PB Planning

Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield

PLANNING STATEMENT

Miller Homes & Vistry West Yorkshire

August 2024

Strategy > Partnership > Delivery

CONTENTS

1.0 Introduction

2.0 Site & Planning Context

3.0 The Proposed Development

4.0 Local Planning Policy Context & Compliance with Outline Planning Permission

5.0 Summary & Conclusions

APPENDICES

A Outline Planning Permission Condition Compliance Schedule

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1.0 INTRODUCTION

1.1 This Planning Statement supports two Reserved Matters applications for the combined development of 700 residential dwellings, public open space, landscaping, and associated infrastructure at Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield.

1.2 The applications are submitted on behalf of Miller Homes and Vistry West Yorkshire (part of the Vistry Group).

1.3 The reserved matters applications relate to the existing outline planning approval at the site (Ref. 2020/92546) which was granted planning permission by the Council on the 25th March 2022. The description of development was as follows: -

> ***Outline application (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.***

1.4 This statement has been prepared in support of the two planning applications and it provides details of the proposed development and an assessment of its compliance with relevant planning policy and the parameters established by outline planning permission. The application is accompanied by a separate Design and Access Statement, which provides further details in respect of design and access issues relating to the proposed development.

1.5 The reserved matters applications are submitted following the undertaking of comprehensive pre-application discussions undertaken with the Council since April 2023.

1.6 Within the pre-application discussions the applicants outlined the planning strategy of submitting a reserved matters application associated with each of the developers proposed development parcels at the site. With the submissions supported by a comprehensive 'site-wide' package of information to illustrate how the two reserved matters applications have been considered on a holistic basis in order to ensure that the parameters established by the outline planning approval are delivered.

1.7 The submission of the two reserved matters planning applications will also be supported by the joint submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Further details are outlined within the 'Outline Planning Permission Compliance Schedule' which is submitted alongside the applications.

1.8 Finally, as discussed with the Council through the pre-application process, a Section 73 application will be submitted to amend the wording of conditions attached to the outline planning

approval to ensure that the site can be delivered in alignment with the updated technical work that has been undertaken by the applicants in order to ensure that the development proposals are truly deliverable. From a procedural point of view, the application forms associated with the reserved matters planning applications will be updated following the approval of the Section 73 application to ensure that the applications are attached to the newly created outline planning approval which will follow on account of the Section 73 application.

1.9 The planning application package with supports the two reserved matters planning applications is as follows: -

Miller Homes Reserved Matters Application -Development of 231 homes, public open space, landscaping, and associated infrastructure
• Completed Planning Application Form • Site Location Plan • Technical Planning Layout (Coloured) • Technical Planning Layout • Technical Planning Layout (Scale 1:500) • House Type & Garages - Floor Plans & Elevations • Boundary Treatment Plan • Materials Plan • Street-Scene Plan • Site Sections Plan

Vistry Reserved Matters Application - Development of 469 homes, public open space, landscaping, and associated infrastructure
• Completed Planning Application Form • Site Location Plan • Technical Planning Layout (Coloured) • Technical Planning Layout • Technical Planning Layout (Scale 1:500) • House Type & Garages - Floor Plans & Elevations • Boundary Treatment Plan • Materials Plan • Street-Scene Plan • Site Sections Plan

Development Wide Application Documents – Accompanying Both Applications
• Site-Wide Masterplan • Site-Wide Technical Planning Layout (Coloured) • Site-Wide Technical Planning Layout • Movement Framework Plan • Detailed Phasing Plan • Design & Access Statement • Planning Statement • Outline Planning Permission Compliance Schedule • Biodiversity Enhancement & Management Plan (as required by Condition 28 of the outline approval) • Landscape Masterplan • Play Strategy Plan • Landscape & Visual Appraisal • Transport Assessment • Travel Plan • Topographical Survey

1.10 A further reserved matters application associated with the development of the care home approved under the outline planning permission will be submitted to the Council shortly. A Phasing Plan required by Condition 6 of the outline planning approval will also be submitted as part of the discharge of condition application(s) to provide timescales associated with the delivery of the local centre.

1.11 This statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels, and aligns with the parameters established by the outline planning approval. The proposed scheme seeks to provide a high-quality housing development sited in a sustainable location. Planning permission should therefore be granted in respect of this reserved matters application without delay.

2.0 SITE AND PLANNING CONTEXT

THE APPLICATION SITE

2.1 The application site measures 29.3 hectares (72.19ac) comprising of three distinct areas, an industrial firework storage and distribution compound, an area of agricultural land to the west, and a series of small-scale agricultural fields to the east.

2.2 The site has an elevated nature and a variable topography due to natural gradients, old quarry sites and man-made platforms as part of the fireworks factory. Some boundary vegetation in the south eastern corner of the site is subject to a tree preservation order, as well as a handful of boundary trees parallel to Felks Stile Road, the rest of the vegetation are largely self-seeded trees and shrubs. There is a fall in levels of approximately 50 meters from west to east across the site. The western and southern edges of the site are bound by Felks Stile Road and Blackmoorfoot Road, respectively.

2.3 The site is located approximately 3.5km south west of the centre of Huddersfield, with the urban edge of the site parallel to Blackmoorfoot Road, which leads into the town centre through Crossland Moor. At the rural western edge of the site, Felks Stile Road meanders down the valley slopes north west of the site towards Linthwaite, home to Colne Valley Senior School, as well as Hazel Grove/ Cowlersley.

2.4 The surrounding land uses in the immediate vicinity are mixed, with open fields to the north, sloping steeply down into the valley, the existing residential area of Crosland Hill to the east, Crosland Heath Golf Club to the west and a natural stone quarry to the south. Blackmoorfoot Road forms the southern boundary of the site with the Sands House Pub located directly opposite the site.

2.5 A public right of way runs along the northern edge of the site and provides connections into Crosland Hill to the northeast of the site, integrating the site with the local community. From this footpath along the edge of the site it is possible to drop down into the valley to the existing residential areas of Hazel Grove and Cowlersley. Bus Stops are located along the southern and western boundaries of the site.

THE OUTLINE PLANNING PERMISSION

2.6 The application site is allocated for housing development under Site Ref. HS23 within the adopted Kirklees Local Plan. Due to its size, the site's delivery forms an important part of meeting the Borough's housing needs.

2.7 As identified above, outline planning permission for the development of the site (Ref. 2020/92546) was granted planning permission by the Council on the 25th March 2022.

2.8 A number of planning conditions and obligations were attached to the outline planning approval. As alluded to in Section 1 above, the two reserved matters applications provide the details required by those conditions which specifically apply to the reserved matters submission. The submission of the two reserved matters applications will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Further details are outlined within the 'Outline Planning Permission Compliance Schedule' which is submitted alongside the applications.

2.9 The survey work required to be undertaken to discharge the planning conditions attached to the outline planning approval has been undertaken alongside the preparation of the reserved matters planning applications, and the recommendations of this work has been taken into consideration in the formulation of the reserved matters proposals.

