

**From:**  
**To:** [DCAdmin](#)  
**Subject:** 2021/94552 comments  
**Date:** 07 March 2022 21:43:01  
**Attachments:** [Response to public consultation on Kirklees planning application ref 2021-94552 - FINAL VERSION.pdf](#)

Dear Sirs

Re planning application 2021/94552 Barnsley Road

I attach various comments

Many Regards

10 Broomhouse Close  
DENBY DALE  
HUDDERSFIELD  
HD8 8UX

FAO: Richard A Gilbert, Case Officer, Kirklees Planning & Development

**Planning application no: 2021/94552**

**Land at, Barnsley Road, Denby Dale, Huddersfield HD8 8TS.**

**Erection of 53 dwellings and associated works**

**Comments for inclusion in the public consultation relating to the above planning application.**

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## 1. Introduction & Executive Summary:

We have analysed the application and related documentation and believe that the following issues require resolution before approval of the application is considered: -

- i. Technical flaws and inconsistencies are evident in several documents & maps.
- ii. Environmental concerns exist relating to several of the proposals.
- iii. There are clear breaches of several planning protocols clearly defined in the Housebuilders Design Guide Supplementary Planning Document adopted by Kirklees Council in June 2021.

Regarding community engagement, please note that we received no response from Pegasus Group to our initial submissions made in Nov '21. A request in Nov '21 to discuss these concerns in advance of the planning application was seemingly ignored and despite Pegasus Exec Director, Chris Calvert stating on the 8/2/22 that he now wished to hold a conversation, no discussion has been offered, despite our follow up.

Hence, Pegasus Group's assertion in the Statement of Community Involvement that *'the applicant has responded to comments, suggestions and questions raised'* and that the *'pre-application consultation process undertaken with the local community and stakeholders has been timely, meaningful and effective'* is not accurate nor a full truth

Reconsideration and/or modification of these key aspects of the application is therefore required from this public consultation before the application is considered further.

Each of these issues are explained in the following text.

## 2. Technical Issues:

- a) Several of the site plans in the application, from a restrictive desk top study, show incorrect and inconsistent outlines of existing neighbouring properties, not as per the accurate up-to-date plans shown on the Kirklees website. The footprints of the adjacent housing are available from the topographical survey submitted as part of the application and we would request that this information is used rather than the out of date footprints used.

Similarly, the development site boundary at the rear gardens of no's 14 & 15 Broomhouse Close is different on different plans. On the site Landscape Masterplan (ref P20-1107.001 id908356) the site boundary clearly overlaps the ownership of 14 & 15 Broomhouse Close, and the owners have not been notified of this.

Given that minimum separation distances apply to this application and the distances between properties and facilities (e.g., pump house, attenuation tank, etc) are key, this compromises the accuracy and integrity of the application and needs to be corrected before the application can be considered properly.

Specific plans where the footprints of some existing properties are shown incorrectly are:

- Pegasus Landscape Masterplan: ref P20-1107.001 id 908356
- Strata Planning Layout/Location plan: ref 21-CL2-SEGD-BRDD-01 id908438/394
- Haycock & Todd Site Survey: ref S10083/1 id908441 \*
- Strata Parking & EVCP Plan: ref 21-CL2-SEGD-BRDD-04 id908439
- Strata Material, Boundary & Surface Plan: ref 21-CL2-SEGD-BRDD-03 id908375
- ID Civils Engineering Feasibility Layouts: ref 5212-C-D-9-01 & 02 id908371/2 \*

\* 14 Broomhouse Close outline incorrect

- b) Datums relating to the height of the proposed boundary fencing around the site (See Strata Material, Boundary & Surface Plan (ref 21-CL2-SEGD-BRDD-03 id908375) are missing and so the overlook impact cannot be assessed. There are also very few proposed levels indicated on the drawings provided and the application should not be determined without this critical information. We insist that this information is provided as a matter of urgency before the public consultation period ends. Specifically, finished floor levels at both ground, first and second floors are requested along with key levels to the boundaries as preliminary checks reveal the potential need for retaining structures and these are not indicated on the proposed layouts. See Appendix 12.
- c) The Drainage Strategy Plan (ref 5212-C-D-9-03, page 31 of Geo Structures Civils Flood Risk Assessment & Surface Water Management Strategy id908369) shows surface water running west to east along the northern boundary – see Appendix 1. For this to be effective the datum of the houses needs to be at 172.00

Given that the rear gardens of the proposed housing nearest this boundary slope markedly toward the northern boundary (more so than currently), it is impossible for surface drainage water to run in an easterly direction toward Tanner Wood as suggested on this plan.

Furthermore, boundary walls between the gardens of the new properties run north to south down toward the northern boundary. Hence, surface run off from this area will be further forced directly into the gardens of the existing properties north of this boundary.

A French drain running along the northern boundary is therefore a minimum requirement. (See Appendix 1) and the level of the new houses along the northern boundary should be lowered to reduce run off (See also section 4a below).

- d) The notes relating to finished floor levels shown on the ID Civils Engineering Feasibility Layouts: ref 5212-C-D-9-01 & 02 id908371/2 state *‘Proposed D.P.C. levels are preliminary and for guidance only. Final levels subject to detail design and may vary +/- 600mm’*. After such a detailed site survey, this is an unacceptable combined tolerance of 1.2m which makes it impossible for us to accurately assess overlook implications. Normal building tolerances are +/- 5mm which we should be applied in the plans for this application. Refer also to comments in (b) above.
- e) Key street scenes are missing on the application drawings (See Strata Street Scene schematic: ref 21-CL2-SEGD-BRDD-10). Hence, the A-A section needs to be extended to A1 (See Appendix 2) in order that the houses in Broomhouse Close are shown with the associated overlook issues as, detailed later in section 4a of this commentary. Refer also to comments in (b) above

Similarly, the marked D-D & D1-D1 sections on Appendix 2 should be added to the plans to highlight the extent of overlook onto the existing properties on Inkerman Way and Broomhouse Close on the northern boundary.

This is especially given that the elevations shown in the ID Civils Engineering Feasibility Layouts: ref 5212-C-D-9-01 & 02 id908371/2 show that the rear of new houses on the northern boundary are potentially being built on made up land at a height appreciably above the existing elevation levels of the site, further accentuating overlook issues. In particular, the levels of plots 27-29 are critical relative to house numbers 19-25 Inkerman Way and we would request site sections are provided across this part of the site. It would appear that the ground floor level differences between these houses are in excess of 3m which is clearly unacceptable.

f) Highway matters:

The sightline from the site access road looking eastward up Barnsley Road, marked as a 120m x 2.4m visibility splay (see Andrew Mossley Associates Proposed Site Access plan: ref AMA/21154/SK002 id908368) utilises the neighbouring field on the eastern boundary. This is not reflected on the red line boundary on the site location plan and there is no commentary as to how this sightline can be guaranteed in future.

Another notable point is that the sight line looking eastward as well as extending beyond the site boundary, also runs through the front gardens of four proposed dwellings. This is not good practice as it is probable that the sight line will not be retained by these residents. Over time trees and shrubs will be planted and possibly boundary fences and garden sheds erected. The garden areas to these units should be set back behind the visibility splay.

Furthermore, the visibility splays indicated assume a reduction in traffic speeds and speed limit, which cannot be guaranteed. The visibility splay should satisfy normal design criteria based on current traffic speeds and speed limits (rather than relying on reductions), which it does not.

We would also seek compliance with the relevant Highways standards, and that the appropriate highway authorities are fully satisfied with the site access geometry (lane widths and deceleration lengths, etc.) .Compliance to this matter should be achieved prior to any planning approval rather than leaving this as a condition on any approval.

Please note that, whilst Barnsley Road has a current speed limit of 50mph, with a 40mph future limit being intimated, future traffic stopping to turn into the two development sites will appreciably increase the risk of road traffic collisions when a turning lane is incorporated into the existing road. Major highways concerns have been raised for the adjacent site which has planning approval, with the detail left as a condition on the approval.

During any construction, what planning conditions are going to be imposed with regards to keeping Barnsley Road clean and free from construction road dirt? We ask that Kirklees should include a planning condition for a propriety vehicle & wheel wash/cleaning fully maintain facility to be part of any planning approval and it should be installed prior to any works which requires transport back onto the Highway.

Pegasus Group's assertion in the Statement of Community Involvement that 'there are no existing road safety issues' fails to address the fact that future traffic generated by the servicing of 90+ households in the 3 adjoining developments on Barnsley Road will themselves generate the increased risk. Also, there is no mention of the extremely serious accident involving a motorcyclist when the Yorkshire Airt Ambulance had to land in the adjacent field off Barnsley Road to take the casualty to hospital.

It should also be noted that very similar safety concerns were raised but not addressed by the Planning Process when the adjacent 34 unit planning approval (ref.2019-91836) and outline approval for 3 units directly opposite this Strata site (ref.2020-94314) was gained. Appendix 6 shows some of the primary concerns and it can be seen how this will affect the proposed access to the site under consideration.

These are all adding to what can be an extremely dangerous stretch of road. We would again request that all three of these sites are considered holistically so that a proper and robust solution can be found on this principal highway through a residential part of Denby Dale village.

- g) Garden sizes are a key issue with this application. Section 9 of the Kirklees Housebuilders Design Guide states:

*'The size of private gardens should be influenced by the size of the dwelling, the potential number of occupants and its location within the site. Garden sizes will vary between sites and homes and should be incorporated in a way that takes into consideration the site's context.'*

Plots 27-29 have very small gardens for 5 bedroom houses and with the significant level difference with the existing housing on Inkerman Way (see also sections 4a & 4b below) this is again clearly unacceptable. Furthermore, plots 38-42 also have disproportionate garden sizes for 5 bed houses, and it is likely that the residents will try and take the space at the end of the proposed gardens, which again is clearly not acceptable. We would therefore request that these garden sizes are increased to comply with the above stated policy.

Gardens to existing properties are also critical for existing residents to be able to enjoy, and plots 43-49 of the proposals are all looking directly into the garden of 2 Inkerman Court, and to make matters worse this garden is elevated by 1-2m. We would therefore request taller than average fences are installed to these plots ie over 1.8m to mitigate the significant loss of amenity and privacy the new proposals will cause.

- h) Alternative type of housing supply: Have bungalows been considered as appropriate, for the plots backing onto Broomhouse Close & Inkerman Way, which could be an acceptable compromise. If this considered development is not adopted, please state why not, and why this is an unacceptable compromise?

### **3. Environmental & Ecological Issues**

- a) The responses in the Statement of Community Interest to questions asked about the flow of foul water from the proposed pump houses are contradictory. One answer states *'foul drainage will be connected to the existing combined sewer to the west of the site'* but a second answer details *'the discharge of foul water to the existing mains sewer to the east of the site.'*

There is no existing mains sewer east of the site indicated on the submitted plans by Strata and so clarification is required.

