

11 September 2023

Our ref: JC/SR/Blue Hills Farm

Dear Sirs

## **Condition Survey, Blue Hills Farm – Planning Application 2022/91047 - Condition 10**

Further to the site meeting on 10 August 2023 at 10.00am with Nigel Tipling, Principal Engineer of Kirklees Highways, where a joint condition survey of the existing highway (A58) adjacent to the proposed development at Blue Hills Farm was undertaken to satisfy the requirements of planning condition 10 prior to the commencement of the development.

*There shall be no commencement of each phase of development hereby approved until a survey of the existing condition of the highway (the extent of highway to be surveyed shall be agreed in advance with the Local Planning Authority) has first been 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, edging, street lighting, signing and white lining. Upon completion of each phase of the development hereby approved (or at any earlier stage to be first agreed with the Local Planning Authority), a post-construction survey of the agreed extent of highway shall be carried out and the post-construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out following the completion of all construction works related to each phase of development and prior to the occupation of the final dwelling of each phase, unless otherwise having been first agreed in writing by the Local Planning Authority. Should any highways defects (affecting highway safety) attributable to the construction traffic of the development be identified during the construction period, remediation of these shall also be implemented in accordance with details to be first submitted and approved in writing by the Local Planning Authority.*

The survey reports show photographs taken during the visit with commentary on the condition of each item inspected, Appendix 1 relates to the Highway survey and Appendix 2 relating to the PROW survey which was also inspected on the day. Appendix 3 is the Blue Hills Farm Site Layout and has been marked up to reflect the location of the pictures shown in the reports.

In respect of Appendix 1, the site walk, commences from the carpark entrance of the 'Heathfield Farm' pub on Heathfield Lane and continues towards the roundabout, moving clockwise around it and along Whitehall Road West as far as the entrance to the neighbouring West Yorkshire Fire Service HQ entrance. At this point, the survey headed back down Whitehall Road West towards the roundabout. The route was then continued towards the M62 Motorway Bridge, crossing the road where the bridge expansion joint is located.

The final part of our route headed eastwards, back up to the roundabout where the proposed new site entrance will be located.

With regards to the PROW inspection, the route commenced from the existing entrance to Blue Hills Farm on Whitehall Road adjacent to the M62 Motorway Bridge and then follows the entire length of the PROW and finishes next to the drystone wall adjacent to the proposed Plot 61.

I trust you will find the Appendices satisfactory and a true reflection of the Site inspections, should you have any questions please do not hesitate to contact me.

