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Planning and Development Service  
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Wakefield  
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Dear Sir or Madam,

**Re:** Full Planning Application for Erection of 277 residential dwellings and associated infrastructure and access at Land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX **Application Reference:** 2021/62/92086/W

I write with reference to the above development. The following information and documents submitted via the Planning Portal along with the relevant fee seek to discharge the following condition as listed below.

#### **Condition 4**

*Prior to the commencement of the development (including ground works), a survey (including photographic evidence) of the existing condition of the highway on Bradford Road, Bradley Road and Shepherds Thorn Lane (the extent of highway to be surveyed to be agreed in writing by the Local Planning Authority in advance) shall be carried out jointly with the Local Highway Authority and submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. The submission made pursuant to this condition shall also include a timetable of works and a commitment (with responsibilities assigned to named parties) to undertake remedial works (the details of which shall be submitted to and approved in writing by the Local Planning Authority) to maintain the highway during the entirety of the construction phase to the condition documented in the pre-commencement highway condition survey. The final highway remediation works so approved shall be completed prior to the occupation of the 277th dwelling.*

**Reason:** *In the interests of highway safety, to ensure the effective maintenance of the highway and to accord with Policy LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure highways surrounding the site are appropriately surveyed prior to works commencing, and to ensure responsibility for remedial works can be fairly assigned with reference to evidence.*

The following information has been submitted which details the requested information:

- **230612 - RCS with Kirklees**

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

## **Condition 11**

*Prior to the commencement of development (including ground works) full details of the junction of Shepherds Thorn Lane and the spine road of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of sight lines, road markings, construction specifications, signals, crossings, surface finishes, signage and temporary (vehicular restriction, turning and emergency access) arrangements, an independent road safety audit covering all aspects of this work, and details of the delivery of the scheme under an appropriate Section 278 approval. The scheme shall also include provisions for further works required in relation to the potential future development of the HS11 allocated site. Unless otherwise agreed in writing by the Local Planning Authority, no more than 200 dwellings of the development hereby approved shall be occupied prior to the implementation of the approved scheme.*

**Reason:** *To ensure a suitable connection is provided, in the interests of highway safety, to achieve a satisfactory layout, and to allow for future development of the HS11 allocated site in accordance with Policies LP5, LP20, LP21 and LP65 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that details of the junction of Shepherds Thorn Lane and the spine road are agreed, and that the junction is provided, at an appropriate stage of the development process.*

The following information has been submitted which details the requested information:

- **4607-16-06-8100 - STL - General Arrangement**
- **4607-16-06-8200 - STL - Site Clearance**
- **4607-16-06-8300 - STL - Existing Utilities**
- **4607-16-06-8700 - STL - Surfacing Drawing**
- **4607-16-06-8701 - STL - Contour Drawing**
- **4607-16-06-81100 - STL - Kerbing Drawing**

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

## **Condition 12**

*Prior to the commencement of development, a scheme detailing the proposed internal adoptable roads, internal cycle paths and footpaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of an empty duct for high-voltage cabling beneath the full length of the spine road, swept paths for a 11.85m refuse vehicle, full sections, drainage details, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent road safety audit covering all aspects of this work. No part of the development shall be brought into use until the internal adoptable roads for that part of the development have been completed in accordance with the approved plans and details or unless otherwise agreed in writing by the Local Planning Authority.*

**Reason:** *In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP20 and LP21 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure that details of internal adoptable roads are agreed at an appropriate stage of the development process.*

The following information has been submitted which details the requested information:

- **4607-16-06-100-A - General Arrangement Layout - Phase 1**
- **4607-16-06-101-D - S104 Adoptable Drainage Layout Sheet 1**
- **4607-16-06-102-D - S104 Adoptable Drainage Layout Sheet 2**
- **4607-16-06-103-B - Catchment Areas**
- **4607-16-06-104 - Drainage Blockage Route**
- **4607-16-06-109-C - Standard Drainage Details**

- 4607-16-06-110-C - Surface Manhole Schedules
- 4607-16-06-111-B - Foul Manhole Schedules
- 4607-16-06-112-B - Demarcation Chamber Schedules
- 4607-16-06-113-B - Longitudinal Sections - Road 1
- 4607-16-06-114-B - Longitudinal Sections - Road 1 & Road 2
- 4607-16-06-115-B - Longitudinal Sections - Road 3 & Road 4
- 4607-16-06-116-B - Longitudinal Sections - Road 5, Road 6 and Road 7
- 4607-16-06-117-B - Longitudinal Sections - Road 8, Road 9 and Road 10
- 4607-16-06-118-C - Longitudinal Sections - Road 11, Road 12, Road 13 and Road 14
- 4607-16-06-119-B - Longitudinal Sections - S62-S77, S70-S71, F34-F36
- 4607-16-06-120-A - Longitudinal Sections - S37-S62, F108-F119, F101-F102
- 4607-16-06-121 - Longitudinal Sections Chainages
- 4607-16-06-123-B - Longitudinal Section Rising Main
- 4607-16-06-124 - Flow Control Manhole
- 4607-16-06-131 - Proposed Attenuation Basin
- 4607-16-06-200-C - Standard Highway Details Sheet 1
- 4607-16-06-201-H - Section 38 Layout Phase 1
- 4607-16-06-202-E - Proposed Surface Finishes
- 4607-16-06-203-C - Kerbing Layout
- 4607-16-06-204-A - Standard Highway Details Sheet 2
- 4607-16-06-205-A - Contours Layout
- 4607-16-06-301-E - Proposed External Levels-Sheet 1
- 4607-16-06-302-E - Proposed External Levels-Sheet 2
- 4607-16-06-303-D - Proposed External Levels-Sheet 3
- 4607-16-06-304-D - Proposed External Levels-Sheet 4
- 4607-16-06-400-A - Utility Ducting Layout
- 4607-16-06-604-A - Site Location Plan
- 4607-16-06-605-B - Proposed Signage and Road Markings
- 4607-16-06-909-A - Gully Area Plan
- 4607-16-06-910-A - Bus Swept Path Analysis
- 4607-16-06-911-A - Refuse Vehicle Swept Path Analysis
- 19154-ATR-04-B
- 19154-ATR-05 REV B
- 19154-ATR-06 REV A
- 19154-ATR-09-B

We trust this information is satisfactory to discharge the above condition and therefore request written confirmation that the condition is approved.

Please do not hesitate to contact me should you require any further information regarding this application.

Yours sincerely,



Rebecca Emmett  
Senior Designer  
For and on behalf of  
Redrow Homes Yorkshire

