



LAND OFF ROWLEY LANE / HERMITAGE PARK, LEPTON, HUDDERSFIELD (HS2 and HS3)

JOINT MASTERPLAN CONSULTATION OUTCOMES

The Johnson Mowat 'Housing Allocation HS3 at Lepton, Huddersfield' webpage was updated on 16th March 2021 to include a Joint Masterplan Consultation section, this offered an opportunity for interested parties to provide comment on the Joint Masterplan, Masterplan Supporting Text and Phasing Plan. The consultation was moved to the top of the Johnson Mowat webpage in bold to ensure that residents were aware that this was a new element of the public consultation, furthermore an email was sent to all previous consultation respondents to make them aware of the new material and inviting further comments. The proposals were also further publicised in the Yorkshire Examiner Live on several occasions throughout the public consultation process.

Following this significant period of public consultation, a meeting was held on 3rd November 2021 to discuss the Joint Masterplan with Local Councillors, Green Action In Lepton (GAIL), Case Officer Kate Mansell, Lepton Link Chairman and Treasurer, the Head of Rowley Lane School, Vicar of St Johns Lepton and a member of Lepton Vision. Following this meeting, the Joint Masterplan Document was updated and uploaded on to the consultation webpage on 15th November 2021.

Discussions were held with the Case Officer following this meeting and it was confirmed by the Council that further consultation was required with wider community and other interested parties. As such, a letter directing individuals to comment on the Joint Masterplan (via the website, email, telephone or post) was sent to 2,034 dwellings within a 0.7 mile radius of post code HD8 0DT (see Figure 1 below) during w/c 20th December 2021.

In addition, direct letters were sent to 'other interested parties' identified as Sustrans, Historic England, Kirklees Cycling Campaign, Lepton Community Link, Lepton Methodist Church and Reliance Precision Ltd. A request was sent to Local Councillors welcoming any further consultees they recommend a letter be sent to. A meeting has also been held with the Parish Council on 6th January 2022 where the Joint Masterplan was presented.

In response to the 2,034 letters, there have been a total of 282 downloads of the HS2 & HS3 Joint Masterplan (as of 13th January 2022), this demonstrates that there has been a high level of awareness of the Masterplan Consultation in the local community. Residents who did not have access to the internet, and were unable to read the Masterplan Contained within the consultation letter, were posted an A3 copy directly to their property.

Johnson Mowat are pleased that a number of people engaged with the Masterplan Consultation process for the proposed site and provided comments during the pre-application process. As of the 14th January 2022, from the community consultation exercise, 113 comments / inquiries have been received via telephone, email, post and the website feedback form.

The key issues raised are detailed below:-

Principle of Development

Concern

It is recognised that 83% of the responses objected to the principle of the land off Rowley Lane and Hermitage Park being developed for residential use at the capacity proposed. Several of the objections indicated a preference for the proposals to be directed towards brownfield sites and away from Lepton, as the village would be unable to cope with the level of housing proposed.



Response

As has been continuously mentioned through the supporting consultation material and consultation webpage, the entirety of the land to which this consultation relates to is allocated within the Kirklees Local Plan for residential development. Housing allocations HS2 and HS3 have been identified, independently examined and adopted as having a collective capacity for 598 dwellings, as such the principle of development for this quantum of residential development is already accepted. The opportunity for objecting to the principle of development has now passed.

Hermitage Park Access Point

Concern

The consultation responses indicated concern over highways safety, particularly for the secondary access from Hermitage Park. Respondents have suggested the avenue is steep and curved, there are existing parking issues and a blind corner which would become a greater traffic risk if the use is intensified. Further concerns were raised about the safety of the junction at Rowley Lane and Hermitage Park, particularly during peak times due to the close proximity of Rowley Lane Junior Infant & Nursery School.

Response

Highways matters were fully considered during the Local Plan Examination process and are being fully considered again prior to submission of a planning application. A Transport Impact Assessment and Travel Plan are being produced to allow for a greater understanding of the highways impact of developing the application site.

Penistone Road Roundabout

Concern

Reliance Precision Ltd, along with some residents, raised objection to the proposed roundabout on Penistone Road. It was claimed that the proposed roundabout would be a detriment to the access and egress of Reliance Precision. Further comments were received from immediate neighbours with concerns above noise and light pollution arising from the roundabout.

Response

Following these concerns, the applicant has instructed the Masterplan designer to review the impact of the early roundabout design to ensure that the side roads have been taken into account. It is re-iterated that the Joint Masterplan is by no means a detailed drawing, with the detailed highways and junction designs set to be included within a detailed planning application. All proposed highways works will be informed by a qualified highways consultant, to ensure that the development is brought forward in a safe and sustainable manner.

Ecological Impact

Concern

A number of residents responded to the consultation with concerns regarding the impact that the development would have on the wildlife and biodiversity on site. One resident also found that the ponds and pumping station on site would be both unsuitably dangerous and potentially toxic to the local wildlife. Johnson Mowat can confirm that this will not be the case and that all drainage ponds and pumping stations



will be to regulation standards which ensure safety for both local residents and wildlife. Some residents have also raised concerns with regards to specific species.

