framework (NPPF).

*"Proposals for major development should be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application. This pre-application engagement should be proportionate to the nature of the proposal and those likely to be affected by it". (NNPF Policy DM1(1).*

1.4. As part of the Local Development Framework (LDF) process, introduced by the Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Statement of Community Involvement (SCI) to 'front load' the planning system so that the concerns of the community are addressed earlier in the plan making process, with the intention that they are committed to the adopted policies of the LDF. The content and form of the SCI has implications for any public consultation undertaken by a prospective applicant or developer as the SCI should explain the process and appropriate methods for effective community involvement in the determination of planning applications.

1.5. The Kirklees Council Statement of Community Involvement (SCI), most recently adopted by Cabinet on 12 March 2024, sets out how and when the Council will engage with communities and stakeholders in relation to planning policy documents, and how local people can become involved in the planning process.

1.6. In terms of applications for planning permission it is recommended that contact is made with planning officers at an early stage to advise on the proposed programme of engagement.

1.7. In line with the SCI, Kirklees Council emphasises that effective consultation should take place early in the planning process, with the aim of ensuring that communities are aware of proposals, understand how they can contribute, and are able to influence outcomes. The SCI highlights the importance of allowing communities to *"have a say on issues, particularly those that affect them directly"*, and to ensure they have access to information to inform their views, helping to resolve potential issues at an early stage.

1.8. Community engagement undertaken by applicants may take a variety of forms, including:

- circulation of letters, leaflets or newsletters;
- use of social media and digital engagement platforms; and

- the preparation of dedicated project webpages or websites with opportunities for feedback.

1.9. Considering the revised NPPF and the Localism Act, the applicant has undertaken consultation with the local community in respect of the proposals. The subsequent chapters set out the consultation methodology and summarise the responses received, with further detail provided in Appendix 3.

## 2. Community Consultation Methodology

- 2.1. The importance of proportionate and relevant pre-application consultation with the local community is recognised by the applicant. In this case, engagement has been directed towards local residents and those who work in the area.
- 2.2. Having regard to national and local guidance on community involvement, and the scale of the proposed development, consultation was designed to include the following methods for interested parties to engage with the proposals.

### Public Consultation Leaflet

- 2.3. A leaflet was distributed to each of the 1,123 addresses in the local vicinity of the application site, providing details of the development proposals. The consultation area is provided in figure 1.



Figure 1 – Consultation Area

- 2.4. The leaflet provided a weblink and QR code to the project website, with consultees invited to provide feedback via the website's comments facility. A copy of the leaflet is included at **Appendix 1**.

### Project Website

- 2.5. A consultation website<sup>1</sup> ([www.paddockroad.co.uk](http://www.paddockroad.co.uk)) was launched on 08 May 2026, providing information on the proposals and the opportunity for interested parties to submit feedback online. The consultation period remained open for over three weeks, closing on 5 June 2026, although the website remained available to view thereafter. Extracts of the website are included at **Appendix 2**.
- 2.6. The use of a website for pre-application consultation offers several advantages:
- It is an accessible and convenient means of communication, allowing engagement at a time and location that suits users.
  - It enables detailed information to be provided, which can be viewed and downloaded.
  - It can be readily updated to ensure information remains current.
- 2.7. The following chapter considers the comments and feedback received through the community consultation process.

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<sup>1</sup> [www.paddockroad.co.uk](http://www.paddockroad.co.uk)

### 3. Community Consultation Assessment

- 3.1. A total of **98 responses** were received as part of the community consultation exercise. Of these, 75% of respondents indicated that they live in the local area, 5% stated that they work in the area, and 20% both live and work locally, demonstrating a strong level of engagement from the immediate community.
- 3.2. In terms of geographic distribution, most respondents were located in close proximity to the site. 76 respondents were from postcodes within 1km of the application site, with a further 13 respondents residing between 1km and 2km from the site. One response was received from 3–4km of the site, and 2 responses from over 5km away. The remaining respondents did not provide postcode information.
- 3.3. Demographic data relating to gender and age was not requested as part of the consultation, to avoid potential profiling. However, reference to the 2021 Census for Kirkburton Ward provides a useful indication of the local population profile. This identifies a broadly balanced gender split (51% male and 49% female) and a varied age profile, as illustrated in Figure 2.