PRE-APPLICATION CONSULTATION

2.10 The reserved matters applications are submitted following the undertaking of comprehensive pre-application discussions undertaken with the Council since April 2023 (Ref. 2023/20427). These discussions were undertaken under a formal Planning Performance Agreement agreed between the applicants and the Council.

2.11 The first formal pre-application meeting took place in June 2023. Since then, a number of meetings have taken place, and as the scheme moved closer towards submission more detailed matters were discussed. Meetings between the Council and the applicant's took place as follows: -

- Initial Pre-Application Meeting - 7th June 2023
- Highways & Transport – 10th August 2023
- Submission & Technical Documentation Requirements – 9th October 2023
- Highways & Transport – 23rd November 2023
- Masterplan, Ecology & Landscape/Open Space – 30th November 2023
- Masterplan, Highways, and Other Matters – 1st February 2023
- Masterplan, Affordable Housing, and Other Matters - 23rd February 2024
- Masterplan, Planning Layout, & Landscape/Open Space – 4th April 2024
- Highways & Transport – 25th April 2023
- Contamination & Ground Works – 29th April 2024
- Highways Adoption & Geo-Technical Works – 14th May 2024
- Ecology & Protected Species – 22nd May 2024
- Final Pre-Submission Meeting – 18th July 2024

2.12 Representatives of the relevant technical disciplines were present at the meetings to discuss and advise on the development proposals.

2.13 For ease and brevity, the amendments which have been made to the development proposals as a result of pre-application discussions are detailed in the reports which support the reserved matters application submission, and the soon to be submitted discharge of conditions applications.

2.14 With regards to consultation with local stakeholders, discussions with local ward members were commenced in advance of the submission of the application and will be continued over the course of the determination of the planning application. All feedback received will be considered.

2.15 Prior to the submission of the application a leaflet drop has been undertaken to over 300 local residents and businesses located within vicinity of the site, providing details of the development and sign-posting people to a website providing further details. Engagement with local residents will remain ongoing over the course of the determination of the planning application and all feedback received will be considered.

2.16 The applicants have undertaken comprehensive consultation discussions with a wide variety of officers of the Council and local stakeholders. These discussions have led to positive amendments being made to the development proposals to alleviate a number of issues that were raised. Showing a real commitment from the applicants to engaging on the development proposals.

2.17 The applicant remains available to undertaken further discussions with local stakeholders should they have any further comments or questions following the submission of the planning application.

3.0 THE PROPOSED DEVELOPMENT

3.1 The two planning applications together seek Reserved Matters consent dealing with appearance, access (internal), landscape, layout, and scale for the erection of 700 residential dwellings, public open space, landscaping, and associated infrastructure.

3.2 As identified in Section 1 above, a reserved matters application is being submitted in association with each of the applicant's proposed development parcels of the site as follows: -

- Miller – Western Parcel - 231 Residential Dwellings
- Vistry – Eastern Parcel - 469 Residential Dwellings

3.3 The development parcel for each of the applicants is illustrated by the Site Location Plan and Site Layout Plan submitted alongside each of the applications.

3.4 Each application is supported by a comprehensive 'site-wide' package of information to illustrate how the reserved matters applications have been considered on a holistic basis in order to ensure that the parameters established by the outline planning approval are delivered.

THE DEVELOPMENT PROPOSALS

3.5 The key elements of the development proposals include as follows: -

DESIGN, GREENSPACE, & MOVEMENT

- The development will deliver 700 new market and affordable homes at a gross density of 35dph.
- The density of the proposed development is driven by the size and type of homes proposed to be delivered, which are predominantly 1, 2, and 3 bedrooms in size, and which represent 76% of the proposed housing mix.
- With the site having two developers on site, a range of house types ranging from maisonettes to large detached houses are proposed.
- Dwellings are proposed that are of a traditional character, with roof forms including gable-ended, hipped and street facing gable forms that have been carefully distributed to provide variety in the street scene. The density of the scheme varies to provide interest and reflect the proposed character.
- The scale of buildings will reflect the character of the area and the site's topography to ensure that key views through the site are retained and the residential amenity of existing and proposed residents is protected.
- The proposed layout reflects the design principles outlined within the submitted Design & Access Statement, and which are in broad accordance with the outline planning approval. These include dual aspect dwellings on corners, taller buildings to define key routes and dwellings carefully positioned to terminate views and create vistas within the street scene.

- The density of the development is also driven by the level of on-site greenspace provided within the development, which equates to **7.4ha** in area or **25%** of the total site area. Within the proposed areas of greenspace a Neighbourhood Area of Play (NEAP), Multi Use Games Area (MUGA), Local Equipped Area of Play (LEAP), and a Local Area of Play (LAP) are proposed to be delivered and spread across the site to bring a variety of play spaces.

- The proposed green Infrastructure within the scheme will deliver green corridors with a 'desire line' towards the north eastern corner connecting to the Public Right of Way routes beyond the site and then to other key places such as the local centre, care home and equipped play areas. The northern and eastern boundaries of the scheme are also to be delivered as 'landscape edges'.

- Biodiversity Net Gain will be delivered in accordance with the requirements of the outline planning approval. The Biodiversity Enhancement & Management Plan submitted alongside the applications provide full details of how this will be achieved, which includes the use of the 'blue land' located to the north of the application site boundary, alongside internal landscape planting measures, and off-site financial contributions in accordance with the outline planning permission.

- With regards to Landscape & Visual matters the proposals secure the following measures: -

  - The design of the proposed built form of a scale and appearance that reflects the existing settlement.

  - The retention of existing TPO trees and woodland to the south and southwest of the site and existing woodland to the northwest, safeguarding existing protected trees where possible and delivering structural landscape areas. The removal of TPO trees is particularly restricted, limited to a small number of trees and facilitation pruning required to provide vehicular access below tree canopies in accordance with the outline planning permission. These works are fully mitigated through a high quality tree planting strategy that extend across the site's streets and open spaces.

  - The provision of an additional, robust landscape buffer within the off-site land comprising of dense scrub planting adjoining the northern edge of the site. This will provide visual mitigation function; secure biodiversity enhancement within the Strategic Green Infrastructure Network and contribute to a more enduring edge to the wider Green Belt.

  - The provision of landscape buffers to the north and west consistent with the parameters set within the outline planning permission. In particular, the set back of dwellings approximately 20m from the west boundary and 10m from the north boundary. Minor encroachments into these offsets are made at isolated points along the boundary, fully mitigated for by additional planting provision within the proposed open space network and off-site land. These measures respect the visual setting of existing public rights of way adjoining the north of the site that will also be improved through the removal of security fencing along the site boundary.