- b) Given the significant loading on the foul water pump station (See Drainage Strategy Plan: ref 5212-C-D-9-03, page 31 of Geo Structures Civils Flood Risk Assessment & Surface Water Management Strategy id908369), what are the contingences should power to the pump fail? It should be noted that power cuts in Denby Dale are not uncommon, and these power cuts have been longer than 4 hours, which is in the design brief by the consultant. Note that Yorkshire Water's advice is only the minimum, not the most appropriate level of power downtime

Specifically: -

- i. What is the capacity of the pump and tank versus the maximum loads expected?
- ii. What spare capacity (in volume and hours) is in the tank versus these maximum loads should the power fail?
- iii. Can the capacity of the existing sewer on the western boundary be guaranteed to accommodate the maximum loads being pumped from the station in addition to existing flows and the new additional flows from the soon to be built properties which have planning approval further along Barnsley Road?
- iv. Why can't the southern properties on the proposed development discharge foul water into the existing foul system which runs on the northern side of Inkerman Court? This would significantly lessen the demand on the proposed pump and provide valuable excess capacity.
- v. If the foul water system becomes over-whelmed, where does the emergency over-flow discharge to and does it flow through the attenuation tank or directly into Haley Well Beck? Or is there no overflow?
- vi. Which organisation will be responsible for the land with embankment and ensuring future stabilisation where the water flow discharges onto the embankment that leads to Haley Beck?
- vii. Other than the development highway, is the other development land (that is not part of indicated highway or each individual building plots) being adopted by Kirklees Council? If any of this land is not adopted by Kirklees Council, which organisation is responsible for it?
- viii. Who is responsible for maintaining the following, and surrounding land:
  - a. Attenuation tank
  - b. Discharge area
  - c. Foul water area
  - d. Ground RWP's
  - e. Easement area
- ix. Professional liability insurances should be provided by the developer and/consultants to afford direct address by anyone affected, should the design not perform as per actual nature tests

- c) The Drainage Strategy Plan (ref 5212-C-D-9-03, page 31 of Geo Structures Civils Flood Risk Assessment & Surface Water Management Strategy id908369) also shows that surface water from the site runs from the attenuation tank into Haley Well Beck in Tanner Wood. This beck runs into an underground culvert under two properties on Dearnside Road to the north of the site that have previously experienced flooding after the culvert was overwhelmed. We have

significant concerns that, if the anticipated volume flow from the attenuation tank and wider development site overwhelms the beck and culvert, it will result in flooding to these properties and a negative impact on the privately owned northern section of Tanner Wood

There is a fixed flow rate given for the overflow, but once the attenuation tank becomes full, as demonstrated by the real-life levels of current rain fall, where does the overflow go and at what rate has this been calculated as?

On the civils plan there are intrusions into the 5m easement zone by the electrical sub-station and plot 47 of the GA site plan (see Appendix 7).

The civils plan shows rainwater pipes (RWP's) at low points with no discharge point connection detail indicated. Unless suitable connection and discharge points are made this means a direct discharge into number 8 Broomhouse Close from several building plots.

From many building plots, a further discharge point would be directly in/on to the embankment feeding directly to Haley Beck

There is a lack of a SUDs system within the development and the farmland has been replaced by hard standing run off. The technical submission concerning this does not address this surge capacity adequately. Can a revised technical presentation therefore be made on this matter showing a clear meeting of these needs of the site?

We would also ask why the balancing pond shown on the northern boundary of the original concept masterplan (see Appendix 3) has now been replaced by an attenuation tank? In the Statement of Community involvement, Pegasus Group state that this *'takes into account feedback from the Council's Officers received during the pre-application process'* but in a conversation with the Kirklees Planning Case Officer on the 9<sup>th</sup>, February 2022 he was unaware of any such feedback. A written question to establish the nature of this feedback to the Planning Office remains unanswered.

To this end, rather than burden Kirklees with the matter, what warranty, professional indemnity and technical liability insurances can be provided to evidence that, if any matter preceding causes any issue to any of the properties in future, a claim can be met directly from the developer and/or their consultants? This should be a planning condition.

- d) It appears that the new properties on the northern boundary are shown as being built on made up land above the existing ground level. Not only does this accentuate the overlook issues (see also section 4a below) for existing properties, but it will require significant volumes of earth.

Lowering the finished floor levels to the rear of these houses to existing ground levels would not only improve the overlook issues but would also mitigate the need for the made up earth. Existing earth from the front of the properties could then be used to level the remainder of the site.

- e) The planting of *Galanthus Nivalis* & *Narcissus Pseudonarcissus* is proposed next to the pump station. Please confirm that there will be no planting which has any adverse effect on children, or any variety listed as poisonous to cats on the following website page:

<https://icatcare.org/advice/cats-and-poisonous-plants/>

Please refer Appendix 9.

- f) We have the following queries relating to the area around the pump house and attenuation tank on the Pegasus Landscape Masterplan (ref P20-1107.001 id 908356): -
- i. What is the unidentified tree to the rear of the pump station and 10 Broomhouse Close and is it not in the pump station exclusion zone?
  - ii. Is the meadow grass being used to cover the attenuation tank the roadside type which requires the least maintenance?
  - iii. What is the designation of the hatched area shown over the attenuation tank?
  - iv. Will the shrubbery around the pump and attenuation tank and the approach road be designed to prevent overflow parking over the area, especially given that access will be required 24/7 in the event of a breakdown?
  - v. Is the pump control kiosk to Yorkshire Water recommended standards and will it be the recommended pantone, i.e., BS 4800 14C 39 (Dark Green)?
  - vi. What is the expected noise output of the proposed pump station? This question has already been asked but not answered?  
Can the attenuation tank be positioned further from the existing hawthorn hedge to avoid damage to its root system? This would also assist the construction team during the build phase.
  - vii. The existing hawthorn hedge on the northern boundary behind 14 Broomhouse Close is deciduous and offers no privacy for extended periods. The Landscape Masterplan has bushes between the pump station and border of 12 Broomhouse Close. Can these bushes be extended along the border of no.14 also?
  - viii. The attenuation tank should be positioned further from the existing Hawthorne hedge to avoid damage to it's root system. This would assist the construction team during the build phase.
- g) With regards to public open space, in the Statement of Community involvement Pegasus Group state that *'The site is currently private agricultural land which is not to be utilised by the public.'* Given that this plot is however unfenced and adjoins a public right of way, it has for many years been used by the public especially by dog walkers in the village. In real terms therefore this is a loss of open space used by the public.
- h) In the Statement of Community involvement, Pegasus Group detail the proposed use of gas boilers in the new properties. We support this proposal.  
If air source heat pumps are to be used, then the noise issues surrounding these should be addressed to not affect the adjacent properties which would mean that every heat pump would have to be housed within a high attenuation enclosure. Please note that the evening background level of noise in this development area is very low at around 17 to 19 db. A planning condition should be included, to limit the noise out of any device to no more than existing levels.

#### **4. Non-conformance to the planning protocols detailed in the Housebuilders Design Guide SPD**

- a) Overlooking: Principal 6 in the Kirklees Housebuilders Design Guide SPD clearly states:

*'Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking'*

As highlighted in section 2e above, critical elevations and site sections are missing and are required to highlight the resultant punitive overlooking issues that will without doubt negatively affect the privacy, amenity, and outlook of each of the properties along the northern boundaries.

As previously stated, it appears that the elevations (subject to the unacceptable +/-600mm tolerance) show that the new houses on the northern boundary stand on made up land, i.e., above the existing ground level, unnecessarily accentuating the overlook issues and clearly in breach of Principle 6 detailed above. (See ID Civils Engineering Feasibility Layouts: ref 5212-C-D-9-01 & 02 id908371/2)

In addition, the new houses face existing properties directly with no attempt made to angle the footprints to mitigate this overlooking issue. This was attempted in the first concept masterplans.

Please note that, in Broomhouse Close alone, previous planning conditions to extensions on existing properties at no's 2, 8, 10 & 14 referenced the need to avoid overlook issues (in line with principal 6) resulting in only small obscure glass windows allowed on certain walls.

This principal was reinforced by Kirklees Planning and the Planning Inspectorate following their decision on a development at 14 Broomhouse Close in 2014 (Planning ref 2013/94085).

In parts of this proposed planning application, there are many instances where every window on the rear of the new properties look directly into the habitable rooms of existing properties.

Section 7.20 of the Kirklees Housebuilders Design Guide also states:

*'Applicants should consider creative design solutions to maintain high development densities where this is appropriate. Applicants should also set out how they have sought to ensure adequate visual privacy for every home. There are several design solutions that allow for reduced distances between buildings such as:*

- *The angles of facing elevations and the orientation of the buildings;*
- *The size, angle, and design of upper storey windows to minimise overlooking, including off-set windows, and giving consideration to the advice set out in Principle 14;*
- *The internal layout of dwellings, to maximise distances between habitable rooms;*  
*Appropriate screening and boundary treatments, such as planting, fences, walls and ancillary outbuildings;*
- *Parts of the building that project from the rear elevation to obscure views.'*

This application has not adopted one of these recommended design solutions to ensure adequate visual privacy for many of the existing homes bordering the development.

An analysis of the overlook implications for 10 Broomhouse Close (See Appendix 4) shows both the ground & first floor windows of a new property looking directly into the habitable rooms of no.10 with a complete loss of privacy.

This is replicated all along the northern boundary with the new house on plot 29 calculated as being approximately 3.0-3.5m above 23 Inkerman Way and only approximately 17.0m between habitable room windows.

Indeed when looking at the 250 Engineering Feasibility drawing, retaining structures are shown and there is no detail of these included within the application so we must insist that these are provided as a matter of urgency to determine the severity of overlooking on the Inkerman Way properties. See Appendix 10.

This can only be a clear and unacceptable breach of principal 6 and other sections of the Kirklees Housebuilders Design Guide relating to overlooking (e.g., sections 6.3, 6.6, 7.2 etc).

- b) Minimum distance between habitable rooms: Section 7.18 of the Kirklees Housebuilders Design Guide states:

*'The space between buildings can help maximise residential amenity in terms of maintaining privacy, reducing overlooking, and ensuring natural light is able to penetrate buildings.'*

Section 7.19 further states:

*'For two storey houses typical minimum separation distances are advised: 21 metres between facing windows of habitable rooms at the backs of dwellings'*

Section 7.21 also states:

*'Longer distances between buildings may be necessary if: ... ..Steep topography on the site, which presents challenges relating to overlooking. This applies here.'*

As stated in section 2a above, we are unable to validate the proposed separation distances due to incorrect 'pre-development' outlines used for several existing properties along the northern border. This needs to be corrected and analysed before the application can progress.