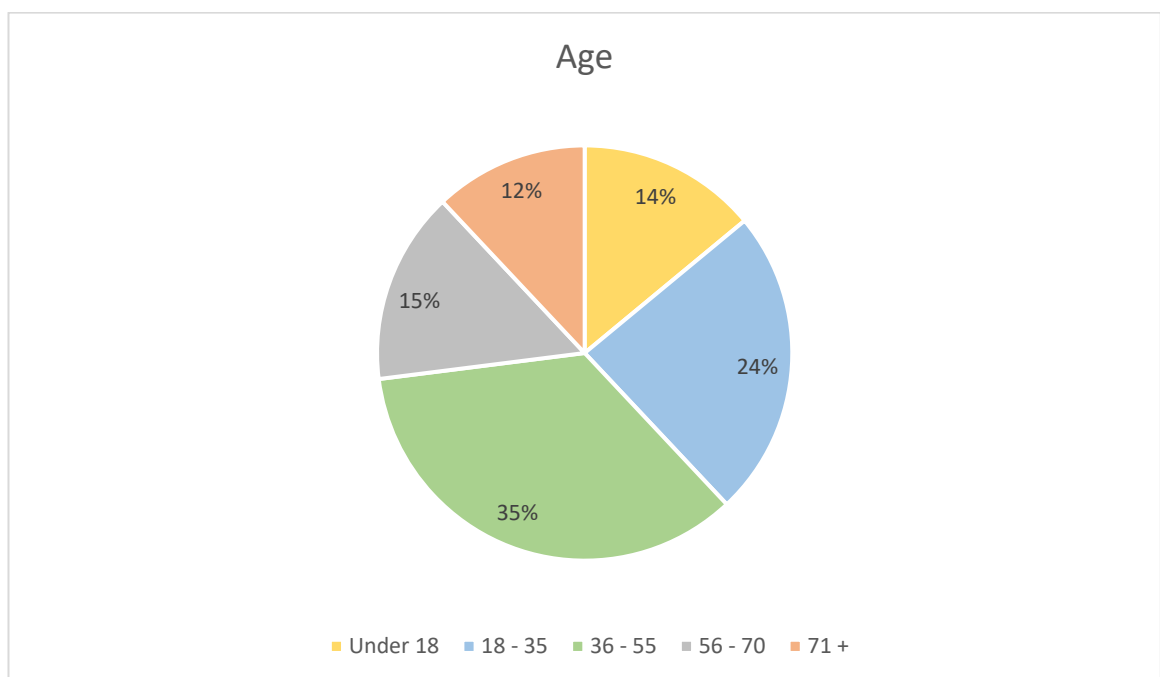


Figure 2 – Census Data (Age)

- 3.4. The comments received through the consultation are summarised in **Appendix 3**, together with the applicant's response. It is recognised that not all community concerns can be fully addressed through the consultation process, and that views expressed may, in some instances, be contradictory. The key issues identified from the consultation responses are summarised below and discussed further in terms of how they have been considered in the development of the proposals.
- 3.5. A total of 98 consultation responses were received, of which **94 were objections, 1 expressed support and 3 were neutral**. The primary concerns raised relate to the potential

impact on local services and infrastructure, including healthcare and education provision, as well as increased traffic and congestion on the surrounding highway network. There were also concerns regarding the impact of the development on the character and identity of the village, alongside perceived environmental effects, including harm to the natural environment and the loss of green space. **Appendix 3** provides the applicants considered response to each of the issues raised and changes have been made to the scheme where feasible and appropriate to accommodate the concerns of residents.

- 3.6. These matters have been provided detailed consideration as part of the assessment of the application. It should be noted that the proposals are submitted in outline, with only access for consideration at this stage, detailed matters relating to layout, scale, appearance and landscaping will be addressed at the reserved matters stage. Technical assessments have been undertaken in support of the application, including transport, drainage, ecological and landscape matters, which demonstrate that the development can be accommodated with appropriate mitigation where necessary. The development will also provide publicly accessible open space and biodiversity enhancements within the site.