  - The provision of extensive structural open space, including a tree-lined primary loop road that, in combination with the proposed central park, will include large scale structural tree planting to soften the development roofscape. This reflects, and builds on, the parameters set by the outline planning permission of green links perforating the internal site area, securing a more comprehensive and widespread approach to visual mitigation, in particular addressing views from elevated receptors in the wider setting to the south including Victoria Tower.

- The provision of a planting buffer to the north of Mason Court, together with policy compliant back-to-back distances and garden sizes, broadly in accordance with the parameters set within the outline planning permission; and

- The provision of the NEAP and MUGA in the northwest of the site, forming a natural play space that connects a wider network of play spaces in the wider site.

- The development is to be accessed from the two approved points of access from Blackmoorfoot Road and Felks Stile Road. These access points will be connected through a primary loop road within the centre of the scheme. The plan also indicates a series of other secondary loops running through the site.

- The scheme includes the provision of LTN 1/20 route which runs 'north to south' across the entire development providing a segregated pedestrian footpath and cycle lane. With further informal pedestrian and cycle routes connecting to it throughout the site.

- With regards to more detailed design matters one of the key considerations for the site is the character of the place and the aim to create a new community. Accordingly, the site has been split into 5 character areas:-

    - Catherines Green - This character area is located in the heart of the scheme, including both access points, the residential connector street, the avenue and the central area of open space. This character area will be the gateway into the scheme and have a more urban form and a higher density than the other character areas. The character area will be landscape led, with the central LEAP being a major feature with pedestrian and cycle routes through the centre. Street trees are proposed along the residential connector street and the Avenue in verges creating a leafy feel to this character area. The boundary treatment will be predominantly hedges to distinguish between public and private realm. A mixture of two red brick types are proposed, with a brown/ red brick used on corners and to frame the central area of open space. The house types within the heart will also have black doors with a mixture of red and grey roofs.

    - Felks Stile Rise – This character area is situated to the west hand side of the scheme mainly within the Millers reserved matters phase. This character area is a mixture of detached, semi-detached and terraced dwellings with a mixture of frontage and side parking. The dwellings will be predominantly red brick with a small amount of reconstructed stone plots used at key junctions as a wayfinding tool. Felks Stile Rise will also have low level shrubs as the boundary treatment and feature grey doors.

    - Moor Heights – This character area is situated within the central area of the Vistry reserved matters phase. This character area is a mixture of detached, semi-detached and terraced dwellings with a mixture of frontage and side parking. The dwellings will be predominantly red brick with a small amount of art stone plots used at key junctions as a wayfinding tool. Moor Rise will also have low level shrubs as the boundary treatment and feature sage green doors.

    - Rye Croft Edge – This character area is situated along the western and northern edge of the site with dwellings overlooking northern edge of the site with dwellings overlooking the countryside and golf course. This edge is the lower density character area with mainly detached properties side parked. The materials used are to be reconstructed stone to reflect the materials seen across Kirklees and the surrounding area. Within this character area, a cottage feel with on plot landscaping will be used to respond to the countryside and low stone walls will be used on key corner plots to reflect the history of the site. Reused existing stone walls will also be positioned along the northern edge of the area, with dwellings set back 10m from the green edge.

    - Croshill View - Inspired by Crosland Hill, this character area responds to the conservation area with a mixture of reconstructed stone plots and red brick. The

character area seeks to integrate and re-use some of the existing stone walls, where possible to reflect the stone character of Crosland Hill. A mixture of detached, semi-detached and terraced dwellings are proposed, with black doors used throughout.

- Overall, the materials and appearance of the proposed homes have been designed to reflect the character of the surrounding area and wider development, whilst still seeking to create a sense of place for this phase of the development. Materials have been distributed throughout the scheme within the different character areas as described above.

- With regards to the more detailed internal layout and design matters: -

  - The proposed development seeks to deliver well-designed streets and spaces, with radial tree lined primary street loops through the site, secondary streets, lower order shared-surface streets, and private drives filtering out to the site margins.

  - A variety of car parking types will be used to ensure that parked cars will not be prominently located within the street-scene. Particularly within the more public viewpoints within the scheme. Front of plot parking areas are minimised, and areas of landscaping will be provided to screen views where required.

  - Green verges will be provided adjacent to the highways which run through the residential parcels of the site to deliver tree-lined streets.

DELIVERY OF NEW HOMES TO MEET HOUSING NEEDS

- Of the 700 homes to be provided the development will deliver **35% or 246 affordable homes** which is 15% more (or 106 no.) additional affordable homes than that required by planning policy and the original outline planning approval (which is 20%).

- The proposed overall housing mix of the development is as follows: -
  - 42 x 1 Bedroom Homes
  - 215 x 2 Bedroom Homes
  - 274 x 3 Bedroom Homes
  - 164 x 4 Bedroom Homes
  - 5 x 5 Bedroom Homes

- The proposed housing mix of the market homes is as follows: -
  - 112 x 2 Bedroom Homes
  - 195 x 3 Bedroom Homes
  - 142 x 4 Bedroom Homes
  - 5 x 5 Bedroom Homes

- The proposed housing mix of the affordable homes is as follows: -
  - 42 x 1 Bedroom Homes
  - 103 x 2 Bedroom homes
  - 79 x 3 Bedroom homes
  - 22 x 4 Bedroom Homes

- The development proposes to deliver a wide range of different types of homes, which will incrementally increase in size from the 1-bedroom homes to the largest 5-bedroom homes included in the mix, ensuring that the scheme therefore provides a varied mix of housing for all needs and demands.

- The table below outlines the housing needs and demands which the proposed housing mix could meet: -

Size of Home	Housing Needs Met
1 Bedroom Home	• Single Person • Couples of All Ages
2- Bedroom Home	• Single Person • Couples of All Ages • Small Families
3-Bedroom Home	• Couples of All Ages • Small Families • Growing Families
4-Bedroom Home	• Small Families • Growing Families • Larger Families
5-Bedroom Home	• Small Families • Growing Families • Larger Families

- Whilst there is no specific policy requirement or requirement under the outline planning approval, the development will deliver the following: -
    - All (**100%**) of the proposed homes will meet the Council's minimum internal space standards.
    - 476 (**68%**) of the proposed homes will meet the M4(2) accessible and adaptable housing standards.
- All of the proposed homes will meet standard separation distances as a minimum.
- All of the proposed homes will have acceptable private garden amenity areas.
- The proposed new homes at the site will be designed and delivered within a sensitively planned scheme which will ensure that they align with the key principles of the outline planning permission and are sympathetic to the character of the surrounding area.

3.6 The documentation submitted alongside the application confirm that the proposed development will align with the parameters established by the outline planning permission, will create a character of place, and will reflect the character of the surrounding area.

DELIVERY TIMESCALES

3.7 A Phasing Plan detailing the proposed delivery timescales for the development as required by Condition 6 of the outline planning approval will be submitted shortly as part of the discharge of condition application(s) to provide timescales associated with the delivery of the whole development.

