



PERSIMMON HOMES WEST YORKSHIRE

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Louise Clarke
Planning Services
PO Box B93
Civic Centre 3
Huddersfield
HD1 2YZ

22nd June 2017

26 JUN 2017

Dear Louise,

**APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS AT LAND TO THE
NORTH OF BARNSELY ROAD, FLOCKTON, WAKEFIELD, WF4 4DW
(PLANNING REF – 2016/62/92811/E)**

I write to you in relation to an application we have submitted via the Planning Portal (PP-06168152) to discharge a number of planning conditions associated with planning application ref: 2016/62/92811/E. Whilst the application is not seeking to discharge all the planning conditions at this time, I provide comments on all of the conditions as follows.

Condition 1: Development to be begun within 3 years of the date of permission

This is acknowledged and I can confirm that development on the site will commence before the expiry date of 7th March 2020.

Condition 2: Development to be carried out in accordance with approved plans

This condition is informative and I can confirm that the development will be carried out in complete accordance with the approved plans and specifications as listed on the decision notice.

Condition 3: Materials

We have submitted Materials Plan ref: FLO-2015-05A which indicates the proposed facing and roof materials. Natural stone will be locally sourced and where possible recovered from the existing buildings on site which are to be demolished. Sample panels of the proposed artificial stone and roof tiles can be provided upon request.

Condition 4: Setting back of Existing Stone Wall

This condition is acknowledged; I can confirm that the setting back of the wall will form part of the 1st phase of build and will be tarmac surfaced prior to the completion of the superstructure of any dwelling. For full details please refer to the submitted '002 REV A' Section 38 Highways Agreement.

Condition 5: Internal Adoptable Estate Roads

The internal adoptable estate roads will be constructed in accordance with the '002 REV A' Section 38 Highways Agreement which has been submitted. The proposed drainage works and sections are shown on the following engineering plans:

- 004 REV E - Main Road and Sewer Plan
- 005/01 REV B – Longitudinal Sections – Roads 1, 1A and 2
- 005/02 REV B – Longitudinal Sections – Roads 2A, 3, 3A and S8-S10

The adoptable sections of highways are indicated on the approved planning layout ref: FLO-2014-01S which I have re-submitted for the avoidance of doubt. Shared surfaces will be block paved and other areas will be surfaced with tarmac to adoptable highways standards. A Road Safety Audit will be undertaken in accordance with the agreed scheme in due course.

Condition 6: Highways Scheme – Widened Footway and New Farm Access Road

In accordance with the requirements of Condition 4, the setting back of the wall to enable the widened footway to be delivered will be part of the 1st phase of build. The exact specification of the footway is detailed within the '002 REV A' Section 38 Highways Agreement which has been submitted. A Road Safety Audit will be undertaken to cover the internal estate roads and the widened footway in accordance with the agreed scheme in due course.

Condition 7: Construction Method Statement

I have submitted a written Construction Method Statement ref: MS/FLO/170622 and Construction Management Plan ref: FLO-2017-13. These documents include details on the following:

- Confirmation of the point of access for construction traffic and the permitted times of use for the access;
- An indication of the area which the construction compound will be positioned within which construction vehicles will be parked;
- An indication of the showhome/sales and visitor parking area;
- An indication of the proposed location of the wheel washing facilities.

Condition 8: Remediation Strategy

This condition is acknowledged; I can confirm that a Remediation Strategy will be prepared and submitted in a separate application.

Condition 9: Approved Remediation Strategy

This condition is acknowledged; I can confirm that remediation of the site will be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 8. If remediation is unable to proceed in accordance with the approved Remediation

Statement, or where significant unexpected contamination is encountered, we will notify the Local Planning Authority and submit an amended or new Remediation Statement.

Condition 10: Remediation Verification

This condition is acknowledged; I can confirm that a validation report will be prepared and submitted in a separate application once all remedial measures detailed in the Remediation Strategy have been carried out.

Condition 11: Ecological Design Strategy

An Ecological Design Strategy has been prepared by BSG Ecology on behalf of Persimmon Homes (West Yorkshire) and submitted to discharge this condition. Thereafter, we acknowledge that the Ecological Design Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner.

Condition 12: Demolition of Existing Farm Buildings

This condition is acknowledged; if demolition of the existing farm buildings hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within one year from the date of the planning consent, the approved ecological measures pursuant to Condition 11 will, where necessary, be amended and updated. Where survey results indicate that changes have occurred, the original approved ecological measures shall be revised with new or amended measures, and a timetable for their implementation, will be submitted.

Condition 13: Public Open Space

Details of the designated on-site public open space are shown by the submitted 'R-1780-1B' Landscape Masterplan. We aim to complete the works to provide the public open space within the 1st available planting season and prior to the occupation of 30 dwellings.

Condition 14: Car Charging Points

The various types of car charging points and their locations are shown on the proposed layout ref: FLO-2014-01U which has been submitted. A specification for each type of charging point can be provided upon request.

Condition 15: Removal of PD Rights

This condition is acknowledged; plot purchasers will be informed as to any restrictions this condition imposes.

Condition 16: Removal of PD Rights

This condition is acknowledged; plot purchasers will be informed as to any restrictions this condition imposes.

Condition 17: Engineering Works

Condition 18: 1 in 100 Year Storm Event Assessment

I have submitted the following engineering plans to discharge conditions 17 and 18:

- 004 REV E - Main Road and Sewer Plan
- 005/01 REV B - Longitudinal Sections - Roads 1, 1A and 2
- 005/02 REV B - Longitudinal Sections - Roads 2A, 3, 3A and SB-S10
- 006 REV A - Standard Manhole Details
- 007 REV C - Manhole Schedule
- 008 - 1st Lateral MH Schedule
- 011/01 REV A - SWS Flow Control Details S7
- 018 REV A - Impermeable Area Plan
- 019 REV B - Flood Routing Plan
- 020/01 REV A - Proposed Plot Drainage Plan
- 022 REV A - Section 38 Agreement Plan

I can confirm that a phasing programme will determine what activities can be carried out on site prior to the completion of the off-site drainage works and none of the dwellings will be occupied until such approved on-site drainage scheme has been provided to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter retained.

Condition 19: Temporary Surface Water Drainage

This condition is acknowledged; a temporary surface water drainage scheme for the construction phase (after the soil and vegetation strip) will be submitted in a separate application.

I enclose a cheque payable to Kirklees Council for the sum of £97.00 to cover the cost of the application together with 2 no. copies of a completed and dated application form.

We trust the contents of this letter and accompanying plans are sufficient to discharge the relevant conditions. Should you require anything further at this moment in time please do not hesitate to contact me on 0113 2409726.

Yours sincerely,

Matt Shipman
Assistant Planner
Persimmon Homes West Yorkshire