## 4. Conclusion

- 4.1. The purpose of the public consultation undertaken by the applicant was to raise awareness of the proposals among the local community and to seek feedback to help inform the development of the scheme.
- 4.2. The applicant has proactively engaged with the local community in advance of the submission of this application. Local people have had the opportunity to engage with the proposals through the distribution of leaflets and via the project website.
- 4.3. The comments and feedback received through consultation have been reviewed, and the applicant has responded to the issues, suggestions and questions raised. The applicant will continue to engage with the Council in respect of these matters and, where appropriate, changes have been made and/or further information provided to address the feedback received.
- 4.4. In summary, the applicant considers that the consultation undertaken with the local community and stakeholders has been timely, proportionate and effective.



## **Appendix 1 – Consultation Leaflet**

# Land at Paddock Road/Moor Lane, Kirkburton, Huddersfield

## RESIDENTIAL DEVELOPMENT

PEGASUS  
GROUP



A residential development is proposed by Persimmon Homes West Yorkshire at Paddock Road/Moor Lane, Kirkburton, Huddersfield, HD8 0TT.

We are seeking your views on a proposed residential development at Paddock Road/Moor Lane, Kirkburton, Huddersfield. The project aims to deliver up to 150 high-quality new homes, including affordable homes, that respond to local needs, enhance the character of the area, and follow a landscape-led design approach incorporating new publicly accessible open spaces.

Details about the project can be viewed on the consultation website: [www.paddockroad.co.uk](http://www.paddockroad.co.uk), along with a facility to submit your comments and thoughts about the scheme. The consultation period will be open until **5th June 2026**. An outline planning application will be submitted for the site shortly, with all matters reserved except for access. Subject to outline permission being granted, specific details known as 'reserved matters' can subsequently be confirmed under a separate planning application.



**We look forward to hearing from you!**



**Persimmon**  
Together, we make your home



## **Appendix 2 – Consultation Website**



**Persimmon**  
Together, we make your home

## Get in Touch

**Get in Touch**

## Appendix 3 – Consultation Summary Table

| Comments                                       | Respondent Reference No.                                                                                                                                                                                                                                                                                      | Applicant Response                                                                                                                                                  |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Level of Support</b>                        |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                     |
| Support for the proposals                      | 70                                                                                                                                                                                                                                                                                                            | Thank you for your feedback.                                                                                                                                        |
| Objection to the proposals                     | 1,2,3,4,6,7,8,9,10,11,12,13,14,15,16,17,<br>18,19,20,21,22,23,24,25,26,27,28,<br>29,30,31,32,33,34,35,36,37,38,39,<br>40,41,42,43,44,45,46,47,48,49,50,<br>51,52,53,54,55,56,57,58,59,60,61<br>62, 63,64,65,66,67,68,69,71,72,74,<br>75,76,77,78,79,80,81,82,83,84,85,86,<br>87,88,89,90,91,92,93,94,95,96,98 | Thank you for your feedback.                                                                                                                                        |
| Neutral views on the proposals                 | 5,73,97                                                                                                                                                                                                                                                                                                       | Thank you for your feedback.                                                                                                                                        |
| <b>Character</b>                               |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                     |
| Impact on the village's character and identity | 1,4,18,22,23,31,32,37,38,39,40,44,52,<br>53,54,55,56,60,62,63,64,67,69,71,<br>80,81,84,85,89,90,91,95                                                                                                                                                                                                         | Thank you for your feedback. As only access is considered, detailed design will be addressed at reserved matters to ensure a positive response to the surroundings. |