3.8 An initial Phasing Plan providing the headline delivery timescales associated with the development of the site is submitted alongside the reserved matters applications. This will be superseded by the details submitted to discharge Condition 6 of the outline planning application in due course.

3.9 The details required by Condition 6 of the outline planning approval have been considered alongside the preparation of the reserved matters applications to ensure that all of the required details align.

3.10 Following the approval of the reserved matters applications and the discharge of the pre-commencement conditions attached to the outline approval, it is anticipated that the development will commence on site in March 2025.

3.11 Prior to the construction of new homes at the site, initial remediation, demolition, earthworks, and protected species mitigation is required to be undertaken at the site. Followed by the delivery of drainage infrastructure and the construction of the two access points into the site. With the Felks Stile Road access being delivered within 6-months of commencement of development on site and the delivery of the Blackmoorfoot access within 9-12 months from commencement of development. The earlier delivery of the Felks Stile Road access will enable the acceleration of housing completions at the site ahead of the Blackmoorfoot Road access being delivered.

3.12 As outlined above, there will be two development outlets delivering new homes at the site. It is therefore anticipated that the development will deliver a yield of at least 100-140 homes per annum. The delivery rate of new homes at the site will also be accelerated on account of the increased number of affordable homes proposed within the development.

3.13 The table below provides the site's anticipated cumulative dwelling delivery projection per annum: -

Anticipated Housing Delivery Trajectory		
Year	**Annual No. Dwellings**	**Cumulative No. Dwellings**
1 (12 months)	20	20
2 (24 Months)	140	160
3 (36 Months)	140	300
4 (48 Months)	140	440
5 (60 Months)	100	540
6 (72 Months)	100	640
7 (84 Months)	60	700

3.14 With regards to more specific details associated with the proposed phasing of the site, the tables below outline the anticipated phasing associated with the delivery of highways infrastructure, drainage infrastructure, and open space within the proposed development.

Anticipated Highways Infrastructure Works Delivery Trajectory		
Item	**Period from Start on Site (March 2025)**	**Approx. No Completions**
Felks Stile Road Access	0-6 Months	0
Blackmoorfoot Road Access	9-12 Months	10-20
Residential Connector Road (RCR)	12-14 Months	40-60
Bus Stops & Pedestrian Crossing Facilities on RCR	Dependent on Bus Operator Requirements	
Upgrading of External Footpath Route to Felks Stile Road	42 Months	370
LTN1/20 Route	60-72 Months	540-640
	Commensurate with Overall Phasing	
Other Internal Footpath Routes	Commensurate with Overall Phasing	

Anticipated Drainage Infrastructure Works Delivery Trajectory		
Item	**Period from Start on Site (March 2025)**	**Approx. No Completions**
Delivery/Operation of South-West Attenuation Tank	0-6 Months	0
Delivery/Operation of South-Eastern Attenuation Tank	12-14 Months	40-60
Delivery/Operation of North-Eastern Attenuation Tank	18-24 Months	100-160
Other Standard Drainage Infrastructure	Commensurate with Overall Phasing	

Anticipated Open Space Delivery Trajectory		
Item	**Period from Start on Site (March 2025)**	**Approx. No Completions**
South-Eastern LAP	24-28 Months	160-200
Southern Parcel of Central Greenspace (Inc. LEAP)	32-36 Months	260-300
Northern Parcel of Central Greenspace	42-48 Months	380-440
Northern NEAP/MUGA	Up to 60-Months	500-540
North-Eastern Greenspace Area (Inc. Community Orchard)	Up to 60-Months	500-540
Other Areas of Greenspace & Landscaping	Commensurate with Overall Phasing	

3.15 With regards to the delivery of the care home, a further reserved matters application associated with the development of the care home will be submitted to the Council shortly. The care home will be accessed directly from the residential connector road within vicinity of the Felks Stile Road access point, which will be delivered within 6-months of the commencement of development. Accordingly, the delivery of the care home can commence within 6-months of the commencement of development of the wider site. The initial Phasing Plan submitted alongside the reserved matters applications outlines that the care home will be constructed within a 30-

month period. The care home will therefore be delivered within 3-years of commencement of development at the site.

3.16 With regards to the local centre, a reserved matters application associated with its delivery will be submitted once an operator has been secured. The initial Phasing Plan submitted alongside the reserved matters applications outlines that the marketing period required to secure an operator will take approximately 12-months. As the local centre will be accessed directly from the residential connector road within vicinity of the Blackmoorfoot Road access point (which will be delivered within 12-months of the commencement of development) it is anticipated that the required access for the local centre will be available at the same point in time as the future operator of the centre has being secured.

3.17 Once an operator for the local centre is secured, it is anticipated that the process of preparing, submitting, and obtaining approval of the reserved matters application for the local centre will be approximately 18-months, followed by a further period of 18-months to construct the local centre. Accordingly, it is envisaged that the local centre will become operational within 4-years of the commencement of development at the site. At that point in time, it is anticipated that approximately 440 homes will be completed at the site, which will be close to the point in time when a critical mass of on-site residents will be available to sustain the provision of the local centre at the site.

3.18 The development of the site in the timescales proposed will therefore deliver significant socio-economic benefits to the Kirklees area within 5 years of the approval of the reserved matters application, alongside making an important contribution to the Council's ongoing 5-year housing land supply requirements. Particularly in respect of the accelerated delivery of affordable homes at the site.

3.19 Accordingly, with specific regard to the parameters established by the outline planning approval (including the obligations set out within the Section 106 Agreement), the proposed development proposals will facilitate the delivery of the following in accordance with the outline planning permission: -

- 700 new homes and a 70-bed care home/retirement living apartments, providing a broad range of housing to meet the needs of the whole community.
- The potential for a new local centre (including shops) in the future.
- 35% or 246 affordable homes which is 15% more (or 106 no.) additional affordable homes than that required by planning policy (which is 20%)
- 7.4ha or 25% of the site area as green space which will include play equipment, footpaths, cycle paths, picnic areas, and kickabout areas.
- Delivery of 10% biodiversity net gain.

- £1.3m of funding towards improvements to local schools.
- £500,000 of funding towards improvements to local highway junctions.

4.0 LOCAL PLANNING POLICY CONTEXT

4.1 Whilst the principle of development was established by the approval of the outline planning consent, we outline below how the development proposals comply with the relevant policies of the adopted Kirklees Local Plan and the Council's Supplementary Planning Documents.

