

FAO Nick Hirst
Kirklees Council
Planning Department
Civic Centre 3
Huddersfield
HD1 2TG

Date: 29 August 2023
Our ref: 64182/01/CD/CSm/26935883v1
Your ref: 2022/62/93154/W

Dear Nick

Land at Penistone Road, Fenay Bridge (Application Reference: 2022/62/93154/W): Updated Application Drawings

On behalf of our client, Newett Homes, we are pleased to submit the enclosed updated application drawings pack to support planning application 2022/62/93154/W, which seeks the delivery of 68 dwellings at Penistone Road, Fenay Bridge.

The updated drawings positively respond to feedback received from statutory consultees, third parties and yourself (as the case officer) following an earlier submission of updated application information on 10 May 2023.

This letter provides a summary of the amendments made to the application drawings, and for clarity it also includes an updated drawings schedule.

Updated Application Drawings

As noted above, the enclosed updated application drawings have been prepared following the earlier submission of updated application information on 10 May 2023. These changes have been made predominantly in response to the updated comments received on the application and are summarised below:

- A number of changes to the southern section of the site (i.e. Plots 36-42) are proposed to ensure that the amenity of no.9 Woodsome Drive is protected. The proposed changes, in combination with the existing boundary vegetation between the application site and no.9 Woodsome Drive, are considered to sufficiently address any concerns regarding potential impacts on the amenity of the residents of no.9 Woodsome Drive. The proposed changes include:
 - Plots 36-40 have been slightly repositioned westwards to within half a metre of where the house types were positioned on the previously approved layout.

- Plots 41 and 42 have been pushed further away from no.9 Woodsome Drive to improve separation distances. The position of the private driveways for each of these plots has also been updated so that they are a greater distance away from the site's boundary with no.9 Woodsome Drive.
- The entire area of proposed open space adjacent to Plot 42 is also proposed to be fenced off with 1.5m high metal rail fencing to prevent members of the public from accessing it. Given this proposed amendment, the fenced off area of open space is now proposed to be entirely categorised a 'natural / semi-natural open space' to improve on-site biodiversity enhancement and landscaping.
- The two proposed visitor parking spaces serving plots 36-42 have been repositioned to ensure that the vehicle turning head remains technically acceptable whilst ensuring the amount of fenced off 'natural / semi-natural open space' is protected. In terms of the turning head remaining technically acceptable, this is demonstrated by the enclosed technical swept path analysis drawing (ref. AMA/21312/ATRo12 Rev P01).
- Following discussions between the Council's viability assessor's (Align Property Partners) and Newett Homes' viability consultants (GNEC), it has been agreed that 7no. proposed dwellings will be designated for affordable housing. The enclosed updated Planning Layout drawing (ref. Zo78-002 Rev L) provides further information on the breakdown of affordable housing units and the location of each affordable housing unit within the application site. Given the discussions that have taken place to agree this level of affordable housing provision, it is considered that the proposed development complies with Policy LP11 of the Kirklees Local Plan Strategy and Policies document (2019).
- Additional landscaping is proposed along parts of the site's western boundary to provide additional screening between the site and Penistone Road.
- Gates to back gardens have been brought forward at the request of the crime prevention officer.
- Since the submission of the updated application information on 10 May 2023, Newett Homes has launched a new house type range. As such, updated house type drawings are enclosed – whilst they largely replicate the original house types proposed by application 2022/62/93154/W, each house type has been updated so that they are all NDSS compliant and designed to be built to Future Homes Standards. Most new house types are also Part M4(2) compliant, which will ensure that they are accessible and adaptable to all future residents.
- Linked with the point above, the original Elm and T3 house types are proposed to be replaced with the Dalton and Ripponden house types as these new house types include two first floor windows on their front elevation.

Annex 1 sets out the updated drawing schedule for application 2022/62/93154/W. The schedule includes those original drawings which have not been superseded; those planning drawings that were submitted as part of the updated application pack on 10 May 2023; and the updated planning drawings that are enclosed as part of this latest submission.

Summary

The enclosed application drawings have been prepared in response to the consultation undertaken following the submission of updated information on 10 May 2023 for application 2022/62/93154/W.

We trust that the updated application drawings resolve the outstanding matters relevant to application 2022/62/93154/W and will therefore ensure the positive determination of the application. This will enable a sustainable and policy compliant scheme seeking 68 new homes (inc. 7no. affordable homes) to be delivered.

If you have any further queries regarding the planning application, please do not hesitate to contact me.

Yours faithfully

Aisling Kelly

Associate Director

BA (Hons) MRUP MRTPI

Annex 1: Drawings Schedule (Updated)

Drawing Title	Drawing Reference.	Enclosed within this submission / Already provided (date provided)
Site Location Plan	Z078.001	Already Provided (23.09.2022)
Existing Site Plan	Z078.007	Already Provided (23.09.2022)
Planning Layout	Z078-002 Rev L	<u>Enclosed</u>
Proposed Site Sections	Z078.010	Already Provided (10.05.2023)
Approved Plan Site Sections	H22-0016_002A	Already Provided (23.09.2022)
Boundary Treatment	Z078-003 Rev B	<u>Enclosed</u>
Proposed Surface Materials	Z078-005 Rev B	<u>Enclosed</u>
Proposed Materials	Z078-006 Rev B	<u>Enclosed</u>
Indicative Streetscenes	Z078-008 Rev B	<u>Enclosed</u>
Topographical Survey	Z078.010	Already Provided (23.09.2022)
Landscape Masterplan	H22-0016_003D	<u>Enclosed</u>
POS Plan	Z078-011 Rev A	<u>Enclosed</u>
Addingham House Type (Stone)	NH.ADD.02	<u>Enclosed</u>
Upton House Type (Stone)	NH.UPT.02	<u>Enclosed</u>
Dalton House Type (Stone)	NH.DAL.02	<u>Enclosed</u>
Grassington House Type (Stone)	NH.GRA.02	<u>Enclosed</u>
Hovingham House Type (Stone)	NH.HOV.02	<u>Enclosed</u>
Keyingham House Type (Stone)	NH.KEY.02	<u>Enclosed</u>
Keyingham House Type (Stone + Render)	NH.KEY.05	<u>Enclosed</u>
Malham House Type (Stone)	NH.MAL.02	<u>Enclosed</u>
Ripponden House Type (Stone)	NH.RIP.02	<u>Enclosed</u>
Ripponden T3 House Type (Stone)	NH.RIP.T3.02	<u>Enclosed</u>
Saxton House Type (Stone)	NH.SAX.02	<u>Enclosed</u>
Saxton House Type (Stone + Render)	NH.SAX.05	<u>Enclosed</u>
Tupelo House Type (Stone + Render)	NH.SL02.05	<u>Enclosed</u>
Beeches House Type (Stone)	NH.SL03ALT.03	<u>Enclosed</u>
Rowan House Type (Stone)	NH.SL04.03	<u>Enclosed</u>
Single Garage Hipped Roof (Stone)	NH.GSH.03	<u>Enclosed</u>
Twin Garage Hipped Roof (Stone)	NH.GTH.03	<u>Enclosed</u>