|                                                                                                      |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                      |                                                                                                                                                                                                                                              | However, the indicative masterplan has sought to ensure that the proposals blend with the character of the village through the integration green infrastructure and sympathetic street layout.                                                                                                                                                                                                                                                                                                                                     |
| Overcrowding concerns                                                                                | 17,27,46,52,83,85,87                                                                                                                                                                                                                         | <p>Thank you for your feedback. The scale and density of development will be carefully considered at reserved matters to ensure an appropriate level of development for the site. Indicative densities have been identified at this stage which are in accordance with the requirements of local planning policy.</p> <p>However, the indicative masterplan has sought to provide an 'open feel' to the proposals given the edge of village setting of the scheme.</p>                                                             |
| <b>Local Infrastructure &amp; Services</b>                                                           |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Pressure on public services and local infrastructure (including healthcare and education facilities) | 1,3,5,6,7,9,10,11,12,16,18,19,20,21,22,<br>23,24,25,26,27,28,29,30,31,32,33,<br>34,35,36,37,39,40,41,42,43,44,45,<br>46,47,48,49,50,51,52,53,54,55,56,<br>58,59,60,61,62,63,64,65,66,67,69,<br>71,77,78,79,80,81,84,85,86,87,88,94,<br>95,98 | Thank you for your feedback. The potential impact on local services and infrastructure will be considered, with appropriate contributions secured where necessary. Our investigations indicate that local education provision has some available capacity, with nearby primary schools currently operating below full capacity. GP surgeries in and around Kirkburton also remain open to new patient registrations. While NHS dental availability is currently more limited, dental services are available within the wider area. |

| Highways                                                |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Increased traffic and congestion                        | 1,3,5,7,10,11,16,17,18,20,21,22,23,25,<br>26,28,30,32,34,37,39,40,41,42,43,<br>44,45,46,50,51,52,53,54,55,57,60,<br>62,63,64,65,66,67,69,71,76,77,80,<br>81,84,86,87,88,94,95 | <p>Thank you for your feedback. The traffic impacts of the development have been assessed within the TA which supports the application, with appropriate mitigation measures implemented where necessary.</p> <p>Dialogue with the Council's highways team will occur throughout the application and amendments made as necessary.</p> <p>A TP has also been provided which promotes sustainable transport options for all residents.</p> |
| Concerns regarding deterioration of local road surfaces | 5,10,30,36,46,48,51,58,91                                                                                                                                                     | <p>Thank you for your feedback. The impact on local road conditions will be considered, with mitigation measures implemented where necessary and where directly related to the development.</p> <p>We would consider undertaking a dilapidation survey if required by the Council.</p> <p>Maintenance of existing adopted roads is the responsibility of the Council.</p>                                                                 |
| Highway safety concerns                                 | 6,21,22,23,31,32,44,46,49,52,53,62,<br>63,64,65,66,67,69,77,80,87,94                                                                                                          | <p>Thank you for your feedback. Highway safety has been assessed, with appropriate mitigation measures implemented where necessary.</p> <p>The submitted Transport Assessment confirms that there are no pre-existing highways safety</p>                                                                                                                                                                                                 |

|                                                     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                                        | <p>concerns which the development would exacerbate.</p> <p>Dialogue with the Council's highways team will occur throughout the application and amendments made as necessary.</p>                                                                                                                                                                                                                                                                                                                                                                                           |
| Limited public transport provision                  | 29,80                                  | <p>Thank you for your feedback. The accessibility of the site by sustainable transport modes has been considered, with appropriate measures incorporated. These include footpath improvements. Additionally, the submitted transport assessment concludes that there are no overriding transportation reasons preventing the local highway authority from recognising that the proposals are acceptable.</p> <p>Discussion with the Council's Highways team throughout the application will consider if contributions to public transport infrastructure are required.</p> |
| Concerns regarding inadequate car parking provision | 26,32,42,44,51,60,69,76,80,84,92,94,98 | <p>Thank you for your feedback. Car parking provision has been considered as part of the design, with appropriate measures incorporated where necessary. This will be in accordance with Kirklees Parking Standards.</p>                                                                                                                                                                                                                                                                                                                                                   |
| Concerns regarding site access                      | 16,23,57,77,87,93,98                   | <p>Thank you for your feedback. Site access has been considered at this outline stage and is supported by a Transport Assessment, which demonstrates that safe and suitable access can be achieved.</p>                                                                                                                                                                                                                                                                                                                                                                    |