HOUSING ALLOCATION REF. HS23

4.2 As outlined in Section 2 above, the application site is allocated for housing development under Site Ref. HS23 within the adopted Kirklees Local Plan. Due to its size, the site's delivery will make a signification contribution towards meeting the Borough's housing needs. The site-specific allocation parameters outline an indicative capacity of 700 homes at the site, alongside a number of other characteristics which need to be considered. The majority of which were resolved and adhered to under the outline planning approval. Notwithstanding this position, the details submitted within the reserved matters applications confirm that: -

- The development proposals will deliver 700 residential dwellings.
- All of the proposed homes will be delivered within the current adopted Local Plan period.
- Through aligning with the broad principles approved at the outline planning application stage, the development proposals will not impact upon any listed buildings located within vicinity of the site.
- Further Landscape & Visual Impact work has been undertaken to ensure that the development proposals submitted under the reserved matters application adhere to the broad principles approved at the outline planning application stage in respect of maintaining views through the site to Victoria Tower.
- Further highways, drainage, contamination, air quality, noise, and ecology assessment work has been undertaken to influence the design of the reserved matters submissions and to adhere to the requirements associated with the planning conditions attached to the outline planning approval.
- Provision has been made within the submitted proposals to deliver an access to the north-eastern portion of the site allocation.

4.3 Each of the other site-specific allocation requirements will be dealt with via the discharge of the conditions attached to the outline planning approval.

4.4 On account of the above, the development proposals adhere to the parameters established by the original outline planning approval and the site-specific requirements of the site's allocation in the Local Plan.

LOCATION OF NEW DEVELOPMENT

4.5 With regards to the location of development, the development of the site accords with Policy LP3 of the Local Plan as the proposals will support the delivery of Kirklees' housing requirements in a sustainable manner through the development of a previously developed site, which will deliver connections to green infrastructure, and which has access to a range of transport choices.

EFFICIENT AND EFFECTIVE USE OF LAND AND BUILDINGS

4.6 The development accords with Policy LP7 of the Local Plan as it will ensure the efficient and effective use of previously developed land sited in a sustainable location. The development will also achieve a net density of 35 dwellings per hectare as required by the policy.

DELIVERING MUCH NEEDED NEW HOMES - HOUSING MIX & AFFORDABLE HOUSING

4.7 The proposals will make a significant contribution to the delivery of new homes within the Borough, helping the Council to maintain its ongoing 5-year housing land supply requirements.

4.8 With regards to housing mix, as required by Policy LP11 of the Local Plan, the development proposals will be of high quality and design, and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

4.9 Policy LP11 identifies the requirement to deliver 20% affordable homes at the site, a provision which is also established by the outline planning approval. As identified in Section 3 above, the development will deliver **35% or 246 affordable homes**, which is 15% (or 106 no.) additional affordable homes than that required by Policy LP11 and the original outline planning approval (which require 20% provision).

4.10 With specific regard to housing mix, whilst there are no planning conditions or obligations attached to the outline planning approval in respect of housing mix, the table below outlines how the development will reflect the indicative targets set out within the Council's Affordable Housing & Housing Mix SPD in relation to the Huddersfield South Sub-Area: -

Open Market Housing Mix Requirements – 454 Homes		
Bed No.	SPD Required Mix	Proposed Mix
1 & 2 Bed	30-60%	25%
3 Bed	25-45%	43%
4+ Bed	15-35%	32%

Affordable Housing Mix Requirements (Combined Tenure) – 246 Homes		
Bed No.	SPD Required Mix	Proposed Mix
1 & 2 Bed	40-79%	59%
3 Bed	0-39%	32%
4+ Bed	0-39%	9%

4.11 When assessing the development proposals against the desired housing mix requirements set out within the Affordable Housing & Housing Mix SPD, it is important to take into account the over-provision of affordable housing being delivered within the scheme. In this instance, the developers are opting to deliver an additional 15% of the 80% 'open market housing mix' as affordable housing tenures. Accordingly, when assessing the proposed housing mix in purely quantitative terms, the additional 15% affordable homes could be included in either the assessment of the open market mix or affordable housing mix.

4.12 Furthermore, with regards to tenure, we have combined the figures for the affordable housing mix in the table above as the final tenure of the proposed affordable homes has yet to be determined. The final tenure mix will be discussed and agreed with the Council through the application process.

4.13 When assessing the housing offer of a proposed development there are a number of other more qualitative factors which need to be considered and which require a need for flexibility in decision making.

4.14 Flexibility is a key consideration as the developer's proposed housing mix is inextricably linked to ensuring that the proposals are market facing so that schemes remain viable and can deliver the required level of planning obligations. In the case of this development, the proposed housing mix has also been led by discussions with the applicant's affordable housing delivery partners.

4.15 Housing mix plays a huge role in the overall viability of development proposals, and this is why great weight needs to be placed on the overall deliverability of a scheme when considering the housing offer which is being proposed.

4.16 Again, whilst there are no planning conditions or obligations attached to the outline planning approval in respect of housing mix, it is clear that the development proposals accord with Policy LP11 of the Local Plan as the development proposals will contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

4.17 With regards to internal space standards, there are no planning conditions or obligations attached to the outline planning approval or adopted local planning policy guidance which requires specific internal space standards to be met. Notwithstanding this position all (**100%**) of the proposed homes will meet the Council's minimum internal space standards and 476 (**68%**)

of the proposed homes will meet the M4(2) accessible and adaptable housing standards. The development proposals will therefore exceed the Council's planning policy guidance in respect of the internal size of the proposed homes to be delivered at the site.

ACCESS & SUSTAINABLE TRAVEL

4.18 Policy LP20 of the Kirklees Local Plan identifies that new development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. The policy further states that the council will support development proposals that can be served by alternative modes of transport such as public transport, cycling and walking, and in the case of new residential development is located close to local facilities or incorporates opportunities for day to day activities on site.

4.19 Details associated with the two primary access points into the development were established by the original outline planning permission. Accordingly, the development is to be accessed from the two approved points of access from Blackmoorfoot Road and Felks Stile Road.

4.20 The two vehicular access points will be connected by a 'Residential Connector Road' which will provide a potential bus route through the development. Bus stops will be placed at appropriate locations on this route to provide sustainable travel options for prospective residents of the new homes and the care home to enable them to access services and facilities which lie outside the site. The potential bus route would also provide the ability for residents of the surrounding area to access the site by bus to utilise the facilities to be delivered within the local centre, and to visit friends and family who live at the development.

4.21 With regards to cycling connectivity, the scheme includes the provision of LTN 1/20 route which runs 'north to south' across the entire development, providing a segregated pedestrian footpath and cycle lane.

4.22 The submitted layout also provides a number of additional footpath routes throughout the site which will enable pedestrians to circumnavigate through the proposed areas of greenspaces, with clear desire lines between the local centre and PROW routes to the north.

4.23 The proposed streets and non-vehicle routes will combine to ensure a logical, legible, and accessible framework to deliver routes to key areas within the site and to facilities located in the wider area.

4.24 Internally, the proposed development seeks to deliver well-designed streets and spaces, with radial tree lined primary street loops through the site, secondary streets, lower order shared-surface streets, and private drives filtering out to the site's edges.

4.25 A variety of car parking types have been used to ensure that parked cars will not be prominently located within the street-scene. Particularly within the more public viewpoints within the scheme. Front of plot parking areas are minimised, and areas of landscaping will be provided to screen views where required.