In any event, the distances between habitable rooms of the new and existing properties in Inkerman Way (no's 19, 21 & 23) are less than the minimum 21m and therefore in breach of this planning protocol. The developers submitted plans suggest that the distance between 21 & 23 Inkerman Way and plots 28 & 29 is approximately 17.0-17.3m so the proposed housing needs to be set back to reflect the Kirklees Housing Design Guide as well as the datum of these properties being lowered to a maximum of 172 DPC. Please see Appendix 8.

The Pegasus Group response in the Statement of Community Involvement that '*separation distances consistent with national and local guidance are achieved across the site*' is therefore again untrue and non-conforming to national and local planning policies.

- c) Site boundary: Section 7.13 of the Kirklees Housebuilders Design Guide states:

*'Boundary treatments should be used to clearly distinguish between public and private space...'*

We remain unclear exactly which of the fence types (if any) will form the boundary between the development site and adjoining houses and private sections of Tanner Wood.

Trees in private sections of Tanner Wood have been marked with yellow spray paint for reasons unknown by the contractors. Access to this private land was not granted by the landowner and there are issues with the proposals taking down trees at the edge of the wood which are protected by TPOs. Refer Appendix 11

Methods of demarcation between the development site and the surrounding pockets of private land need to be made clear to understand if Section 7.13 requirements are satisfied.

## **5. Concluding Remarks**

The above comments demonstrate that technical flaws, missing information, and environmental issues are evident throughout the application.

They also highlight breaches of several planning protocols clearly detailed in the KMC's own Housebuilders Design Guide SPD.

Until the issues raised in each of the points are addressed &/or resolved the application should not be recommended for approval.

We would specifically ask for the following before the application can be properly considered or approved: -

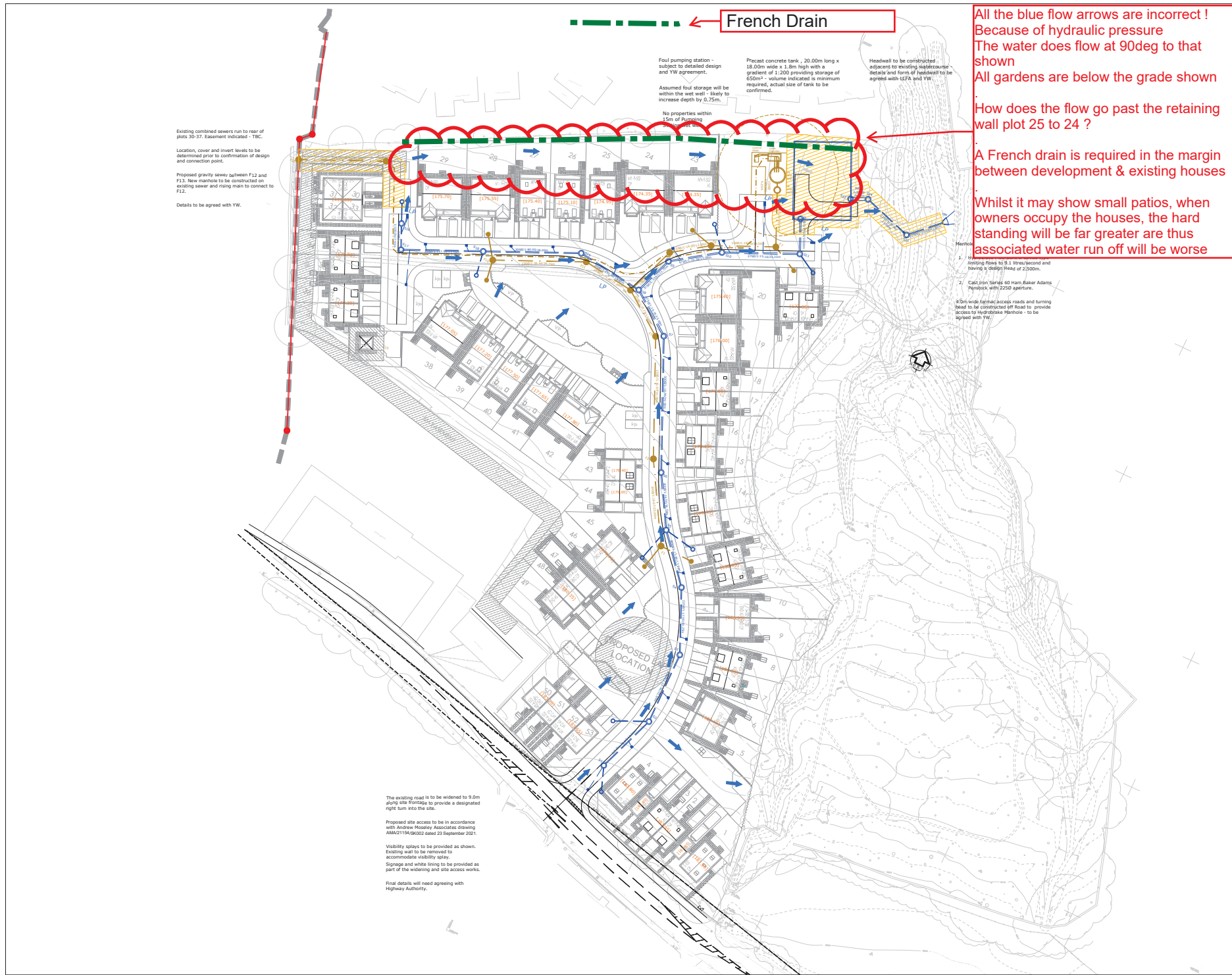
1. The plans in the application are corrected and reissued to include: -
  - a. the correct outlines of existing properties in order that the exact separation distances can be established. We believe that, apart from the recently developed property at 14 Broomhouse Close, the Kirklees website and Yorkshire Water SE2208SE plans are correct)
  - b. The correct location of the site boundary.
  - c. acceptable elevation tolerances of +/-5mm and not the current +/-600mm
  - d. the extended C-C1 elevation profile and the new D-D & D1-D1 elevation sections to properly illustrate the overlooking of existing houses on the northern boundary.
  - e. Issues with street scene BB as per Appendix 2
2. The finished floor levels of the new houses on the northern boundaries be reduced to the FFL of plots 21 & 22 to mitigate the overlook issues created by the current proposals and which breach Principal 6 as detailed in the Kirklees Housebuilders Design Guide. (See Appendix 5)
3. The design solutions listed in Section 7.20 of the Kirklees Housebuilders Design Guide are adopted to mitigate the overlook issues which have applied to developments thus far completed in the neighbourhood and as reinforced by the Planning Inspector.
4. The plans are redrawn to achieve appropriate separation distances and adequate garden sizes that satisfy the guidelines in the Kirklees Housebuilders Design Guide.
5. The drainage plan along the northern boundary is redrafted to show realistic flow directions in line with the topography of this area, i.e., into the gardens of neighbouring properties, and to include appropriate mitigation.
6. Guarantees and professional indemnities are provided that the site surface water drainage into Haley Well Beck will not result in the derogation of embankments or the overwhelming of the beck and culvert under Dearneside Rd.

7. Guarantees and professional indemnities are provided that the foul water drainage into the existing sewer via the proposed pump system will not result in either being overwhelmed and that the contingencies against power failure are more than sufficient.
8. A response is provided to the concerns listed in section 2f above regarding site access and the need for a holistic review of the 3 development sites now proposed in close proximity along Barnsley Road.
9. Answers to be provided to the specific questions asked in sections 2f, 2h, 3a, 3b, 3c, 3e & 3f so that we can respond accurately to what is being proposed.

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

## 6. **Appendices:**

Appendix 1: Notes on Drainage Strategy



All the blue flow arrows are incorrect !  
Because of hydraulic pressure  
The water does flow at 90deg to that shown  
All gardens are below the grade shown

How does the flow go past the retaining wall plot 25 to 24 ?

A French drain is required in the margin between development & existing houses

Whilst it may show small patios, when owners occupy the houses, the hard standing will be far greater are thus associated water run off will be worse

**Health and Safety/Noise/Civil Regulations 2015**

In line with the above regulations we are obliged to inform the Contractor of the potential risks that may be encountered in the construction of these works. As part of the design process all the relevant health & safety aspects are given full consideration and these are outlined within the design released on this document. Although considerable effort is undertaken to eliminate risks, the very nature of the project gives rise to some hazards and risks.

Significant risks that cannot be eliminated by design and could not be foreseen by a competent contractor are noted in the risk assessment based on the drawings.

**NOTES**

1. This drawing is a Drainage Strategy Plan only. All proposals subject to detailed design and approval from Kirklees Metropolitan Borough Council and Yorkshire Water.
2. Proposed D.P.C. levels are preliminary and for guidance only. Final levels subject to detail design and may vary +/- 600mm.
3. Surface Water discharge rate limited to 9.1 l/s to Hayley Well Beck to the east of the site
4. New drained catchment area - 1.01 Ha
5. Storage of 650m³ required to store water from the 100 year plus 3.0% climate change event.
6. New foul connection required out to sewer in footpath to west of site.

**LEGEND**

- Existing combined public sewer.
- Proposed foul water manhole and sewer.
- Proposed foul water rising main.
- Proposed surface water manhole and sewer.
- Proposed road gully and lead.
- Proposed surface water lateral and demarcation manhole.
- Proposed foul water lateral and demarcation manhole.
- Protected strip or easement.
- Proposed D.P.C. level.
- Flood exceedance route.

|                           |                                                                                     |             |          |
|---------------------------|-------------------------------------------------------------------------------------|-------------|----------|
| A                         | Demarcation manholes relocated to suit landscape proposals. Additional notes added. | DB          | 30/11/21 |
| Rev                       | Description                                                                         | By          | Date     |
| Client:                   |                                                                                     |             |          |
| Strata Homes              |                                                                                     |             |          |
| Project Title:            |                                                                                     |             |          |
| Barnsley Road, Denby Dale |                                                                                     |             |          |
| Drawing Title:            |                                                                                     |             |          |
| Drainage Strategy Plan    |                                                                                     |             |          |
| Scale                     |                                                                                     | Date        |          |
| 1:500 @ A1                |                                                                                     | 23/11/21    |          |
| Drawing No                | Revision                                                                            | Status      |          |
| 5212-C-D-9-03             | A                                                                                   | Information |          |

**Geo Structures Civils**  
ID Civils Design Consulting Engineers

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f: 01565 745053

Existing combined sewers run to rear of plots 30-37. Easement indicated - TBC.  
Location, cover and invert levels to be determined prior to confirmation of design and connection point.  
Proposed gravity sewers between F12 and F13. New manhole to be constructed on existing sewer and rising main to connect to F12.  
Details to be agreed with YW.

This capacity of tank is woefully inadequate in required capacity

when considering any malfunction &/or electrical power failure ..

because Denby Dale has frequent power failures that last a few hours

Foul pumping station - subject to detailed design and YW agreement.

