

Kirklees Council
Planning and Development Service
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HD1 9EL

Redrow House
Brunel Road
Wakefield 41
Wakefield
West Yorkshire, WF2 0XG

T: 01924 822566
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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 32

Prior to the commencement of superstructure works, and notwithstanding what is shown on the drawings hereby approved, details (including sections and details of levels) of all boundary treatments, and any retaining walls and gabions, shall be submitted to and approved in writing by the Local Planning Authority. The details shall correspond with measures relating to flood routing, shall be designed to prevent and deter crime and anti-social behaviour, and shall provide for the movement of hedgehogs. The development shall be implemented in accordance with the details so approved. The approved works shall be retained thereafter.

Reason: *In the interests of visual amenity, highways safety and biodiversity, to minimise flood risk, to ensure the amenities of existing neighbouring residential units and the residential units hereby approved are protected, in the interests of creating a safer, more sustainable neighbourhood and reducing the risk of crime and anti-social behaviour, and to accord with Policies LP21, LP24, LP27, LP30 and LP47 of the Kirklees Local Plan and the National Planning Policy Framework.*

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

- 4607-16-04-10 - Retaining Wall Plan
- BVF-16-02-05D - Boundary Treatment Plan (approved under full application)
- Geowall Section
- RHY-SD-801E Boundary Wall & Fence Detail
- UK-2401-05-0-A
- UK-2401-06-0-A
- FE30_BEMP01_170124_Rev A

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

Condition 37

Prior to the commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- *Details of existing and proposed levels, and regrading;*
- *Planting plans, including additional treeplanting notwithstanding what is shown in the drawings hereby approved;*
- *Details of tree pit sizes and soils;*
- *Species schedules;*
- *Details of initial aftercare and long-term maintenance;*
- *Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;*
- *Details (including samples, if requested), of paving and other hard surface materials;*
- *Details of all on-site open spaces (including details of their purpose(s) and management) and of any areas for designated, informal, incidental and/or doorstep play; • Details of all on-site play spaces;*
- *Details of covenants (or other suitable arrangements) regarding street tree retention, management and maintenance where these trees are not within adopted highways;*
- *Details of how soft landscaping has been designed to prevent and deter crime and anti-social behaviour; and*
- *Details of natural surveillance and windows overlooking publicly-accessible areas (including open spaces, pedestrian connections and public footpaths).*

No part or phase of the development hereby approved shall be occupied until all hard and soft landscaping for that part or phase has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Reason: *In the interests of local ecological value, visual amenity and highways safety, to ensure high quality open spaces are provided, to minimise flood risk, to ensure the amenities of existing neighbouring residential units and the residential units hereby approved are protected, in the interests of creating a safer, more sustainable neighbourhood and reducing the risk of crime and anti-social behaviour, and to accord with Policies LP21, LP24, LP27, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan, and chapters 8, 12 and 15 of the National Planning Policy Framework.*

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

- **GL2067 01C DLP**
- **GL2067 02C DLP**
- **GL2067 03C DLP**
- **GL2067 04C DLP**
- **GL2067 05C DLP**
- **GL2067 06C DLP**
- **GL2067 07A - LEAP Proposals**

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

Condition 38

Prior to the commencement of superstructure works, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall be in accordance with the submitted Biodiversity Impact Assessment (Futures Ecology, April 2022, ref: FE30/BIA01), shall provide a minimum of 15.5 habitat units and 4.52 hedgerow units post-development and shall include the following:

- *Description and evaluation of features to be managed;*
- *Details of the extent and location/area of proposed enhancement works on appropriately-scaled maps and plans;*
- *Details corresponding with landscaping details to be submitted pursuant to condition 37;*
- *Details of ecological trends and constraints on site that might influence management;*
- *Aims and Objectives of management;*
- *Appropriate management actions for achieving Aims and Objectives;*
- *An annual work programme (to cover an initial five-year period capable of being rolled forward over a period of 30 years);*
- *Details of the management body or organisation responsible for implementation of the BEMP;*
- *Details of an ongoing monitoring programme and remedial measures; and*
- *Arrangements for the review and update of the BEMP every five years and its implementation for a minimum of 30 years.*

The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer through the management body responsible for its delivery. The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers conservation Aims and Objectives for the site. The development shall be implemented in accordance with the approved BEMP and all measures and features shall be retained in that manner thereafter.

Reason: *To secure mitigation and compensation for the ecological effects resulting from loss of habitat and to secure a net biodiversity gain in line with Policy LP30 of the Kirklees Local Plan and chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to ensure adequate enhancement and a biodiversity net gain are agreed at an appropriate stage of the development process.*

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

- **FE30_BEMP01_170124_Rev A**
- **FE30 BIA02_020124**
- **Appendix A- Phase 1 Biodiversity Metric 3.0 Calculation tool_BIA02**

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,

A handwritten signature in black ink, appearing to read 'Rebecca Emmett', with a long horizontal flourish extending to the right.

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