Yours sincerely

John Corneill  
**Customer Services Field Manager**

CC – Appendix 1, Appendix 2, Appendix 3

# BLUE HILLS FARM

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Highway Dilapidation Survey

Thursday, 10 August 2023

Prepared For Kirklees Local Authority

156 Issues Identified



**ISSUE 1**

Patch to wearing course



**ISSUE 2**

Wearing course intact



**ISSUE 3**

Patch to wearing course



**ISSUE 4**

Wearing course intact



**ISSUE 5**

Wearing course friable



**ISSUE 6**

Wearing course intact



**ISSUE 7**

Wearing course intact



**ISSUE 8**

Wearing course intact



**ISSUE 9**

Wearing course intact



**ISSUE 10**

Traffic Island intact



**ISSUE 11**

Traffic island intact



**ISSUE 12**

Traffic island intact



**ISSUE 13**

Tactile paving intact



**ISSUE 14**

Wearing course intact



**ISSUE 15**

Wearing course intact



**ISSUE 16**

Telecoms lid has sunk



**ISSUE 17**

Wearing course intact



**ISSUE 18**

Remains of post remain



**ISSUE 19**

Scars / patches to wearing course



**ISSUE 20**

Tactile paving intact



**ISSUE 21**

Scars in wearing course



**ISSUE 22**

Damage to kerb



**ISSUE 23**

Wearing course friable



**ISSUE 24**

Friable joints in wearing course



**ISSUE 25**

Friable joints in wearing course



**ISSUE 26**

Wearing course friable / patchy



**ISSUE 27**

Wearing course friable / patchy



**ISSUE 28**

Traffic island intact



**ISSUE 29**

Traffic island intact



**ISSUE 30**

Traffic island intact



**ISSUE 31**

Traffic island intact



**ISSUE 32**

Wearing course friable



**ISSUE 33**

Wearing course friable



**ISSUE 34**

Wearing course intact



**ISSUE 35**

Wearing course intact



**ISSUE 36**

Wearing course friable



**ISSUE 37**

Wearing course friable



**ISSUE 38**

Wearing course friable



**ISSUE 39**

Wearing course friable



**ISSUE 40**

Wearing course friable



**ISSUE 41**

Wearing course friable



**ISSUE 42**

Wearing course friable



**ISSUE 43**

Wearing course friable / pothole



**ISSUE 44**

Patch to wearing course



**ISSUE 45**

Patch to wearing course



**ISSUE 46**

Wearing course friable



**ISSUE 47**

Wearing course friable



**ISSUE 48**

Wearing course friable



**ISSUE 49**

Wearing course intact



**ISSUE 50**

Tactile paving intact



**ISSUE 51**

Drystone wall



**ISSUE 52**

Drystone Wall



**ISSUE 53**  
Drystone Wall



**ISSUE 54**  
Wearing course friable



**ISSUE 55**  
Traffic island intact



**ISSUE 56**  
Traffic island intact



**ISSUE 57**

Wearing course friable



**ISSUE 58**

Wearing course scarred



**ISSUE 59**

Wearing course intact



**ISSUE 60**

Wearing course patchy / friable



**ISSUE 61**

Wearing course patchy



**ISSUE 62**

Wearing course friable



**ISSUE 63**

Wearing course patchy



**ISSUE 64**

Tactile paving intact



**ISSUE 65**

Wearing course friable



**ISSUE 66**

Wearing course friable



**ISSUE 67**

Traffic island intact



**ISSUE 68**

Wearing course friable / ironworks sunk



**ISSUE 69**

Wearing course intact



**ISSUE 70**

Patches in wearing course



**ISSUE 71**

Patches to wearing course



**ISSUE 72**

Wearing course intact



**ISSUE 73**

Wearing course intact



**ISSUE 74**

Wearing course intact



**ISSUE 75**

Tactile paving intact



**ISSUE 76**

Wearing course intact



**ISSUE 77**  
Post intact



**ISSUE 78**  
Wearing course intact



**ISSUE 79**  
Patches in wearing course



**ISSUE 80**  
Wearing course friable



**ISSUE 81**

Wearing course intact



**ISSUE 82**

Wearing course intact



**ISSUE 83**

Post intact



**ISSUE 84**

Wearing course intact



**ISSUE 85**  
Post intact



**ISSUE 86**  
Tactile paving intact



**ISSUE 87**  
Wearing course friable



**ISSUE 88**  
Wearing course friable / patchy



**ISSUE 89**

Wearing course intact



**ISSUE 90**

Wearing course intact



**ISSUE 91**

Wearing course intact



**ISSUE 92**

Tactile paving intact



**ISSUE 93**

Wearing course intact



**ISSUE 94**

Wearing course intact



**ISSUE 95**

Wearing course intact



**ISSUE 96**

Wearing course intact



**ISSUE 97**

Wearing course intact