Assumed foul storage will be within the wet well - likely to increase depth by 0.75m.  
No properties within 15m of Pumping Station wet well.

Precast concrete tank, 20.00m long x 18.00m wide x 1.8m high with a gradient of 1:200 providing storage of 650m<sup>3</sup> - volume indicated is minimum required, actual size of tank to be confirmed.

Headwall to be constructed adjacent to existing Watercourse details and form of headwall to be agreed with LPA and YW.

unacceptable tolerance especially after doing site detailed survey and pre-planning

how is this prevented to become additional parking area ?

why can't upper properties discharge by natural flow into foul system

Drastically lessening the demand on the pumped system

- Manhole S14 to be fitted with:
1. Hydrobrake Flow Control device type limiting flows to 9.1 litres/second and having a design Head of 2.500m.
  2. Cast Iron Series 60 Ham Baker Adams Roadblock with 2250 apertures.
- 4.0m wide tarmac access roads and turning head to be constructed off Road to provide access to Hydrobrake Manhole - to be agreed with YW.

The existing road is to be widened to 9.0m along site frontage to provide a designated right turn into the site.

Proposed site access to be in accordance with Andrew Mossley Associates drawing AMM021594/06002 dated 23 September 2021.

Visibility splays to be provided as shown. Existing wall to be removed to accommodate visibility splay. Signage and white lining to be provided as part of the widening and site access works.

Final details will need agreeing with Highway Authority.

**Health and Safety/Notes/CDM Regulations 2015**

In line with the above regulations we are obliged to inform the Contractor of the potential risks that may be encountered in the construction of these works. As part of the design process all the relevant health & safety aspects are given full consideration and these are outlined within the design viewed on this document. Although considerable effort is undertaken to eliminate risks, the very nature of the project gives rise to some hazards and risks.

Significant risks that cannot be eliminated by design and could not be foreseen by a competent contractor are noted in the risk assessment based on the drawings.

**NOTES**

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2. Proposed D.P.C. levels are preliminary and for guidance only. Final levels subject to detail design and may vary +/- 600mm.
3. Surface Water discharge rate limited to 9.1 l/s to Hayley Well Beck to the east of the site
4. New drained catchment area - 1.01 Ha
5. Storage of 650m<sup>3</sup> required to store water from the 100 year plus 30% climate change event.
6. New foul connection required out to sewer in footpath to west of site.

**LEGEND**

- Existing combined public sewer.
- Proposed foul water manhole and sewer.
- Proposed foul water rising main.
- Proposed surface water manhole and sewer.
- Proposed road gully and lead.
- Proposed surface water lateral and demarcation manhole.
- Proposed foul water lateral and demarcation manhole.
- Protected strip or easement.
- Proposed D.P.C. level.
- Flood exceedance route.

|                           |                                                                                     |             |          |
|---------------------------|-------------------------------------------------------------------------------------|-------------|----------|
| A                         | Demarcation manholes relocated to suit landscape proposals. Additional notes added. | DB          | 30/11/21 |
| Rev                       | Description                                                                         | By          | Date     |
| Client:                   |                                                                                     |             |          |
| Strata Homes              |                                                                                     |             |          |
| Project Title:            |                                                                                     |             |          |
| Barnsley Road, Denby Dale |                                                                                     |             |          |
| Drawing Title:            |                                                                                     |             |          |
| Drainage Strategy Plan    |                                                                                     |             |          |
| Scale                     |                                                                                     | Date        |          |
| 1:500 @ A1                |                                                                                     | 23/11/21    |          |
| Drawing No                | Revision                                                                            | Status      |          |
| 5212-C-D-9-03             | A                                                                                   | Information |          |

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4. New drained catchment area - 1.01 Ha
5. Storage of 650m<sup>3</sup> required to store water from the 100 year plus 30% climate change event.
6. New foul connection required out to sewer in footpath to west of site.

## LEGEND

- Existing combined public sewer.
- Proposed foul water manhole and sewer.
- Proposed foul water rising main.
- Proposed surface water manhole and sewer.
- Proposed road gully and lead.
- Proposed surface water lateral and demarcation manhole.
- Proposed foul water lateral and demarcation manhole.
- Protected strip or easement.
- Proposed D.P.C. level.
- Flood exceedance route.

Existing combined sewers run to rear of plots 30-37. Easement indicated - TBC.

Location, cover and invert levels to be determined prior to confirmation of design and connection point.

Proposed gravity sewer between F12 and F13. New manhole to be constructed on existing sewer and rising main to connect to F12.

Details to be agreed with YW.

Foul pumping station - subject to detailed design and YW agreement.

Assumed foul storage will be within the wet well - likely to increase depth by 0.75m.

No properties within 15m of Pumping Station wet well.

Precast concrete tank - 20.00m long x 18.00m wide x 1.8m high with a gradient of 1:200 providing storage of 650m<sup>3</sup> - volume indicated is minimum required, actual size of tank to be confirmed.

Headwall to be constructed adjacent to existing Watercourse - details and form of headwall to be agreed with LPA and YW.

This capacity of tank is woefully inadequate in required capacity as per SSG 160 x 45 house = 7200 litres minimum the well is stated as 4 hrs capacity

when considering any malfunction &/or electrical power failure .. because Denby Dale has frequent power failures that last a few hours

therefore a minimum of 8 hours capacity is required

The pump sewer route is not a straight line and there is no sealed pipeline manhole access points over this convoluted length to provide access to in the event of a blockage.

Exceedence flow management as per SSG Design V2.1 does not appear adequate .

why can't upper properties discharge by natural flow into foul system

Drastically lessening the demand on the pumped system

The existing road is to be widened to 9.0m along site frontage to provide a designated right turn into the site.

Proposed site access to be in accordance with Andrew Mossley Associates drawing AMM02154/06002 dated 23 September 2021.

Visibility splay to be provided as shown. Existing wall to be removed to accommodate visibility splay. Signage and white lining to be provided as part of the widening and site access works.

Final details will need agreeing with Highway Authority.

## C8.5 Exceedence Flow Management

1. During acceptably wet weather, in excess of the design conditions specified by the local authority the capacity of the sewerage system can be inadequate and flooding can occur. Surface water drainage system components should be located so as to minimize the risk of damage to buildings or other critical infrastructure in the event of severe flooding.

2. Flooding can also occur due to blockages, pumping station failure or surcharging in downstream sewers.

3. In designing the site sewerage and layout, developers should identify the flow paths and understand the potential effects of flooding. They should then design flood exceedance routes to mitigate its impact where possible. Guidance on design of flood water storage tanks can be found in CIRIA Report C637

Designing for Floodwater in Urban Drainage - Good Practice

|                           |                                                                                     |             |          |
|---------------------------|-------------------------------------------------------------------------------------|-------------|----------|
| A                         | Demarcation manholes relocated to suit landscape proposals. Additional notes added. | DB          | 30/11/21 |
| Rev                       | Description                                                                         | By          | Date     |
| Client:                   |                                                                                     |             |          |
| Strata Homes              |                                                                                     |             |          |
| Project Title:            |                                                                                     |             |          |
| Barnsley Road, Denby Dale |                                                                                     |             |          |
| Drawing Title:            |                                                                                     |             |          |
| Drainage Strategy Plan    |                                                                                     |             |          |
| Scale                     |                                                                                     |             |          |
| 1:500 @ A1                | 23/11/21                                                                            |             |          |
| Drawing No                | Revision                                                                            | Status      |          |
| 5212-C-D-9-03             | A                                                                                   | Information |          |

Existing combined sewers run to rear of plots 30-37. Easement indicated - TBC.  
Location, cover and invert levels to be determined prior to confirmation of design and connection point.  
Proposed gravity sewers between F12 and F13. New manhole to be constructed on existing sewer and rising main to connect to F12.  
Details to be agreed with YW.

Foul pumping station - subject to detailed design and YW agreement.  
Assumed foul storage will be within the wet well - likely to increase depth by 0.25m.

No properties within 15m of Pumping Station wet well.

Precast concrete tank - 20.00m long x 18.00m wide x 1.8m high with a gradient of 1:200 providing storage of 650m<sup>3</sup> - volume indicated is minimum required, actual size of tank to be confirmed.

Headwall to be constructed adjacent to existing Watercourse - details and form of headwall to be agreed with LPA and YW.

is the control kiosk to YW recommendation ?  
exterior colour of the kiosk should be BS 4800 14C 39 (Dark Green)

no code to indicate what is this area designation?  
how does it be stopped to be parking?

Manhole S14 to be fitted with:  
1. Hydrobrake Flow Control device type limiting flows to 9.1 litres/second and having a design Head of 2.500m.  
2. Cast Iron Series 60 Ham Baker Adams Roadlock with 2250 aperture.  
4.0m wide tarmac access roads and turning head to be constructed off Road to provide access to Hydrobrake Manhole - to be agreed with YW.

how is this prevented to become additional parking area ?  
especially if access required 24hrs in case of breakdown  
Yellow hatched zone?

The existing road is to be widened to 9.0m along site frontage to provide a designated right turn into the site.  
Proposed site access to be in accordance with Andrew Mossley Associates drawing AMM021594/0002 dated 23 September 2021.  
Visibility splay to be provided as shown. Existing wall to be removed to accommodate visibility splay.  
Signage and white lining to be provided as part of the widening and site access works.  
Final details will need agreeing with Highway Authority.