|                                                                                                                             |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                             |                                                                                                                                    | No objections were raised regarding the site access by the Highways Authority during the pre-application advice request. If additional measures are required these will be discussed with the Council.                                                                                                                                                                                                                                                                           |
| Improvements to the Paddock Lane / Moor Junction should be considered due to increased traffic flows / pedestrian movements | 90                                                                                                                                 | <p>Thank you for your feedback. Junction capacity and safety, including at Paddock Lane / Moor Lane, has been considered and the submitted transport assessment confirms that the traffic associated with the development proposals can be accommodated on surrounding highway network without having a severe impact in accordance with the NPPF..</p> <p>Dialogue with the Council's highways team will occur throughout the application and amendments made as necessary.</p> |
| Regulation Visibility splays / sight lines should be provided at the Developments access to Moor Lane                       | 90                                                                                                                                 | Thank you for your feedback. Appropriate visibility splays will be provided as part of the proposed access arrangements.                                                                                                                                                                                                                                                                                                                                                         |
| <b>Environment</b>                                                                                                          |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Harm to the local environment                                                                                               | 2,3,6,7,10,16,19,20,21,23,24,26,27,<br>28,29,30,31,32,33,36,39,41,42,44,45,<br>46,47,49,58,62,64,67,69,72,80,81,83,84,85,86,<br>87 | Thank you for your feedback. Environmental impacts has been considered, and the development will deliver a measurable biodiversity net gain, including a minimum 10% enhancement.                                                                                                                                                                                                                                                                                                |

|                                                       |                                                                    |                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Harm to green belt                                    | 3,6,7,10,16,19,20,21,24,26,28,29,31,<br>33,42,47,58,72,81,85,86,87 | Thank you for your feedback. The site has been assessed by the applicant as Grey Belt, and the proposed development would not constitute inappropriate development. Further details are provided within the accompanying Grey Belt Report.                                                 |
| Harm to wildlife                                      | 6,19,21,22,23,27,30,33,36,39,44,45,<br>46,47,49,69,80,83,84,86,87  | Thank you for your feedback. A Preliminary Ecological Appraisal has been undertaken, which considers potential impacts on wildlife. It is concluded that the proposals would not result in any significant adverse effects.                                                                |
| Loss of biodiversity                                  | 16,23,32,44,83,84,87                                               | Thank you for your feedback. Environmental impacts have been considered, and the development will deliver a measurable biodiversity net gain, including a minimum 10% enhancement. A scheme of ecological mitigation will also be provided as part of the detailed proposals for the site. |
| Appreciates the proposed maintenance of current trees | 68                                                                 | Thank you for your feedback.                                                                                                                                                                                                                                                               |
| <b>Landscape</b>                                      |                                                                    |                                                                                                                                                                                                                                                                                            |
| Harm to views and visual amenity                      | 4,6,24,31,80,86,93,96                                              | <p>Thank you for your feedback. A Landscape and Visual Impact Assessment has been undertaken, which considers views and visual amenity.</p> <p>The indicative masterplan aims to minimise visual impacts and integrate the site into the village.</p>                                      |

|                                                                                                                                       |                                                                                                                 |                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loss of natural landscape and green space                                                                                             | 4,18,22,23,28,30,31,32,39,40,41,42,<br>44,46,52,53,54,55,56,60,62,63,64,<br>66,67,74,77,79,80,81,82,83,88,93,94 | Thank you for your feedback. The development will incorporate extensive publicly accessible open space within the site.                                                                                                                                               |
| Limited space for new planting and landscaping                                                                                        | 87                                                                                                              | Thank you for your feedback. Landscaping will be incorporated, alongside a minimum 10% biodiversity net gain. Green corridors are proposed around the periphery of the site providing ample space for landscaping to screen the development.                          |
| Support for the landscaped area adjacent to the children's recreation ground, with a recommendation for its integration and expansion | 90                                                                                                              | Thank you for your feedback.                                                                                                                                                                                                                                          |
| <b>Dwellings Proposed</b>                                                                                                             |                                                                                                                 |                                                                                                                                                                                                                                                                       |
| Need for bungalows within the development                                                                                             | 5,94                                                                                                            | Thank you for your feedback. The mix of dwelling types, including the provision of bungalows, will be considered at the reserved matters stage.                                                                                                                       |
| Concerns regarding build quality                                                                                                      | 8                                                                                                               | Thank you for your feedback. The proposed dwellings will be constructed to a high standard of design and build quality.                                                                                                                                               |
| Concerns regarding housing affordability                                                                                              | 12,20,41,42,45,59,81                                                                                            | Thank you for your feedback. The delivery of affordable housing is an important element of the scheme will be provided in accordance with policy requirements. As the site has been assessed as Grey Belt, the proposed development will accord with the Golden Rules |