**ISSUE 98**

Wearing course intact



**ISSUE 99**

Wearing course / telecoms lid intact



**ISSUE 100**

Wearing course intact



**ISSUE 101**

Wearing course intact



**ISSUE 102**

Wearing course intact



**ISSUE 103**

Wearing course intact



**ISSUE 104**

Wearing course friable



**ISSUE 105**

Wearing course friable



**ISSUE 106**

Wearing course friable



**ISSUE 107**

Post intact



**ISSUE 108**

Patch in wearing course



**ISSUE 109**

Wearing course intact



**ISSUE 110**

Wearing course friable



**ISSUE 111**

Wearing course patchy



**ISSUE 112**

Wearing course friable



**ISSUE 113**

Patch in wearing course



**ISSUE 114**

Wearing course friable



**ISSUE 115**

Scar in wearing course



**ISSUE 116**

Wearing course intact



**ISSUE 117**

Wearing course friable / scarred



**ISSUE 118**

Wearing course friable



**ISSUE 119**

Wearing course friable



**ISSUE 120**

Wearing course friable



**ISSUE 121**

Wearing course friable



**ISSUE 122**

Bollards intact



**ISSUE 123**

Wearing course intact



**ISSUE 124**

Wearing course intact



**ISSUE 125**

Wearing course intact



**ISSUE 126**

Wearing course intact



**ISSUE 127**

Wearing course friable / pothole



**ISSUE 128**

Wearing course friable



**ISSUE 129**

Wearing course scarred



**ISSUE 130**

Wearing course friable / patchy



**ISSUE 131**

Wearing course friable



**ISSUE 132**

Wearing course friable



**ISSUE 133**

Wearing course intact



**ISSUE 134**

Wearing course intact



**ISSUE 135**

Wearing course friable



**ISSUE 136**

Wearing course friable



**ISSUE 137**

Wearing course intact



**ISSUE 138**

Wearing course friable



**ISSUE 139**

Wearing course friable



**ISSUE 140**

Wearing course intact



**ISSUE 141**

Wearing course patchy



**ISSUE 142**

Wearing course intact



**ISSUE 143**

Wearing course intact



**ISSUE 144**

Wearing course intact



**ISSUE 145**

Telecoms box intact



**ISSUE 146**

Tactile paving / services intact



**ISSUE 147**

Post intact



**ISSUE 148**

Traffic island intact



**ISSUE 149**

Wearing course scarred



**ISSUE 150**

Wearing course friable



**ISSUE 151**

Wearing course intact



**ISSUE 152**

Wearing course friable



**ISSUE 153**

Wearing course friable



**ISSUE 154**

Wearing course intact



**ISSUE 155**

Wearing course friable



**ISSUE 156**

Wearing course intact

# BLUE HILLS FARM

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PROW - Dilapidation Survey

Thursday, 10 August 2023

Prepared For Kirklees Local Authority

23 Issues Identified



**ISSUE 1**

Entrance to PROW



**ISSUE 2**

Wearing course friable



**ISSUE 3**

Wearing course patchy



**ISSUE 4**

Wearing course patchy



**ISSUE 5**

Wearing course patchy



**ISSUE 6**

Wearing course patchy



**ISSUE 7**

Wearing course patchy



**ISSUE 8**

Weather course patchy



**ISSUE 9**

Wearing course friable



**ISSUE 10**

Weather course friable



**ISSUE 11**

Wearing course patchy



**ISSUE 12**

Pathway broken up / friable



**ISSUE 13**

Timber gate intact



**ISSUE 14**

PROW - fence intact



**ISSUE 15**

PROW - fence intact



**ISSUE 16**

PROW - fence intact



**ISSUE 17**

PROW - fence intact



**ISSUE 18**

Pylon intact



**ISSUE 19**

Drystone wall intact



**ISSUE 20**

Drystone wall intact



**ISSUE 21**

Drystone wall intact



**ISSUE 22**

Timber stile intact



**ISSUE 23**

Drystone wall intact

Revisions:

Rev P1	23.01.2022	DRP/JDK
First Issue		
Rev P2	23.02.2022	DRP/JDK
External paving updated and plots 61-62 along with garages serving plots 61 & 63 relocated.		
Rev P3	13.04.2022	DRP/JDK
Patios increased for 8no Goodridge house types.		
Rev P4	21.04.2023	JDK/DRP
Updates following comments from Countryside. Plot 42 moved East by 300mm. Plot 53 garage repositioned. Rear fence / retention of plots 45-54 adjusted. All retention shown as Adopt latest levels drawings.		
Rev P5	25.04.2023	JDK/DRP
Sheet changed to 'overview' site layout.		
Rev P6	28.05.2023	JDK/DRP
RVP locations updated to suit contractor comments.		
Rev P7	28.06.2023	JDK/DRP
Plot 24 front entrance path adjusted to suit engineer levels.		