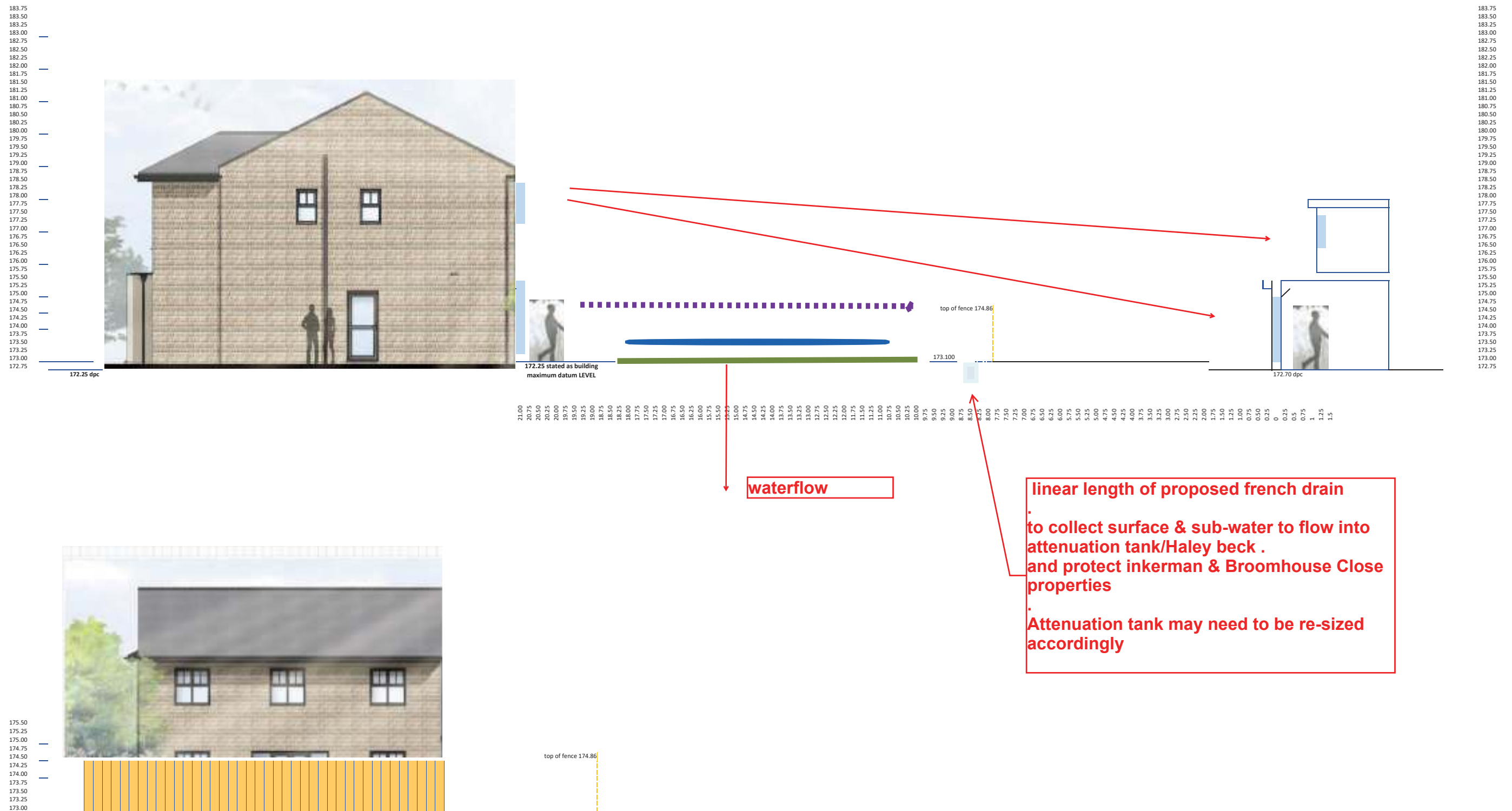
**Health and Safety/Control Regulations 2015**  
In line with the above regulations we are obliged to inform the Contractor of the potential risks that may be encountered in the construction of these works. As part of the design process all the relevant health & safety aspects are given full consideration and these are identified within the design released on this document. Although considerable effort is undertaken to eliminate or minimize risks, the very nature of the project gives rise to some hazards and risks.  
Significant risks that cannot be eliminated by design and could not be foreseen by a competent contractor are noted in the risk assessment based on the drawings.

- NOTES**
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  2. Proposed D.P.C. levels are preliminary and for guidance only. Final levels subject to detail design and may vary +/- 600mm.
  3. Surface Water discharge rate limited to 9.1 l/s to Hayley Well Beck to the east of the site
  4. New drained catchment area - 1.01 Ha
  5. Storage of 650m<sup>3</sup> required to store water from the 100 year plus 30% climate change event.
  6. New foul connection required out to sewer in footpath to west of site.

- LEGEND**
- Existing combined public sewer.
  - Proposed foul water manhole and sewer.
  - Proposed foul water rising main.
  - Proposed surface water manhole and sewer.
  - Proposed road gully and lead.
  - Proposed surface water lateral and demarcation manhole.
  - Proposed foul water lateral and demarcation manhole.
  - Protected strip or easement.
  - Proposed D.P.C. level.
  - Flood exceedance route.

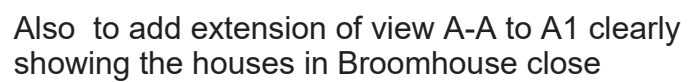
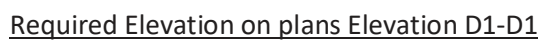
|                                                                                       |             |             |          |
|---------------------------------------------------------------------------------------|-------------|-------------|----------|
| A Demarcation manholes relocated to suit landscape proposals. Additional notes added. |             | DB          | 30/11/21 |
| Rev                                                                                   | Description | By          | Date     |
| Client:                                                                               |             |             |          |
| Strata Homes                                                                          |             |             |          |
| Project Title:                                                                        |             |             |          |
| Barnsley Road, Denby Dale                                                             |             |             |          |
| Drawing Title:                                                                        |             |             |          |
| Drainage Strategy Plan                                                                |             |             |          |
| Scale                                                                                 |             | Date        |          |
| 1:500 @ A1                                                                            |             | 23/11/21    |          |
| Drawing No                                                                            | Revision    | Status      |          |
| 5212-C-D-9-03                                                                         | A           | Information |          |

**Geo Structures Civils**  
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North West & Midlands: Caledonian House, Tatten Street, Kibblesworth, Cleckheaton, WALSLEY  
t: 01565 735557 f: 01565 745053



## Appendix 2: Proposed Amend to Street Scene Schematic

### Missing Elevation on plans Elevation DD



This D1-D1 view with proposed DPC level on would show the disparity in levels

View Required on BARNSELEY ROAD

Section B1-B1



This Street scene is a economic truth about the view from Barnsley Road

900 DRY STONE WALL  
standard detail  
reference: SD10.EK.163

STREET SCENE B - B @ 1:100



What is the retaining wall [RW] material

Does the fence sit behind the wall because it is detailed as timber in Concrete pads



House rears looking at the highway  
 Looking straight into rear Gardens by passers-by  
 The street scene is not continuous or blending in

House rears looking at the highway  
 Looking straight into rear Gardens by passers-by





Key

Site location 2.0.21a

Site location 2.0.21a

Public Open Space (including drainage) 1.0.21a

Proposed Access

65 dwellings @ 150sqm  
72 dwellings @ 150sqm  
63 dwellings @ 150sqm  
72 dwellings @ 150sqm



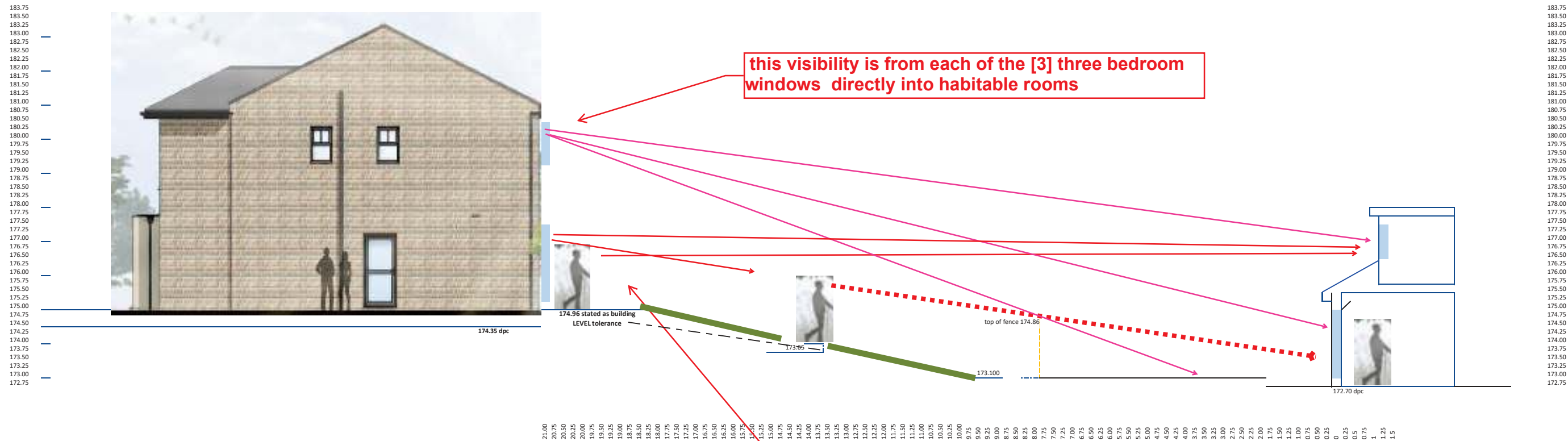
Pegasus

## BARNSELEY ROAD, DENBY DALE - CONCEPT MASTERPLAN

PLANNING | DESIGN | CONSTRUCTION | www.pegasus.co.uk | TRANSMEDIA BY ME | APPROVED BY: CMTS | DATE: 12/08/18 | SCALE: 1:1000 | DRAWN: P18-010\_010 REV A | CLIENT: JAMES CHAPPEL

## Appendix 4: Demonstration of overlooking issues

SHOWING DISPARITY OF LEVELS and visibilty of habitable rooms contary to Kirlees Planning policy  
REGARDING THE TOPOGRAPHY OF THE SITE



View of house proposed will  
full visibilty in the habitable  
rooms

this view is of the new property from 10  
Broomhouse Close with no privacy afforded  
in the habitable rooms and rear garden

## Appendix 5: Suggested mitigation of overlooking issue on northern boundary

Existing combined sewers run to rear of plots 30-37. Easement indicated - TBC.

Location, cover and invert levels to be determined prior to confirmation of design and connection point.

Proposed gravity sewers between F12 and F13. New manhole to be constructed on existing sewer and rising main to connect to F12.

Details to be agreed with YW.

Foul pumping station - subject to detailed design and YW agreement.

Assumed foul storage will be within the wet well likely to increase level to 172.76.

No properties within 15m of Pumping Station wet well.

Precast concrete tank, 20.00m long x 18.00m wide x 1.8m high with a gradient of 1:200 providing storage of 650m<sup>3</sup> - volume indicated is minimum required, actual size of tank to be confirmed.

Headwall to be constructed adjacent to existing Watercourse - details and form of headwall to be agreed with LPA and YW.

Unacceptable tolerance especially after doing site detailed ground survey and pre-planning

these levels should be the same as these houses plot 21 & 22

dpc datum of 172.76 : and build tolerance of plus/minus 0.075

- Manhole 5
- Hydrobrake Flow Control device type limiting flows to 9.1 litres/second and having a design head of 2.000m.
  - Cast Iron Surfer 60 Ham Baker Adams Pipestock with 2250 aperture.
- 20m wide tarmac access roads and turning head to be constructed off Road to provide access to Hydrobrake Manhole - to be agreed with YW.

Health and Safety/Noise/Crime Regulations 2015

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Significant risks that cannot be eliminated by design and could not be foreseen by a competent contractor are noted in the risk assessment based on the drawings.