|                                                                                  |                                                                         |                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                  |                                                                         | set out in the NPPF, including the provision of a 15% affordable housing uplift. Further details are provided within the submitted planning statement.                                                                                                                            |
| Queries relating to the energy performance of the development                    | 42                                                                      | Thank you for your feedback. Development will be gas-free with all homes heated by air source heat pumps. Further details will be provided at detailed design stage.                                                                                                              |
| Concerns about the standardised appearance and design quality of the development | 42,76                                                                   | Thank you for your feedback. Design quality will be carefully considered to reflect the character of the existing village. Detailed design matters, including appearance and design quality, will be considered at the reserved matters stage as discussed with Council officers. |
| Concerns regarding overdevelopment                                               | 10,22,23,32,39,40,44,46,52,53,54,62,63,64,67,68,71,75,83,84,87,89,93,94 | Thank you for your feedback. The application proposes up to 160 dwellings, which is considered a relatively modest level of development for a site of this size when compared to indicative capacities based on Kirklees' standard density requirements.                          |
| Concerns regarding the lack of single dwelling homes                             | 59                                                                      | Thank you for your feedback. The mix of dwelling types, will be considered at the reserved matters stage. This will be based upon the need and demand for different size dwellings.                                                                                               |
| Need for a greater variety of dwelling types                                     | 94                                                                      | Thank you for your feedback. The mix of dwelling types, will be considered at the reserved matters stage.                                                                                                                                                                         |

| Flood and Drainage                                                      |                                           |                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Concerns regarding drainage capacity                                    | 16,29,31,33,41,42,43,44,45,48,51,84,86,91 | Thank you for your feedback. A Flood Risk and Drainage Assessment has been undertaken, which supports the proposed development.                                                                                                                                                                              |
| Increased risk of flooding                                              | 16,44,45,84                               | Thank you for your feedback. A Flood Risk and Drainage Assessment has been undertaken, which supports the proposed development. This demonstrates that the proposed attenuation scheme will ensure that there will be no increase to flood risk on/off site in the drainage networks downstream of the site. |
| Other                                                                   |                                           |                                                                                                                                                                                                                                                                                                              |
| Cumulative impact of nearby residential developments                    | 7,9,11,15,20,52,53,63,69,81               | Thank you for your feedback. The impact of the development has been considered in the context of the surrounding area and other developments in the vicinity. The nearest recent residential consents are located at Storthes Hall (1.5km to the west) and Barnsley Road, Flockton (4.5km to the east).      |
| Concerns regarding the impact of construction on neighbouring residents | 6,8,32,43,44,51                           | Thank you for your feedback. A Construction Management Plan will be prepared and considered to manage impacts on neighbouring residents.                                                                                                                                                                     |
| Concerns regarding the merging of two villages                          | 9,11,12,48,51,82,86                       | Thank you for your feedback. The proposed development does not form part of a strategic gap between settlements.                                                                                                                                                                                             |

