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Your ref 2023/62/92966/E  
Our ref J0061352

13<sup>th</sup> November 2024

Dear Sir/Madam

## **LAND TO THE REAR OF 271, CLIFFE LANE, GOMERSAL APPLICATION REF: 2023/62/92966/E**

We write to submit revised information in relation to the proposed development at land to the rear of 271, Cliffe Lane, Gomersal, Application Ref; 2023/62/929666/E in response to the comments Yorkshire Water, the Lead Local Flood Authority and the Waste Strategy Team.

The following revised information is submitted in support of the application:

- Drainage Strategy – On Site, Dwg, No. 0100, Rev P8
- Proposed Levels, Dwg. No. 23054-DR-C-0600, Rev P3
- Modelling Calculations dated 08.10.24
- Refuse Management, Dwg. No. 1694-122, Rev F
- Swept Path Analysis, Dwg. No. 152130-002, Rev B

### **Technical Matters**

#### **Drainage**

The following revised plans are submitted in relation to on-site drainage to reflect the comments provided by Yorkshire Water and the Lead Local Flood Authority:

- Drainage Strategy – On Site, Dwg, No. 0100, Rev P8
- Proposed Levels, Dwg. No. 23054-DR-C-0600, Rev P3
- Modelling Calculations dated 08.10.24

#### *Yorkshire Water*

In relation to the query regarding the pumped rate of the foul water to be pumped to the public foul water network not being given, a pumped rate of 4.75 litres per second has now been added onto the drawing. This also follows the comments given that *'the peak pumped foul water discharge must not exceed 4.75 litres per second'*. This is displayed on drawing No. 0100 P7.

## *Lead Local Flood Authority*

In response to the comments raised by the Lead Local Flood Authority an amended Proposed Levels, Dwg. No. 23054-DR-C-0600, Rev P3 drawing is provided along with revised Modelling Calculations dated 08.10.24.

To address the flood route concerns, drawing No. 23054-DR-C-0600 P2 has been revised to No. 23054-DR-C-0600, Rev P3. The road has been altered so that the low spot is the Public Right of Way, in the event of flooding blocked gullies etc this is the path the water will take. Apartments 8-15 have been amended to have a retaining wall running down the side of the path to ensure water flows with the level of the wall instead of towards the front entrance of the lower units.

Concerns were also raised about Plot 81 so this has now been lifted so it is higher than the road and the garage the majority of the road will carry on towards the scouts track but the side road still falls to the low side of the development, if we were to lift this road we would be looking at 3.5metres of fill which is quite severe, double gullies will be used at low points and the kerb radius around Plot 81 will be a half battered kerb so there should never be any issue of flooding to the property

## **Waste Strategy Team**

The following drawings have been amended to address comments made by the Waste Strategy Team:

- Refuse Management, Dwg. No. 1694-122, Rev F
- Swept Path Analysis, Dwg. No. 152130-002, Rev B

## *Composting*

We acknowledge that opportunities to encourage composting however this is subject to each occupant's preference to accommodate composting areas within their rear gardens.

## *Bin storage*

Plots 63-66, 75-79, 80, 85-88 and 94-97 are split level dwellings accommodating a recessed garage on the ground to accommodate bin store as rear storage is not possible. Drawings 1694 – 107C, 108B and 109C display this.

Plot 90 will accommodate a timber store to the front elevations as this unit is a mid-terrace unit (2 storey). There is also rear access to plot 90 alongside plot 89 if the occupant wishes to store bin in the rear garden.

To address the communal stores required for Apartment Block B (Plots 8-15) and Apartment Block B (Plots 32-38), these details are shown on the updated Refuse Management Dwg. No. 1694-122F with the communal store for Apartment Block B having two 1100 litres stores with a total storage capacity of 2200 litres which is much larger than recommended storage capacity of 1120 to 1440 litres and Apartment Block A has one 1100 litre communal store which is within the recommended 980 to 1260 litres.

The updated Refuse Management, Dwg. No. 1694-122, Rev F also illustrates that both apartment blocks can accommodate four 1100 litre bins with an overall floor space of approximately 3485x4800 (Block A) and 3450x3450 (Block B), this was revised to address comments that require additional information detailing '*waste storage, containers, capacity and design of the waste storage compound including, screening, surfacing and security*'.

Details have also been added to the Refuse Management, Dwg. No. 1694-122, Rev F to show the communal bin collection area for Plots 62 – 66 which will be addressed at the detailed design stage.

*Swept Path*

The revised Swept Path Analysis (Dwg. No. 152130-002, Rev B) has been updated to show a Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis) with a length of 11.85m, which is in line with the Kirklees Highway Design guide and is larger than the vehicle stated in the Consultee Response. We note that this vehicle has been used on various approved sites in Kirklees.

We note the concerns about the reversing distance of 12m, the proposals include parking in line with the Kirklees parking standards and based on the number included this is not considered to be an issue.

**Conclusion**

We trust that the revised pack of drawings and this letter assist you in your assessment of the proposals.

If you have any questions or queries in relation to the revised information, please do not hesitate to contact me.

We would be grateful if you could confirm receipt of this information, timescales for feedback in relation to the revisions.

We look forward to hearing from you.

Yours sincerely

Partner