4.26 The development will meet the Council's parking requirements in respect of the number of privates spaces required to serve each of the proposed homes, including additional visitor parking spaces.

DESIGN

4.27 Policy LP24 of the Local Plan identifies that good design should be at the core of all proposals in the district and should be considered at the outset of the development process. The policy provides a number of considerations that should be considered by development proposals to promote good design.

4.28 The proposed layout reflects the design principles outlined within the submitted Design & Access Statement, and which are in broad accordance with the outline planning approval. Including the provision of green corridors which work with the site's opportunities and constraints to deliver key views and 'desire lines' towards the northern boundary of the site and the existing PROW located in the north-east corner. The proposals also deliver the northern and eastern areas of 'landscape edges', set back from the site's boundary.

4.29 Within the larger central area of proposed greenspace, the Indicative Masterplan seeks to create a central 'community green space' at the confluence of the green corridors through the site. This central space doesn't include vehicular routes crossing between it, in order to maximise its usability as public open space and to deliver segregated pedestrian/cycle permeability.

4.30 Key design parameters associated with the layout include the use of dual aspect dwellings on corners, taller buildings to define key routes and dwellings carefully positioned to terminate views and create vistas within the street scene.

4.31 The scale of buildings will reflect the character of the area and the site's topography to ensure that key views through the site are retained and the residential amenity of existing and proposed residents is protected.

4.32 The proposed residential development areas are comprised of perimeter development blocks which are outward facing and populated by active street-scenes with defined edges. Rear gardens are joined and bounded by buildings and robust boundary treatments.

4.33 The density of the development is higher within the central areas of the site, and decreases at the site's edged in respect of the footprint of buildings and the spaces between them.

4.34 With regards to appearance, dwellings are proposed that are of a traditional character, with roof forms including gable-ended, hipped and street facing gable forms that have been carefully distributed to provide variety in the street scene. The density of the scheme varies to provide interest and reflect the proposed character

4.35 The materials and appearance of the proposed homes have been designed to reflect the character of the surrounding area and wider development, whilst still seeking to create a sense of place for this phase of the development. Materials have been distributed throughout the scheme within the different character areas as outlined within the Design & Access Statement and Section 3 above.

4.36 Boundary Treatment Plans are submitted alongside the application to provide details of the proposed enclosures throughout the development. Care has been taken to ensure that appropriate boundary treatments are used to delineate the relationship between public and private spaces. The applicant will work with the Council to ensure that boundary treatments and plot landscaping features are of a good quality and reflect the character of the area.

4.37 Further details in respect of the layout and design of the site can be found within the Design and Access Statement submitted with this application.

BIODIVERSITY NET GAIN

4.38 Policy LP30 of the Local Plan identifies that development proposals will be required to provide net biodiversity gains through incorporating biodiversity enhancements and habitat creation where opportunities exist. The planning conditions and obligations attached to the outline planning approval at the site require that the development proposals achieve a 10% biodiversity net gain.

4.39 The Biodiversity Net Gain Assessment submitted alongside the planning application has been prepared by Tyler Grange Group Ltd and presents the findings of an updated assessment from the previous assessment submitted alongside the original outline planning application in 2021.

4.40 The assessment found the habitat conditions at the site to be in a similar condition to the previous assessment of the site. The modified grassland fields are still classed as 'low distinctiveness' habitat based on the species poor composition and regular management. The condition assessment, however, found the modified grassland to now be in 'poor' condition, based on the use of condition assessment sheets (which were not in use at the time of the original assessment). The poor condition is primarily due to failing the essential criterion 'A' within the condition sheet for grassland habitat 'there must be 6-8 species per sq. m'.

4.41 The majority of the tall ruderal vegetation across the site has now become scrubbier habitat, and a large area had been overtaken by invasive species. Overall the habitat baseline of the site within the red line boundary is outlined in the assessment as being 54.41 habitat units.

4.42 Based on the habitats present on site that will be lost, retained, or created, the development proposals, though on-site habitat creation and additional habitat enhancement on adjacent land, will achieve a gain of 2.61 habitat units which represents a 4.79% gain. and a gain of 0.09 in hedgerow units which represents a 66.26% gain.

4.43 As required by the outline planning approval, in order to achieve a 10% gain in habitat units across the development proposals, a financial contribution will be paid to deliver the further 2.84 habitat units required.

4.44 The proposed areas of biodiversity across the site will be managed and maintained comprehensively in perpetuity by a management company. The details of which are outlined in the Biodiversity Enhancement and Management Plan submitted alongside the planning application.

LANDSCAPE & TREES

4.45 Policy LP32 of the Local Plan identifies that development proposals should be designed to take into account and seek to enhance the landscape character of the area. Policy LP33 also outlines that proposals should normally retain any valuable or important trees, unless tree loss is deemed to be acceptable following the submission of a mitigation scheme.

4.46 With regards to these matters, the original outline planning approval established a number of parameters which the development proposals have incorporated. The details of which are outlined in Section 3 above and which are again outlined as follows: -

- The retention of existing TPO trees and woodland to the south and southwest of the site and existing woodland to the northwest, safeguarding existing protected trees where possible and delivering structural landscape areas.

- The removal of TPO trees is particularly restricted, limited to a small number of trees and facilitation pruning required to provide vehicular access below tree canopies in accordance with the outline planning permission. These works are fully mitigated through a high quality tree planting strategy that extend across the site's streets and open spaces.

- The provision of an additional, robust landscape buffer within the off-site land comprising of dense scrub planting adjoining the northern edge of the site. This will provide visual mitigation function; secure biodiversity enhancement within the Strategic Green Infrastructure Network and contribute to a more enduring edge to the wider Green Belt.

- The provision of landscape buffers to the north and west consistent with the parameters set within the outline planning permission. In particular, the set back of dwellings approximately 20m from the west boundary and 10m from the north boundary. Minor encroachments into these offsets are made at isolated points along the boundary, fully mitigated for by additional planting provision within the proposed open space network and off-site land. These measures respect the visual setting of existing public rights of way adjoining the north of the site that will also be improved through the removal of security fencing along the site boundary.

- The provision of extensive structural open space, including a tree-lined primary loop road that, in combination with Catherine's Green park, will include largescale structural tree planting to soften the development roofscape. This reflects, and builds on, the parameters set by the outline planning permission of green links perforating the internal site area, securing a more comprehensive and widespread approach to visual mitigation, in particular addressing views from elevated receptors in the wider setting to the south including Victoria Tower.

- The provision of a planting buffer to the north of Mason Court, together with policy compliant back-to-back distances and garden sizes, broadly in accordance with the parameters set within the outline planning permission; and

- The provision of the NEAP and MUGA in the northwest of the site, forming a natural play space that connects a wider network of play spaces in the wider site.