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- Proposed D.P.C. levels are preliminary and for guidance only. Final levels subject to detail design and may vary +/- 600mm.
- Surface Water discharge rate limited to 9.1 l/s to Hayley Well Beck to the east of the site.
- New drained catchment area - 1.01 Ha
- Storage of 650m<sup>3</sup> required to store water from the 100 year plus 30% climate change event.
- New foul connection required out to sewer in footpath to west of site.

#### LEGEND

- Existing combined public sewer.
- Proposed foul water manhole and sewer.
- Proposed foul water rising main.
- Proposed surface water manhole and sewer.
- Proposed road gully and lead.
- Proposed surface water lateral and demarcation manhole.
- Proposed foul water lateral and demarcation manhole.
- Protected strip or easement.
- Proposed D.P.C. level.
- Flood exceedance route.

|     |                                                                                     |    |          |
|-----|-------------------------------------------------------------------------------------|----|----------|
| A   | Demarcation manholes relocated to suit landscape proposals. Additional notes added. | DB | 30/11/21 |
| Rev | Description                                                                         | By | Date     |

Client:

Strata Homes

Project Title:

Barnsley Road,  
Denby Dale

Drawing Title:

Drainage Strategy Plan

|               |          |             |  |
|---------------|----------|-------------|--|
| Scale         | Date     |             |  |
| 1:500 @ A1    | 23/11/21 |             |  |
| Drawing No    | Revision | Status      |  |
| 5212-C-D-9-03 | A        | Information |  |

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North West & Midlands:  
Caldonian House,  
Tatton Street, Knutsford,  
Cheshire, WA15 8AG  
t: 01565 735557  
f: 01565 745053

The existing road is to be widened to 9.0m along site frontage to provide a designated right turn into the site.

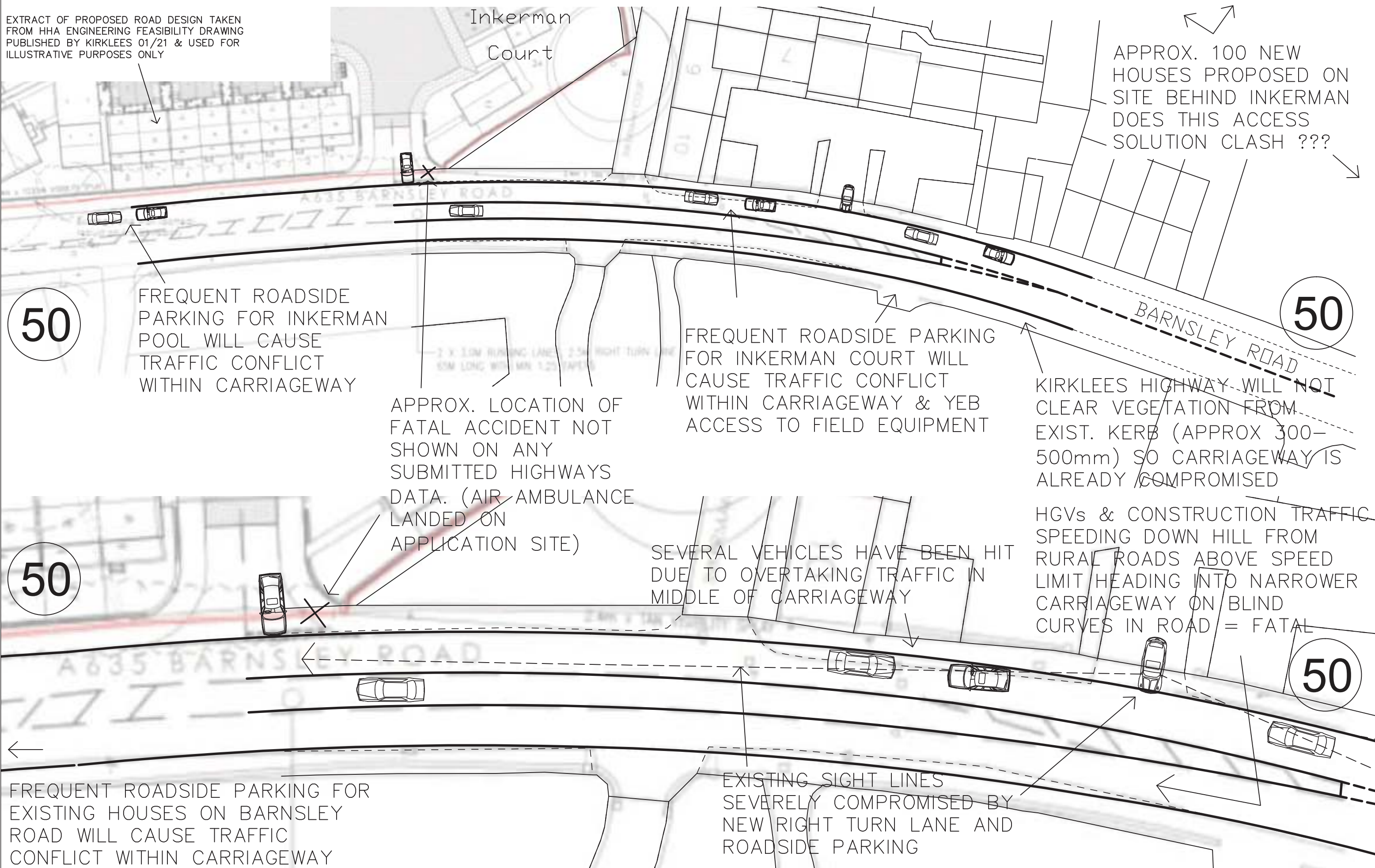
Proposed site access to be in accordance with Andrew Mossley Associates drawing AMM021594/06002 dated 23 September 2021.

Visibility splay to be provided as shown. Existing wall to be removed to accommodate visibility splay. Signage and white lining to be provided as part of the widening and site access works.

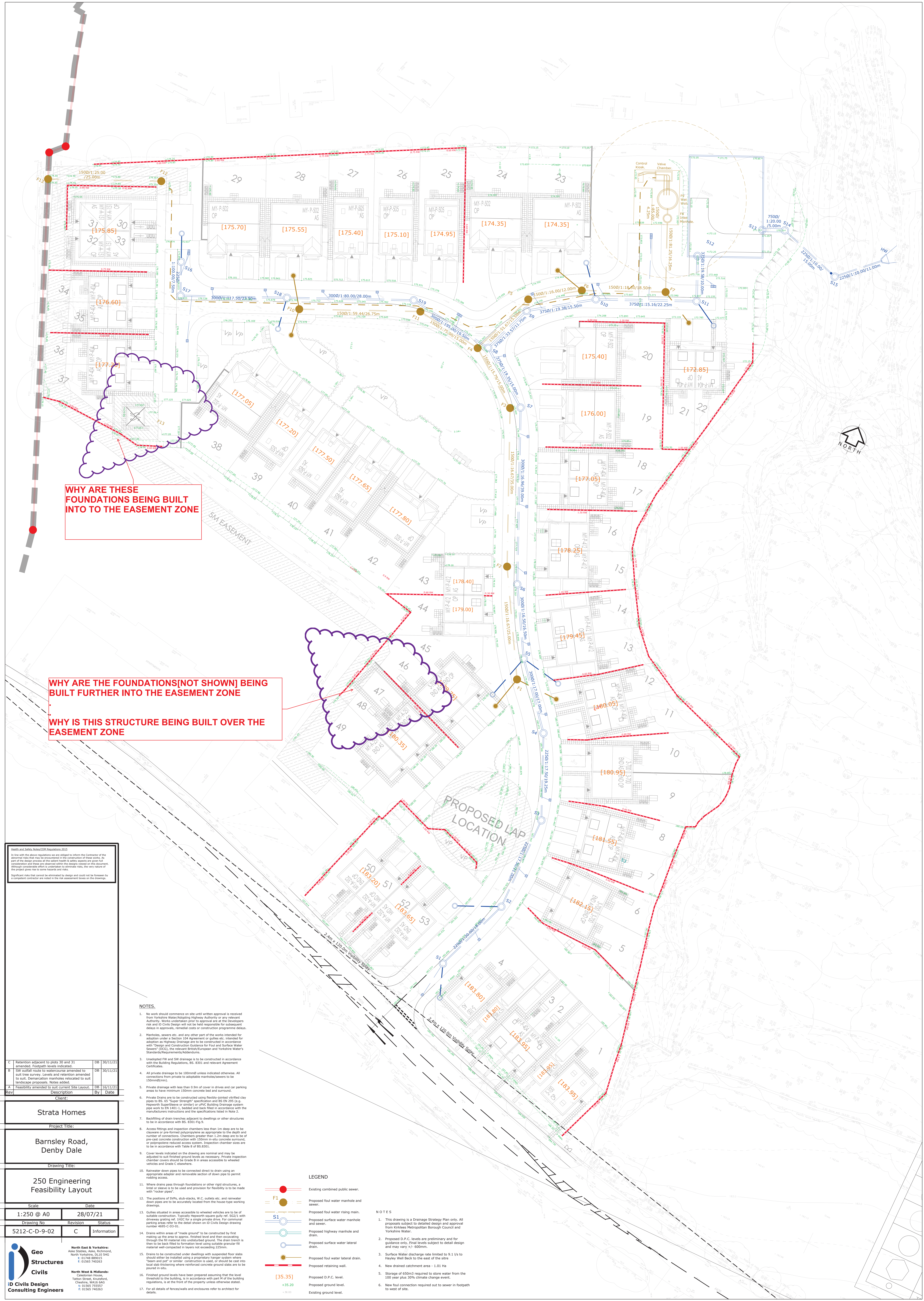
Final details will need agreeing with Highway Authority.