Response

An Ecological Appraisal has been produced to gain an understanding of the ecological impacts on developing the site, this has informed the Masterplan. The proposals provide a spacious landscape setting within which new dwellings have been carefully located to have the least ecological impact. A Biodiversity Net Gain assessment will be submitted in support of a detailed planning application, it is recognised that the Environment Act requires 10% Biodiversity Net Gain on site.

It must be noted that the applicant has received a Screening Opinion which considered the requirement for an Environmental Impact Assessment, which in this case Kirklees Council state is not required on the grounds that the environmental impacts likely to result from the development will be of local significance only.

Public Open Space

Concern

Many responses placed value on the existing green fields and the social benefit they provide as open space for recreation. It is clear that the Public Rights of Way on the site are valued by the local community and that they provide a benefit for the physical and mental health of existing and future residents.

Response

The applicant has incorporated the adopted Public Rights of Way (KL:3962 and KL:4132) into the Joint Masterplan, ensuring that the connectivity of the wider development and Lepton Great Wood is at the forefront of the proposals. Furthermore, there are several areas of Public Open Space provided within the Masterplan with links to two Locally Equipped Areas for Play (LEAP) which will serve as a benefit for both existing and future residents.

Flood Risk and Drainage

Concern

Residents have expressed concerns over the increased risk of flooding due to the proposals, it was noted that the gardens of Hermitage Park had recently been flooded due to natural springs on the development site. Furthermore, it was noted that Fenay Beck is prone to flooding when levels exceed 1.75m.

Response

The recent flooding of gardens along Hermitage Park is believed to have been caused by the drainage from adjoining land being redirected on to the allocated site. The development of the site will alleviate these issues.

The provision of a sustainable drainage system is at the heart of the planning for the Lepton allocation. Surface water attenuation basins to provide development surface water runoff storage for up to and including the 1 in 100 year + climate change event. A series of water attenuation basins will be created on land to the west of the railway line, each being positioned along, and forming an integral part of an existing or enhanced wildlife corridor. The two basins in the north east will be located between or next to two established tree lines, which themselves shall be extended by additional tree planting; not only will these basins have intrinsic value, for example by being wet or seasonally wet/ damp features supporting



wildflower grassland and/ or aquatic plant species, but they will provide optimum foraging conditions for bats, and other wildlife.

The attenuation basins in the south of the site are slightly larger, and given their position on lower ground are likely to hold water for longer periods of time. As with the more northerly basins not only will they have intrinsic nature conservation interest, they will also provide enhanced foraging opportunities for bats and could potentially offer new breeding opportunities for amphibians, including common frog and common toad.

Drainage matters have been given consideration during the allocation of the site for housing development, and as is expressed within the Local Plan, it is considered that residential development can be brought forward with good quality drainage design which creates a betterment to the existing situation. It is considered that this will significantly reduce the level of flooding experienced from surface water runoff by properties directly adjoining the allocated sites.

Heritage Impact on Woodsome Hall and 1 Woodsome Road

Concern

There have been concerns expressed around the impact of the proposal on Woodsome Hall, with suggestion that the current proposals don't go far enough to prevent the impact on the setting of the Grade I Listed Building. Concerns were also raised around the impact on the setting of 1 Woodsome Road, a nearby Grade II Listed building.

Response

The Masterplan layout incorporates a substantial corridor of open space to the west of Lepton Great Wood and south of the existing public right of way which links the Wood with Rowley Lane. This will protect westerly long-distance views towards the Woodsome Hall and 1 Woodsome Road from the higher ground within the eastern section of the site. In combination with development set back from the Wood, the space will break up development parcels and mitigate the visual effect of the development and retain views onto the woodland from the west.

Heritage Impact on the Crow Trees

Concern

The Owner of the Crows Trees, a Grade II Listed building adjacent to the allocated site, contacted Johnson Mowat to express concern about the proposed areas of 'potential residential development' directly south of their property. These concerns were re-iterated by Historic England in their consultation response. It was brought to our attention that the Local Plan Policy HS3 specifically references that this field be left free of built development in order to safeguard the setting of the Listed Building.

Response

Johnson Mowat are grateful for the constructive feedback received and apologise for this oversight. The Joint Masterplan has been updated to reflect this requirement, with no built development now being shown within this field. As is required by the Local Plan, the development will ensure that the public footpath, historic field boundaries and trees protected by TPOs to the south of Crow Trees are retained.



JohnsonMowat
Planning & Development Consultants

Summary

It is reiterated that this paper is merely a summary of some of the key points which have been raised through the Masterplan consultation exercise, with a full Statement of Community Involvement is currently being produced to accompany the application submission. Any issues which have been overlooked in this summary note will be addressed in the Statement of Community Involvement, however the key issues raised are outlined above.

Now that the Joint Masterplan has been subject to significant public consultation, the developers will seek to host a public event where both the updated Joint Masterplan and a detailed phase 1 design will be presented for feedback from the local community. More details on this event will be released in due course.