

Swallow Lane, Golcar, Phase 2 - Reply to Nick Hurst

Condition 3: CEMP

3b: visibility splays for the Swallow Lane access into Phase 2 (not through Phase 1) have been added to the CMP. See appendix 8a

3c: HGV delivery route plan has been produced and included in appendix 8b.

3d: 16 vehicle spaces have been provided within the construction site for operatives and visitors, more than sufficient for peak use conditions.

3i: Wheel washing facilities as noted on the CMP have been updated to include a silt trap and included within appendix 8a.

3n: See updated section 2 of the CEMP for details of Site Manager and his responsibilities with regards Local Resident Liaison.

3o: See updated section 2.2 with regards current and future contact with residents.

Condition 4:

To confirm:

- Wheel washing updated on revised CMP
- HGV delivery route plan produced as attached.
- Jones Homes do not intend to take construction access for Phase 2 through Phase 1. The CMP includes the option for extra large vehicles to use Phase 1 to access Phase 2 if necessary, but the direct access off Swallow Lane will be the primary access for operatives and panel van type deliveries which will form the bulk of building materials supply into site. This option for access is surely down to the developer unless KMBC Highways have preference that differs from Jones Homes preferred access location, however, Jones Homes would argue past use of this access off Swallow Lane by cars, small and large vans and skip wagons occurred regularly. These types of vehicles are similar in type and size proposed by Jones Homes. Residents of Phase 1 Century View, Golcar are pleased that general traffic other than HGV's will **not** be accessing Phase 2 development through Phase 1.
- The CMP now includes details of the number and location of vehicle parking spaces and the notes on the CMP now include a statement relating to the 16No vehicle parking spaces on-site. 16 vehicle spaces for operatives are more than sufficient for projected peak use.
- Phase 1 highway is not adopted at present and will not be offered for adoption until construction works have ceased on Phase 2. The parking area within Phase 1 will not be used by HGV or other vehicle deliveries and that parking on Swallow Lane will not be allowed or sanctioned by Jones Homes.
- A route map for HGV deliveries has been produced to be used in conjunction with the CMP. This HGV route map will be distributed with every order involving deliveries by HGV vehicles to site. The route map contains reference to layby parking locations to be used to contact the Site Manger ahead of delivery of materials to site. Delivery orders placed are notified to the Site Management Team who will produce a daily diary scheduling deliveries to site.

Conditions 5 – 7:

We have now included in the response a Verification Report dated April 2024.

Conditions 9 and 10:

Extended negotiations with KMBC Highway Section to adopt the highway are now close to a conclusion. Inspection fees were paid earlier this year and Jones Homes expect Section 38 documents will be sent for signature, however, the adopting authority have stated that documents will only be released when relevant planning conditions have been discharged. Where does this leave Jones Homes?

Condition 11:

With regards the submitted dilapidation survey please note this survey does not include Phase 1 because the highway on Phase 1 is not an adopted highway and therefore is currently maintained at Jones Homes expense. We have a dilapidation survey of this highway, but it is for Jones Homes purposes only and is not relevant to Kirklees MBC.

Condition 12:

Revised drawings are now attached to this condition correcting the error with regards the HydroBrake chamber and storage tank. To the best of Jones Homes knowledge, the adopting authority have approved the correction of the drawing error.

The third-party agreement relating to the drainage outfall through and within adjacent land to the south of the development is attached within the relevant folder.

A section 104 agreement for the development has received Technical Approval and is now awaiting condition discharge to enable the agreement to be issued for signing.

Condition 13:

Please refer to the CMP for details of controlling surface water run-off from the development during the construction phase.

Condition 14 and 15:

The Invasive Weed Survey Report (JCA ref: 15543b) details eradication strategies/protocols for giant hogweed and montbretia on page 10 and 11, and prevention of further contamination on page 11.