

For the attention of Kirklees Council
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Your Ref PP-07451243
Our Ref

30 November 2018

Dear Sir/ Madam

LAND AT TITHE HOUSE WAY, BRADLEY, HUDDERSFIELD, WEST YORKSHIRE

Cushman and Wakefield are pleased to enclose a full planning application under Regulation 4 of the Town and Country Planning Act 1990 on behalf of Kirklees Council for the above site known as Land off Tithe House Way, Bradley. This application seeks permission for residential development for 105 dwellings with associated highways improvements and landscaping.

The following documents and drawings are submitted in support of this application:

Documents submitted on the planning portal
Completed Planning Application Forms and Certificates
Planning Statement prepared by Cushman and Wakefield
Health Impact Assessment prepared by Cushman and Wakefield
Statement of Community Involvement prepared by Cushman and Wakefield
Housing Mix Report prepared by Cushman and Wakefield
Air Quality Assessment prepared by BWB Consulting
Lighting Assessment prepared by BWB Consulting
Phase I Habitat Survey prepared by Weddle Landscape Design
Preliminary Ecological Appraisal prepared by Weddle Landscape Design
Ecological Impact Assessment prepared by Weddle Landscape Design
Tree Survey – Drawing ref: 836 THW01
Tree Constraints Plan – Drawing ref: 836-THW02
Tree Protection Plan – 836-THW03
Bat Survey prepared by Whitcher Wildlife Ltd
Transport Assessment Rev A prepared by Local Transport Projects
Travel Plan Rev A prepared by Local Transport Projects
Topographical Survey – Drawing ref: 7754_2D/1

Planning Drawings
Site Location Plan – Drawing ref: 100-001
Site Plan – Drawing ref: 100-002
External Works (Northern Cluster) – Drawing ref: 100-003
External Works (Southern Cluster) – Drawing ref: 100-104
Coloured Elevations – Drawing ref: 100-105

Coloured Elevations – Drawing ref: 100-106
Coloured Elevations – Drawing ref: 100-107
Site Sections (1) – Drawing ref: 100-010
3D Site Views (1) – Drawing ref: 100-011
3D Site Views (2) – Drawing ref: 100-012
3D Site Views (3) – Drawing ref: 100-013
3D Site Views (4) – Drawing ref: 100-014
3D Site Views (5) – Drawing ref: 100-015
3D Site Views (6) – Drawing ref: 100-016
3D Site Views (7) – Drawing ref: 100-017
Redline Site Plan – Drawing ref: 100-030
House Type 1: 3 Bed Semi-detached GA Plans and Elevations – Drawing ref: 001-001
House Type 2: 3 Bed Detached GA Plans and Elevations – Drawing ref: 002-001
House Type 2A: 2 Bed Detached GA Plans and Elevations – Drawing ref: 002A-001
House Type 3: GA Plans – Drawing ref: 003-001
House Type 3: GA Elevations – Drawing ref: 003-002
House Type 3A: GA Plans – Drawing ref: 003A-001
House Type 3A: GA Elevations – Drawing ref: 003A-002
House Type 4: 4 Bed Spine Road North GA Plans – Drawing ref: 004-001
House Type 4: 4 Bed Spine Road North Elevations – Drawing ref: 004-002
House Type 5: 4 Bed Spine Road South GA Plans – Drawing ref: 005-001
House Type 5: 4 Bed Spine Road South Elevations – Drawing ref: 005-002
House Type 6: 2 Bed Terraced Property GA Plans and Elevations – Drawing ref: 006-001
House Type 7: 3 Bed Terraced Property GA Plans and Elevations – Drawing ref: 007-001
House Type 8: 3+2 Storey Apartments GA Plans – Drawing ref: 008-001
House Type 8: 3+2 Storey Apartments GA Sectional Elevations Sheet 1 – Drawing ref: 008-002
House Type 8: 3+2 Storey Apartments GA Sectional Elevations Sheet 2 – Drawing ref: 008-003
House Type 8: Apartment GA Elevations (1) – Drawing ref: 008-004
House Type 8: Apartment GA Elevations (2) – Drawing ref: 008-005
House Type 9: Apartment GA Floor Plans – Drawing ref: 009-001
House Type 9: Apartment GA Elevations – Drawing ref: 009-002
House Type 9: Apartment Elevations – Drawing ref: 009-003
House Type 10: 3+2 Storey Small Apartment GA Plans – Drawing ref: 010-001
House Type 10: 3+2 Storey Small Apartment Elevations Sheet 1 – Drawing ref: 010-002

Documents and Drawings to follow on CD
Flood Risk Assessment and Drainage Strategy prepared by Alan Wood
Design and Access Statement prepared by Vaughan Architecture Ltd
Phase I Land Contamination Report prepared by Alan Wood
Landscaping (1) – Drawing ref: 100-020
Landscaping (2) – Drawing ref: 100-021
Landscaping (3) – Drawing ref: 100-022
Landscaping (4) – Drawing ref: 100-023

In order to undertake the Stage 1 Road Safety Audit a final design scheme is required. LTP are in the process of undertaking this work and this document will be submitted in approximately two weeks time.



The planning application fee will be paid separately by Kirklees Council under the following cost code: 106401-42511. Please refer to the attached email confirming the payment cost code.

We trust that the submitted application meets all the Council's validation requirements and we look forward to receiving confirmation of this in due course. In the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully

Katrina Hulse MRTPI
Partner-Development and Planning
Cushman & Wakefield Debenham Tie Leung Limited