## Appendix 6: Highways concerns adjacent site

EXTRACT OF PROPOSED ROAD DESIGN TAKEN FROM HHA ENGINEERING FEASIBILITY DRAWING PUBLISHED BY KIRKLEES 01/21 & USED FOR ILLUSTRATIVE PURPOSES ONLY



## Appendix 7: Building over easements



WHY ARE THESE FOUNDATIONS BEING BUILT INTO THE EASEMENT ZONE

WHY ARE THE FOUNDATIONS[NOT SHOWN] BEING BUILT FURTHER INTO THE EASEMENT ZONE

WHY IS THIS STRUCTURE BEING BUILT OVER THE EASEMENT ZONE

Health and Safety Notes/COM Regulations 2015  
In line with the above regulations we are obliged to inform the Contractor of the abnormal risks that may be encountered in the construction of these works. As consideration and these are observed within the design noted on this document, although considerable effort is undertaken to generate risks, the very nature of the project gives rise to some hazards and risks.  
Significant risks that cannot be eliminated by design and could not be foreseen by a competent contractor are noted in the risk assessment boxes on the drawings.

|     |                                                                                                                                                                            |    |          |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------|
| C   | Retention adjacent to plots 30 and 31 amended. Footpath levels indicated.                                                                                                  | DB | 30/11/21 |
| B   | SW outfall route to watercourse amended to suit tree survey. Levels and retention amended to suit. Demarcation markers relocated to suit landscape proposals. Notes added. | DB | 30/11/21 |
| A   | Feasibility amended to suit current Site Layout.                                                                                                                           | DB | 16/11/21 |
| Rev | Description                                                                                                                                                                | By | Date     |

Client:  
**Strata Homes**

Project Title:  
**Barnsley Road, Denby Dale**

Drawing Title:  
**250 Engineering Feasibility Layout**

|               |             |
|---------------|-------------|
| Scale         | Date        |
| 1:250 @ A0    | 28/07/21    |
| Drawing No    | Revision    |
| 5212-C-D-9-02 | C           |
|               | Status      |
|               | Information |

**Geo Structures Civils**  
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North West & Midlands:  
Creston House,  
Tatton Street, Knutsford,  
Cheshire, WA16 6AG  
T: 01565 755557  
F: 01565 740263

#### NOTES.

- No work should commence on site until written approval is received from Yorkshire Water/Adopting Highway Authority or any relevant Authority. Works undertaken prior to approval are at the Developer's risk and ID Civils Design will not be held responsible for subsequent delays in approvals, remedial costs or construction programme delays.
- Manholes, sewers etc. and any other part of the works intended for adoption under a Section 104 Agreement or gullies etc. intended for adoption as Highway Drains are to be constructed in accordance with "Design and Construction Guidance for Foul and Surface Water Sewers" (DCC), the relevant British/European and Yorkshire Water's Standards/Requirements/Addendums.
- Unadopted F&W and SW drainage is to be constructed in accordance with the Building Regulations, BS 8301 and relevant Agreement Certificates.
- All private drainage to be 150mmID unless indicated otherwise. All connections from private to adoptable mainlines/sewers to be 150mmID(mins).
- Private drains with less than 0.5m of cover in drives and car parking areas to have minimum 150mm concrete bed and surround.
- Private Drains are to be constructed using flexible-jointed vitrified clay pipes to BS 65 "Super Strength" specification and BS EN 295 (e.g. Hepworth Superflex or similar) or gPVC Building Drainage system pipe work to EN 1461-1, bedded and back filled in accordance with the manufacturers instructions and the specifications listed in Note 2.
- Backfilling of drain trenches adjacent to dwellings or other structures to be in accordance with BS 8301-Part 5.
- Access fringes and inspection chambers less than 1m deep are to be dayware or pre-formed polypropylene as appropriate to the depth and number of connections. Chambers greater than 1.2m deep are to be of pre-cast concrete construction with 150mm in-situ concrete surround, or polypropylene reduced access system. Inspection chamber sizes are to be in accordance with Table 8 of BS 8301.
- Cover levels indicated on the drawing are nominal and may be adjusted to suit finished ground levels as necessary. Private inspection chamber covers should be Grade B in areas accessible to wheeled vehicles and Grade C elsewhere.
- Rainwater down pipes to be connected direct to drain using an appropriate adaptor and removable section of down pipe to permit rodding access.
- Where drains pass through foundations or other rigid structures, a lintel or sleeve is to be used and provision for flexibility is to be made with "rocker plate".
- The positions of SVPHs, stub-stacks, W.C. outlets etc. and rainwater down pipes are to be accurately located from the house-type working drawings.
- Gullies situated in areas accessible to wheeled vehicles are to be of suitable construction. Typically Heworth square gully ref. S021 with driveway grating ref. 110C for a single private drive. For communal parking areas refer to the detail shown on ID Civils Design drawing number 4695-C-03-01.
- Drains within areas of "made ground" to be constructed by first making up the area to agreed, finished level and then excavating through the fill material into undisturbed ground. The drain trench is then to be back filled to formation level using suitable granular fill material well-compacted in layers not exceeding 225mm.
- Drains to be constructed under dwellings with suspended floor slabs should either be installed using a proprietary tunnel system where "twin and pot" or similar construction is used, or should be cast into loose slab thickness where reinforced concrete ground slabs are to be poured in-situ.
- Finished ground levels have been prepared assuming that the level threshold to the building, is in accordance with part M of the building regulations, is at the front of the property unless otherwise stated.
- For all details of fences/walls and enclosures refer to architect for details.

#### LEGEND

- Existing combined public sewer.
- Proposed foul water manhole and sewer.
- Proposed foul water rising main.
- Proposed surface water manhole and sewer.
- Proposed highway manhole and drain.
- Proposed surface water lateral drain.
- Proposed foul water lateral drain.
- Proposed retaining wall.
- Proposed D.P.C. level.
- Proposed ground level.
- Existing ground level.

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- Proposed D.P.C. levels are preliminary and for guidance only. Final levels subject to detail design and may vary +/- 600mm.
- Surface Water discharge rate limited to 9.1 l/s to Hayley Well Back to the east of the site.
- New drained catchment area - 1.01 Ha
- Storage of 650m3 required to store water from the 100 year plus 30% climate change event.
- New foul connection required out to sewer in footpath to west of site.

## Appendix 8: Distances between habitable rooms

15 to 18  
meters ?

line of sight  
into habitable  
rooms

17-19  
meters ?



## Appendix 9: Landscaping

## INDICATIVE PLANT SCHEDULE

### TREES FOR PUBLIC OPEN SPACE

| PLANT SPECIES    | SIZE (GIRTH AND HEIGHT)    |
|------------------|----------------------------|
| Acer campestre   | RB 14-16 cm, 400-450 cm ht |
| Alnus glutinosa  | RB 14-16 cm, 400-450 cm ht |
| Betula pendula   | RB 14-16 cm, 400-450 cm ht |
| Carpinus betulus | RB 14-16 cm, 400-450 cm ht |
| Prunus avium     | RB 14-16 cm, 400-450 cm ht |
| Quercus robur    | RB 14-16 cm, 400-450 cm ht |
| Salix caprea     | RB 14-16 cm, 400-450 cm ht |
| Sorbus aria      | RB 14-16 cm, 400-450 cm ht |
| Sorbus aucuparia | RB 14-16 cm, 400-450 cm ht |

### TREES FOR FRONT GARDENS

| PLANT SPECIES                         | SIZE (GIRTH AND HEIGHT) |
|---------------------------------------|-------------------------|
| Malus 'Evereste'                      | 10-12 cm 300-350 cm ht  |
| Prunus subhirtella 'Autumnalis Rosea' | 10-12 cm 300-350 cm ht  |
| Sorbus cashmiriana                    | 10-12 cm 300-350 cm ht  |

### PLOT HEDGEROW

| PLANT SPECIES                     | SIZE              |
|-----------------------------------|-------------------|
| Hypericum 'Hidcote'               | 40-60cm ht 5L     |
| Ligustrum ovalatum                | 40-80cm ht        |
| Prunus laurocerasus 'Otto Luyken' | 40-60cm ht 5-7.5L |

### NATIVE HEDGEROW MIX

| PLANT SPECIES      | SIZE             | %  |
|--------------------|------------------|----|
| Acer campestre     | B 40-60cm ht 1+0 | 10 |
| Corylus avellana   | B 40-60cm ht 1+0 | 5  |
| Crataegus monogyna | B 40-60cm ht 1+0 | 65 |
| Ilex aquifolium    | B 40-60cm ht 2+1 | 5  |
| Prunus spinosa     | B 40-60cm ht 1+0 | 10 |
| Sambucus nigra     | B 40-60cm ht 1+0 | 5  |

No tree identification  
? why & what is that tree  
there.  
We object & additionally ..  
it is in exclusion zone to  
Pump station

does not reflect outline of  
buildings

Native and ornamental  
shrubs to rear of pumping  
station preventing access

Underground attenuation  
tank to be covered  
meadow grass with a  
mown path through  
is the meadow grass verge  
roadside type ?

Existing trees and  
vegetation to remain

For existing vegetation within  
easement around line of drainage  
refer to the Arboricultural Report  
and Impact Assessment by AWA

Areas to be spot planted with a  
native shrub mix, along with  
specimen Oak and other native  
trees placed where space allows  
to blend in with existing woodland  
and enhance the existing  
ecological value

what is this area?  
Shown on top of  
attenuation tank?

Central POS area to include a  
feature oak tree set within  
meadow with an informal mown  
path and bulb planting. A bench  
would overlook the space

TANNER  
WOOD

POS area to include a Local Area  
for Play (LAP) providing play  
primarily for children under age 6

Proposed meadow mix adjacent to  
existing field and shrubs to soften  
retaining wall

OBJECTION to this shrub  
in this location

### ORNAMENTAL SHRUBS

| PLANT SPECIES                              | SIZE                    | DENSITY (1/m2) |
|--------------------------------------------|-------------------------|----------------|
| Ajuga reptans                              | 3L cover pot 60 - 80 cm | 8              |
| Alchemilla mollis                          | 2L cover pot            | 8              |
| Aucuba japonica longifolia                 | 3L pot 40-60 cm         | 3              |
| Calamagrostis x acutiflora 'Karl Foerster' | 3L pot                  | 4              |
| Ceanothus 'Autumnal Blue'                  | 3L pot 60-80 cm         | 4              |
| Cornus alba 'Ivory Halo'                   | 3L pot 60-80 cm         | 4              |
| Cornus sericea 'Flairamea'                 | 3L pot 40-60 cm         | 3              |
| Corylus avellana                           | 3L pot 60-90 cm         | 6              |
| Crocosmia 'Lucifer'                        | 2L Cover pot            | 6              |
| Eunymous fortunei 'Emerald Gaiety'         | 2L pot 30-40 cm         | 8              |
| Festuca glauca 'Elijah Blue'               | 2L cover pot            | 6              |
| Geranium 'Johnsons Blue'                   | 2L Cover pot            | 6              |
| Heuchera 'Purple Palace'                   | 2L Cover pot            | 6              |
| Laurencia angustifolia 'Hidcote'           | 2L pot 15-20 cm         | 4              |
| Lonicera nitida 'May Green'                | 2L cover pot            | 4              |
| Pachysandra terminalis                     | 2L Cover pot            | 3              |
| Photinia x fraseri 'Red Robin'             | 5L pot 40-60 cm         | 4              |
| Potentilla fruticosa 'Abbotswood'          | 2L pot 20-30 cm         | 4              |
| Rosa 'Kent'                                | 2L pot 20-30 cm         | 4              |
| Sedum spectabile 'Autumn Glory'            | 2L pot 20-30 cm         | 4              |
| Skimmia japonica 'Rubella'                 | 3L pot 30-40 cm         | 4              |
| Stipa tenuissima                           | 3L pot                  | 4              |
| Verbena bonariensis                        | 2L Full pot             | 6              |
| Viburnum davidii                           | 3L pot 30-40 cm         | 4              |
| Vinca minor 'Alba'                         | 2L Cover pot            | 6              |