4.47 In order to ensure that the landscape and open space strategy for the site complied with the parameters established by the outline approval and relevant guidance, Golby + Luck Landscape Architects have undertaken a Landscape and Visual Appraisal (LVA) of the development proposals. The LVA is submitted alongside the planning application.

4.48 With regards to *Landscape Character*, the Landscape & Visual Impact Assessment (LVIA) submitted alongside the original planning application identified landscape effects of negligible to moderate significance to the site and local Landscape Character Areas. The Golby + Luck appraisal identifies that the proposed scheme remains consistent with the judgements made at outline application stage, but that the likely landscape effects of the proposed development will

be positively mitigated through the scheme's compliance with design parameters established within the outline planning approval, and the additional mitigation now being provided on the adjacent land to the north of the site.

4.49 In respect of *Visual Setting*, the receptor groups most likely to be affected by the development include those located at or near to the immediate site boundary on Blackmoorfoot Road, Felks Stile Road, public rights of way HUD/234/10, HUD/234/20, HUD/234/30, HUD/234/40 and HUD/234/50, and Crosland Hill Road. The LVA comments on each of the receptor groups as follows: -

- Blackmoorfoot Road and Felks Stile Road – The new structural landscaping measures to the boundaries of the site and the weathering of building materials will likely reduce the magnitude of change to medium.

- Public Rights of Way - Proposed vegetation cover in the off-site land may contain parts of the public rights of way in the long term, but vantage points looking over the wider valley setting to the north will remain available from the wider routes. Views from the settlement in the valley floor are likely to be subject to a low to medium magnitude of change, as the north edge of the proposed development becomes visible at the crest of the valley above, with the visual effect reducing over time as the proposed planting buffers at the north of the site establish and building materials weather. Long distance receptors from the wider valley slopes to the north are likely to be subject to a low to negligible magnitude of change, with the northern edge of the development likely to be visible but experienced in the context of widespread settlement visible across existing views with the visual effect reducing over time as the mitigation measures take effect.

- Residential Receptors – The scheme has incorporated proposed planting and structural landscaping to the east of the site. As mitigation planting takes effect, the visual effects of the development are likely to reduce, as such effects are common of settlement edge residential development. Which of course is a point that was considered at the outline application stage.

4.50 The submitted LVA concludes that the likely landscape and visual effects of the scheme are not unusual or uncommon of a proposal for residential development. The resulting likely effects identified directly reflect those identified in the LVIA submitted alongside the outline planning application, which demonstrates that the proposed development has effectively embedded the established outline application parameters for green infrastructure into the scheme design, in combination with additional mitigation enhancement measures also being delivered within the adjacent land. Accordingly, the appraisal confirms that beyond the site and its immediate setting all landscape and visual effects will be mitigated to a level that is considered to be of limited relevance to the planning decision-making process.

HEALTHY, ACTIVE, AND SAFE LIFESTYLES

4.51 Policy LP47 of the Local Plan outlines a number of measures that development proposals should consider in order to create an environment which supports healthy, active and safe communities and reduces inequality. Policies LP50 and LP63 of the Local Plan also support

the provision of new open spaces within development proposals. Further guidance in respect of the delivery of new open space within residential development proposals is also outlined within the Council's Open Space SPD.

4.52 The original outline planning permission includes planning obligations which stipulate the amount of each specific open space typology which are to be delivered at the site. Where the identified quantum of each typology cannot be achieved on-site a financial contribution to off-site provision is required to be paid.

4.53 As identified in Section 3 above, the level of on-site greenspace provided within the development equates to **7.4ha** in area, which equates to **25%** of the total site area.

4.54 A Play Strategy prepared by Golby + Luck is submitted alongside the application, within which further details are provided in respect of the provision of play space across the scheme. The document identifies that a strong north-west to south-east spine of greenspaces will be provided to enable access to areas of play for children and young people that are easily accessible to the community from the north and south with limited walking distances.

4.55 The play provision will include a LAP, LEAP, NEAP and MUGA. In addition to the sites play provision requirements, a portion of the central open space has been left open to create an informal play and kickabout space. A string of trim trail elements have also been positioned throughout the greenspace spine, forming part of the NEAP provision and providing greater links between play spaces.

4.56 A common theme of natural materials, ground modelling and the use of timber will be used throughout the site, creating spaces for imaginative play while remaining in-keeping with the surrounding landscape.

4.57 Play space layout and design has also considered 'Make Space for Girls' guidance, with a focus on creating inclusive space that is welcoming to all ages and genders.

4.58 The document provides the following details in respect of each element of the development proposals: -

- LAP – Located in close proximity to the local centre, the LAP provides a gateway play space on entering the site from the southeast. At 160m2, the LAP is oversized, providing a generous space for younger children to play and greater overall play values. The play space will contain three play elements including two timber play structures that encourage interaction and a central mound and tunnel element, creating imaginative and interactive play.

- LEAP – An enhanced LEAP provides a central hub for play at the heart of the central open space. An enclosed play space, measuring 400m2 provides a variety of exciting

timber play equipment. Two of the five play elements are also selected to include inclusive seating, providing play opportunities for all. Alongside the formal play provision, ground modelling will be utilised to create two grassed mounds. The shape of these mounds will complete the circular form of the LEAP as a whole and offer a natural play elements separate to the formal play areas that offer spill-out space for all users. Planted with scattered focal trees, these features will provide a quieter play offer in an effort to create a space that is attractive to boys and girls alike. A larger offset to adjacent housing has been provided to reflect the larger size of this play space.

- NEAP & MUGA – Located in the northwest open space, the NEAP provides a play offer for all ages and genders. Split into two halves, the southern portion of the NEAP focuses on natural play with a circular mound creating a natural amphitheatre and a focal feature within the space. A stone circle located in the centre of the mound will create a central stage and informal gathering space while stepped boulders and stepping logs located to the outer edges of the mound and crossing the planted perimeter provide routes out to the wider play provision. To the west of the mound, a five person swing and spinning play element will offer group play with the option of inclusive seating. To the east, a timber climbing element will offer a larger more challenging play offer. Natural timber logs are provided in a zig-zag formation at the more open southern edge of the NEAP creating informal social seating and play whilst a covered seating element is provided adjacent the footpath. To the north, a MUGA is divided into two courts, a 3x3 basketball court to the east and to the west a larger sports court with mixed use goals at either end. These courts will be painted with a vibrant colour scheme as an extension of the 'Firework' concept used within the wider planting scheme across the site and also to create an engaging space for all. A planted border will intersect the two playing courts. A stepping stone path and flush timber sleepers will offer active travel through the plant bed while benches will offer opportunities for social gathering overlooking the playing courts. Robust plant species will be selected in this space to ensure they are appropriate for the for the likely activities of the adjacent spaces. The MUGA will not be fenced to promote free movement and prevent exclusivity. Overall, the layout of the NEAP will provide a wide variety of imaginative play elements and a series of compartmentalised social spaces that aim to avoid dominance by one user group and offer space for girls. NEAP provision is also partly distributed across the wider site to facilitate overall play connectivity. A description of this in the following section of this document.