Phase 1 of development  
 Phase 2 of development

Gross site area phase 1	
Hectares	2.61 ha
Acres	6.45 acres
Net developable area phase 1	
Hectares	1.94 ha
Acres	4.79 acres

House Type	Type	Bedrooms	Persons	Amount	%	Sq.ft	Sq.m	Total sq.ft	Total sq.m
CARTWRIGHT	Terrace	2	3	7	9.1	766.80 ft²	71.43m²	5381.60 ft²	500.01m²
ELMSIE	Semi-det	3	4	26	33.7	933.90 ft²	86.77m²	24281.40 ft²	2256.02m²
MOUNTFORD	Detached	3	4	6	7.8	970.60 ft²	90.18m²	6823.60 ft²	641.08m²
BLOOMFIELD	Terrace	3	6	19	24.7	1170.46 ft²	108.75m²	22238.74 ft²	2066.25m²
GOODRIDGE	Detached	4	5	8	10.4	1111.76 ft²	103.30m²	8894.08 ft²	826.40m²
MYLNE	Detached	4	6	11	14.3	1136.00 ft²	105.68m²	12496.00 ft²	1161.38m²
<b>Total units:</b>		<b>77</b>	<b>100%</b>			<b>79115.42ft²</b>	<b>7361.14m²</b>		

**Key**

- Private driveways & Adopted highway-tarmacadam finish. Concrete pin kerbs to drives.
- Adoptable roads- block paving.
- Paving- Marshall or similar grey concrete flags. Size to be agreed.
- Type A: 1.8m High timber fence with lockable timber gate.
- Type B: 1.5m High fence with 0.3m trellis.
- Type C: 1.5m High fence.
- Type D: 1.1m High galvanized steel railings fence powder coated finish (colour black).
- Type E: 2.0m High acoustic fence specification subject to noise report recommendations. Concrete gravel boards to be used along fence line where required.
- Type F: 0.45m Knee rail. Square timber posts with circular powder coated galvanized steel rails.
- Type G: 1.5m High open boarded fence with 0.3m trellis.
- Tree to be retained - Category B.
- Tree to be retained - Category C.
- Tree to be retained - Category U.
- Root Protection Area (RPA).
- Tree to be removed.
- Proposed landscaped areas subject to landscape design.
- Proposed POS areas.
- Existing PROW SPE/14/10 to be retained.
- Existing PROW SPE/14/10 to be diverted.
- Proposed route of diverted PROW.
- New 2m wide PROW route.
- New PROW route- 20mm dust aggregate with timber edging.
- Indicative location of gabion wall retaining structure.
- Indicative location of the Contig retaining structure.
- Indicative location of the Redi-Rock retaining structure.
- Proposed bin hard standing area.
- Bicycle store - timber lockable shed with ground anchor (Albany Sheds - Cottage) or within garage where applicable.
- Electric vehicle charging point. External Sockets in waterproof housing.
- Affordable unit.
- Precast concrete or timber stair. Number of risers subject to confirmation of the height of adjacent banking. 1.1m high metal balustrade face fixed to steps where level changes are greater than 600mm in height.

**Notes**

Layout based on topographical survey by Survey Association drw no sss-8779-Blue Hill Farm

Any change in external levels greater than 0.6m to have edge protection.  
 Level access to front and back of houses to be provided.

Existing services and street furniture to be identified by main contractor and capped off/grubbed up/diverted as required.



INDUSTRIAL ESTATE

Photo NUMBERS  
 HIGHWAY 1-156  
 PROW 1-23

Based on Site Layout 4035.20.105X

# Overview Site Layout

Blue Hills Estate Farm,  
 Birkenshaw

**Vistry Partnerships**

Scale: 1:500  
 Date: 23.01.2022  
 Drawn/Checked: DRP/JDK  
 4035-20-AWSM-XX-XX-DR-A-1000  
 Status: SO Rev: P7

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