### SPECIMEN SHRUBS

| PLANT SPECIES                 | SIZE                  |
|-------------------------------|-----------------------|
| Amelanchier lamarkii          | 10L pot 100-125 cm ht |
| Cornus mas                    | 10L pot 1m ht         |
| Fatsia japonica               | 10L pot 60-80 cm      |
| Magnolia 'Susan'              | 10L pot 100-125 cm    |
| Mahonia japonica              | 10L pot 80-100 cm     |
| Phormium 'Cream Delight'      | 10L pot 80-100 cm     |
| Viburnum x bodnantense 'Dawn' | 10L pot 1m ht         |

### BULBS

| PLANT SPECIES             | SIZE (BULB GRADE) | DENSITY (1/m2) |
|---------------------------|-------------------|----------------|
| Gallanthus nivalis        | 5-6               | 20             |
| Narcissus pseudonarcissus | 7+                | 20             |

### KEY

Site boundary

Existing trees/hedgerows

Trees/vegetation to be removed

Tree root protection area

For further tree information (Refer to  
AWA, Arboricultural Report)

Watercourse

Easement

Existing Public Right of Way

Please verify that these are not the variety that are listed as  
poisonous to cats..... BOTH of these are listed,

<https://icatcare.org/advice/cats-and-poisonous-plants/>

Front gardens - Turf such as  
Rowland Medallion Turf or similar  
and approved

Trees

Hedging ornamental

Hedging native

Ornamental gravel strip

Indicative location of seating within  
POS

Indicative location of LAP

Underground attenuation tank

Hard surfaced footpath

Native shrub spot planting

Rear gardens - Grass seed such as  
Rowland Medallion Premium Lawn  
Seed or similar and approved

Note: Root barriers are to be installed  
alongside below ground drainage and  
near to buildings as appropriate. Planting  
locations and species to be informed by  
NHBC guidelines and are subject to  
change at detailed design stage

|     |          |    |                                                                  |
|-----|----------|----|------------------------------------------------------------------|
| B   | 02/12/21 | KG | Retaining wall locations<br>amended, Central POS<br>area amended |
| A   | 01/12/21 | KG | Layout amended                                                   |
| Rev | Date     | By | Note                                                             |

## Landscape Masterplan Land at Barnsley Road, Denby Dale

Client: Strata Homes REV: B

DRWG No: P20-1107.001 Approved by: FH

Drawn by: KG

Date: 15/11/21

Scale: 1:500 @ A1

## Appendix 10: Retaining structures



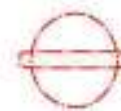
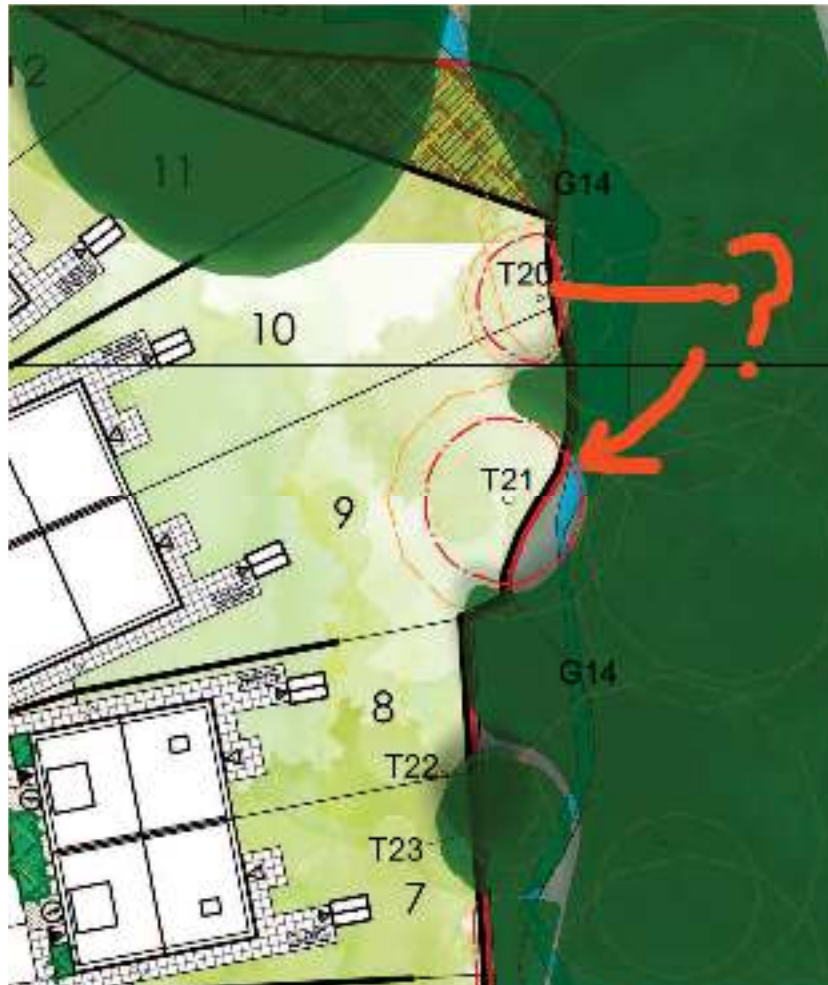
## Appendix 11: Tanner Wood issues

Kirklees TPO map, **Tanner Wood** There is a protection order on this area. ID DD2/51/w28

Whilst Tanner Wood is not classified as Ancient Wood land as such, which was because of its size, a lower limited on size was placed on woodlands when the Government decided on Ancient Wood land, however the Tanner Wood has been recorded on Ancient Maps and is therefore Ancient Wood Land by default, through History



**WHY are these trees being removed ?** Extract from Submitted Landscape drawing P20-1107.001 Rev B



Trees/vegetation to be removed

## Appendix 1: Accepted Urban Green Space sites

| Local<br>Plan Ref | Site Area (Ha) | Open Space Ref | Address                                              | Type of open space              |                          |                     |            |                |                |      |           |                        |          | Technical Assessment |               |                          |                        |
|-------------------|----------------|----------------|------------------------------------------------------|---------------------------------|--------------------------|---------------------|------------|----------------|----------------|------|-----------|------------------------|----------|----------------------|---------------|--------------------------|------------------------|
|                   |                |                |                                                      | Parks and Recreation<br>Grounds | Natural/semi natural GSS | Amenity green space | Allotments | Green corridor | Outdoor sports | Play | Education | Churchyards/Cemeteries | Woodland | Open Space Barometer | Public Health | Wildlife Habitat Network | Playing pitch strategy |
| Kirklees Rural    |                |                | Denby Dale                                           |                                 |                          |                     |            |                |                |      |           |                        |          |                      |               |                          |                        |
| UG5952            | 445            | 0.46           | Hailey Well Beck Woodland, Deanside Road, Denby Dale |                                 |                          |                     |            |                |                |      |           |                        |          | Y                    |               |                          |                        |

This is an area north of the site

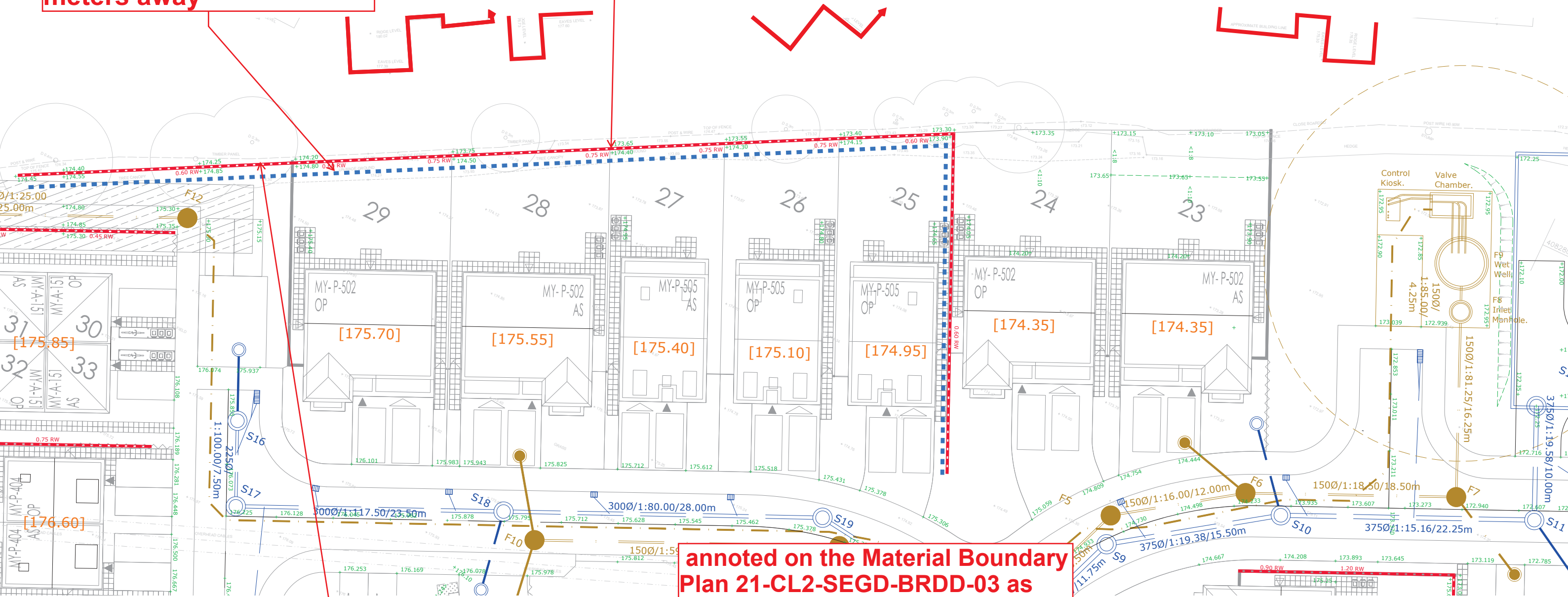
## Appendix 12: North Boundary retaining structure and materials issue

Datam to top of fence  
176.60

- but could be 177.2
- this is the eaves height of the building only 5.4 meters away

What are the materials for the [RW] Retaining walls

- no information on the boundary plan



is the datum tolerance set as shown  
+/- 5mm

annoted on the Material Boundary  
Plan 21-CL2-SEGD-BRDD-03 as  
1800 mm high fence  
However the design is set in  
concrete ground posts

The design for this accelerated  
wind location  
plus being upon the top or behind  
a retaining wall will need to be  
validated by a qualified engineer

1800mm Timber Screen  
Fence  
standard detail reference:  
SD10.EX.17