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Adam Walker
Kirklees Council
Planning Services
PO Box B93
Civic Centre III, off Market Street
Huddersfield
HD1 2JR

28th October 2021

Dear Sir,

RE: LAND TO THE EAST AND WEST OF NETHERTON MOOR ROAD (2019/93550) - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

Please be advised that an application to discharge a number of planning conditions associated with the above site has been submitted today via the Planning Portal (ref: PP-10311175). This submission relates to the permission for the erection of 250 dwellings with associated landscaping and infrastructure, approved under application reference 2019/93550E on 20th April 2021.

Details of the submission are set out below:

Condition 5 – Hard and Soft Landscaping
The following documents have been submitted to the Planning Portal to assist the discharge of this condition:

- Detailed Planting Proposals Rev B Ref: 5881-T93-01;
- Detailed Planting Proposals Rev B Ref: 5881-T93-02;
- Detailed Planting Proposals Rev B Ref: 5881-T93-03;
- Detailed Planting Proposals Rev B Ref: 5881-T93-04;
- Detailed Planting Proposals Rev B Ref: 5881-T93-05;
- Detailed Planting Proposals Rev B Ref: 5881-T93-06;
- Detailed Planting Proposals Rev B Ref: 5881-T93-07;
- Detailed Planting Proposals Rev B Ref: 5881-T93-07;
- Detailed Planting Proposals Rev B Ref: 5881-T93-08;
- Detailed Planting Proposals Rev B Ref: 5881-T93-09;
- Detailed Planting Proposals Rev B Ref: 5881-T93-10;
- Detailed Planting Proposals Rev B Ref: 5881-T93-11;
- Detailed Planting Proposals Rev B Ref: 5881-T93-12; and
- Landscape and Ecological Management Plan Ref: 5881-98-Netherton-LEMP-01.

It should be noted that a number of trees have been removed of the approved drawing to accommodate the drainage easements to facilitate the adoption of associated drainage infrastructure.

Condition 19 – Storage Tank
Layout ref: NMH-2019-01K indicates that attenuation tank or structure is present throughout the development as the site is drained via soakaways which the associated condition has been dealt with under a separate application.

Condition 21 – Waste Collection
Bin collection points are denoted with the label 'BNP' on planning layout ref: NMH-2019-01K. The following swept path drawings have been submitted has been uploaded to planning portal which highlights, using swept path analysis, that waste collection by refuse vehicles can be safely accommodated on site:

- Swept Path Analysis Ref: 100-P-003
- Swept Path Analysis Ref: 100-P-004
- Swept Path Analysis Ref: 100-P-005
- Swept Path Analysis Ref: 100-P-006

Condition 22 – Private Parking Surfacing
Persimmon Homes can confirm that all vehicle parking areas shall be surfaced and drained before the dwelling to which they relate is first occupied and shall be retained thereafter as such.

Condition 23 – Landscape and Ecological Management Plan (LEMP)
For the purpose of the condition, we have prepare two separate documents – a Biodiversity Management Plan and a Landscape Management Document. However, after consulting with our ecologists and landscape architects we feel that the most appropriate action would be to keep the documents separate. This ensures that the maintenance needed for on-street planting, verges and POS are all carried out in the correct manner. By combining the two documents, the fundamental values of the BEMP would be diluted as it refers to landscaping of items with low ecological value. However, the Biodiversity Management Plan is appended to the Landscape Management Plan to ensure that the two documents are considered together. Also enclosed is a management company plan detailing which areas will be conveyed to the Management Company on completion. The appointed Management Company will need to adhere to the management prescriptions set out in both the LMD and BMP (once in approved forms).

Condition 25 – Electric Vehicle Charging Points
To assist the discharge of this condition, exact specification of the electric vehicle charging points have been submitted to the Planning Portal. Please see data sheet ref: EVWPSD-V05-R2. This shows each residential unit that has a dedicated car parking space will have a minimum output of 16A/3.5kW (Mode 3 / Type 1 / Product Code: EVWP2010). Car charging points are shown to be provided for each and every plot, on planning layout ref: NMH-2019-01K. These are denoted by either an A, B, C or D, identifying the exact location depending on the type of private parking being provided for each plot.

Condition 26 – Ventilation Scheme
Condition 26 requires a ventilation scheme for plot 250 to be submitted and approved in writing by the Local Planning Authority. It is believed that the findings of the Noise Impact Assessment (Ref: NIA/8691/19/8642/v2) produced by ENS have led to this requirement. This assessment was based on a previous layout (ref: NMH-2019-01E March 2019) where Plot 250 lay within 5m of the kerb. However, in the approved version of the layout (ref: NMH-2019-01H), Plot 250 now exceeds the 5m standoff which has led to the requirement the ventilation and the plot now has a standoff of 6.2m. Notwithstanding this, an additional 4db has been added to the receptor next to Plot 250 which still concluded standard double glazing and standard vent are applicable and meet the required reduction. As such, we will not be submitting a ventilation scheme for Plot 250 as the plot does not exceed the requisite levels where further individual mitigation is necessary.

Condition 27 – Glazing
This condition is considered informative. However for clarity, it is agreed that plots 19, 26, 48, 49, 68, 71, 84, 85, 202, 207 and 242 will be installed with obscure glazing that achieves a minimum privacy level 4. Such glazing shall be retained by the respective plot owner thereafter once the plots is conveyed.

Condition 29 – POS Access and Footpath
The Planning Layout (ref: NMH-2019-01K) demonstrates how public accessible open space within the site as identified within the Section 106 agreement is provided and is to be retained in perpetuity.

Condition 30 - Temporary Waste Collection
Temporary waste collection points to be provided and agreed as the development of the scheme progresses with the LPA.

A cheque for £144.00 to cover the requisite application fee, and planning portal service charge, has been sent directly to the planning portal under separate cover.

Should you require anything further, please do not hesitate to contact me.

Yours faithfully,

For and on behalf of

PERSIMMON HOMES (WEST YORKSHIRE)

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