|                                                                           |       |                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                           |       | The site is well contained by existing development and the road network.                                                                                                                                                |
| Impact on house prices                                                    | 27,37 | Thank you for your feedback. Impacts on house prices are not a material planning consideration.                                                                                                                         |
| Impact on air quality                                                     | 32    | Thank you for your feedback. No significant impacts on air quality are anticipated given the nature and scale of the proposed development as demonstrated in the Air Quality Assessment which supports the application. |
| Noise pollution                                                           | 44,93 | Thank you for your feedback. No significant impacts on noise pollution are anticipated given the nature and scale of the proposed development.                                                                          |
| Concerns about the welfare of horses currently using the field            | 38    | Thank you for your feedback. Appropriate arrangements will be made with the landowner to ensure the welfare of horses currently using the site.                                                                         |
| Concerns regarding the potential sale of dwellings to the local authority | 38    | Thank you for your feedback. There are no plans for the proposed dwellings to be sold to the local authority.                                                                                                           |
| Need for developer contributions                                          | 41    | Thank you for your feedback. Developer contributions will be discussed and agreed with the local planning authority in accordance with relevant planning policy.                                                        |
| Concerns regarding the lack of local employment opportunities             | 44    | Thank you for your feedback. The development will generate employment opportunities during                                                                                                                              |

|                                                                                                                                    |                     |                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                    |                     | the construction phase and will help support local business through ongoing resident expenditure.                                                                                                                                                                                                                  |
| Concerns regarding the impact on local utilities infrastructure                                                                    | 11,4548,51,56,58,69 | Thank you for your feedback. The capacity of local utilities infrastructure is considered as part of the overall assessment of the development.                                                                                                                                                                    |
| No provision for additional school facilities within the development                                                               | 52                  | <p>Thank you for your feedback. The need for additional school provision has been assessed in consultation with the Council and is not required as part of the development.</p> <p>Local education provision has some available capacity, with nearby primary schools currently operating below full capacity.</p> |
| Support for the continued maintenance of public access                                                                             | 68                  | Thank you for your feedback.                                                                                                                                                                                                                                                                                       |
| Homes should be closer to burton acres lane and the top end of paddock road so that the view when you enter moor lane is protected | 68                  | <p>Thank you for your feedback. The detailed layout, including the siting of dwellings, will be considered at the reserved matters stage.</p> <p>However, the indicative masterplan indicates how the scheme could be delivered.</p>                                                                               |
| Concerns regarding anti-social behaviour                                                                                           | 81,96,96            | Thank you for your feedback. Detailed design matters, including layout and design considerations, will be addressed at the reserved matters stage.                                                                                                                                                                 |
| Loss of agricultural land                                                                                                          | 83,84               | Thank you for your feedback. The loss of agricultural land will be considered as part of the                                                                                                                                                                                                                       |

|                                                                        |          |                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                        |          | overall planning balance in determining the application. An Agricultural Land Classification (ALC) assessment has confirmed the site comprises Grade 4 agricultural land and is therefore not classified as Best and Most Versatile (BMV) agricultural land.                                                                                                                                                 |
| Impact of greenspace loss on mental health and recreational users      | 83,84,96 | Thank you for your feedback. The development will include extensive publicly accessible open space to support recreational use and wellbeing.                                                                                                                                                                                                                                                                |
| Potential land contamination arising from historic tipping on the site | 86       | <p>Thank you for your feedback. No significant widespread contamination is expected; however, should any contamination be identified during construction, appropriate mitigation measures will be implemented.</p> <p>Additionally, Chemical testing on soil will take place and if necessary, groundwater, samples to assess the significance of contamination, if any, as a result of former land use.</p> |
| Concerns regarding historic potential bell pit mining on the site      | 86       | Thank you for your feedback. It is possible that unrecorded "shallow" shafts (or bell pits) may be present in the west, and consideration will be given to a geophysical survey and/or Topsoil strip.                                                                                                                                                                                                        |
| Queries regarding whether the development will be completed in full    | 73       | Thank you for your feedback. The development will be completed in accordance with the approved plans.                                                                                                                                                                                                                                                                                                        |

|                                                                                                |    |                                                                                                                   |
|------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------------------------------------|
|                                                                                                |    | Persimmon Homes has an excellent track record of delivering successful developments across the country.           |
| The existing link footpath from Moor Lane to Burton Acres Lane should be retained and enhanced | 90 | Thank you for your feedback. The adjacent PRow will be retained. This is identified on the indicative masterplan. |

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

**Expertly Done.**

PLANNING | DESIGN | ENVIRONMENT | HERITAGE | ECONOMICS  
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