- Trim Trail & Kickabout Space – A series of five trim trail elements are provided as a portion of the NEAP provision. Located at the gateways of the central open space, these elements create natural play opportunities and a linear link between the equipped play spaces through the key northwest to southeast green space spine. Trim trail elements will include a combination of crossing, traversing and balance orientated equipment that will be constructed in timber to compliment the open space surroundings and wider play equipment provision. Additionally, a circa 700m2 area of the central open space has been left as an informal grassed area for informal outdoor sports, such as rounders and football, and general recreation including picnics and family meets.

4.59 The planning application is also accompanied by a Landscape Masterplan which details the other elements of open space typology provided across the development. Over the course of the determination of the planning application the specific details and amounts of each typology to be delivered across the scheme will be agreed with the Council. The required level of off-site financial contributions to meet the planning obligations attached to the outline planning approval will be determined through this process.

4.60 Finally, the proposed areas of publicly accessible greenspace and structural landscaping areas across the site will be managed and maintained in perpetuity by a management company.

CONCLUSON

4.61 This section of the planning statement has provided details of how the proposed development meets and exceeds the local planning policies and parameters established by the outline planning approval of relevance to the reserved matters planning applications.

4.62 The outline planning permission includes a number of conditions requiring the submission of supplementary information alongside the submission of the reserved matters application. A table is appended to this statement which provides details of how the development proposals comply with these requirements in respect of the reserved matters submissions.

5.0 SUMMARY & CONCLUSIONS

5.1 This planning statement supports two Reserved Matters applications for the combined development of 700 residential dwellings, public open space, landscaping, and associated infrastructure at Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield.

5.2 Based on the evidence and justification set out in this Planning Statement and the accompanying application submission documents, the development proposals will accord with relevant planning policy guidance and the principles established by the original outline planning approval.

5.3 By doing so the proposals will create a sustainable, high quality and accessible development which will provide significant benefits to the Kirklees area. As outlined within this statement these benefits include as follows: -

- 700 new homes providing a broad range of housing to meet the needs of the whole community.
- The potential for a new care home new local centre (including shops) in the future.
- 35% or 246 affordable homes which is 15% more (or 106 no.) additional affordable homes than that required by planning policy (which is 20%)
- 7.4ha of green space which will include play equipment, footpaths, cycle paths, picnic areas, and kickabout areas.
- Delivery of 10% biodiversity net gain.
- £1.3m of funding towards improvements to local schools.
- £500,000 of funding towards improvements to local highway junctions.

5.4 In addition to the above, there are other direct and indirect benefits that the development will deliver to the local area which include: -

- Creating sustainable communities, offering existing and potential residents the opportunity to live in the house and location they desire.
- New construction investment creating substantial direct and indirect employment opportunities, 70% of which are usually retained in the local area.
- Sustaining and improving Kirklee's labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area helping to sustain and create new jobs in this sector.
- Provision of funding towards public services from the Government's new homes bonus & annual council tax payments.

5.5 The development of the site in the timescales proposed will therefore deliver significant socio-economic benefits to the Kirklees area within 5 years of the approval of the reserved matters applications, alongside making an important contribution to the Council's ongoing 5-year housing land supply requirements.

5.6 The proposals represent sustainable development as defined within the National Planning Policy Framework and planning permission should therefore be granted in respect of these reserved matters applications without delay.

APPENDIX A

Outline Planning Permission Condition Compliance Schedule

Condition No.	Details of Condition	Type	RM Application Compliance Note	Further Conditions Applications Compliance Note
1	Application for approval of the Reserved Matters for the first phase of the development shall be made to the Local Planning Authority not later than 3 years from the date of this permission. Application for approval of the reserved matters for the second phase of the development shall be made to the Local Planning Authority not later than 5 years from the date of this permission. Application for approval of the reserved matters for all other phases of the development shall be made not later than 7 years from the date of this permission. For the purposes of this permission, all references to a 'phase' or 'phase of development' shall be interpreted as being a reference to a phase as defined on a phasing plan to be submitted pursuant to Condition 6.	Compliance	The RM Application(s) associated with the development of the site will be submitted to the Council within the required timescales. Full details will be approved under the details submitted pursuant to Condition 6 (which is a pre-commencement condition)	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis.
2	The development shall be begun no later than the expiration of 2 years from the date of approval of the last reserved matters application for the first phase. Each subsequent phase of development shall be commenced within 2 years from the date of approval of the last reserved matters application for that phase.	Compliance - Reserved Matters	N/A	This requirement will be adhered to.
3	Before any development (excluding demolition) commences in a phase (as agreed in accordance with Condition 6), plans showing the: i. Appearance; ii. Scale; iii. Layout iv. Means of access (including pedestrian and cycle access into and within the site and vehicular access within the site); and v. Landscaping; for that phase (the Reserved Matters) shall be submitted to and approved in writing by the Local Planning Authority. The Development shall thereafter be implemented and carried out in accordance with the approved plans.	Pre-Commencement (excluding Demolition)	The submission of the reserved matters applications comply with the requirements of this condition. A separate discharge of condition application will be submitted to provide the details pursuant to Condition 6 (which is a pre-commencement condition). The details required by Condition 6 have been considered alongside the preparation of the reserved matters applications to ensure	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 6 (which is a pre-commencement condition).

			that all of the required details align.	
4	The access onto Blackmoorfoot Road shall be constructed in accordance with Plan 1852-FO2 Rev A. The access onto Felks Stile Road shall be constructed in accordance with Plan 1852-FO1 Rev B. Both access points shall be completed before the first occupation of any phase hereby approved.	Prior to 1st Occupation	Discussions with the LPA have identified the requirement to update the details approved under Condition 4 of the original outline approval. A Section 73 application will be submitted to amend the wording of this condition to ensure that the site can be delivered in alignment with the updated technical work that has been undertaken by the applicants. From a procedural point of view, the application forms associated with the reserved matters planning applications will be updated following the approval of the Section 73 application to ensure that the applications are attached to the newly created outline planning approval which will follow on account of the Section 73 application.	Following the determination of the S73 application a further discharge of condition application will be submitted to seek approval for the details required under the amended conditions.
5	The Reserved Matters for each phase and the implementation of the development hereby permitted shall be broadly in accordance with the revised Design and Access Statement dated 07/03/21 (PL1713) received 10th March 2021 to deliver a maximum of 770 dwellings (Use Class C3) (including up to 70 care apartments (Use Classes C2/C3), with doctors' surgery of up to 350m2 (Use Clas	Compliance – Reserved Matters	The Design & Access Statement (and other supporting documents) submitted alongside the reserved matters applications demonstrate that the proposed development is in broad accordance with the Design & Access statement submitted alongside the	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on

			original outline planning approval.	a site-wide basis to corroborate this position.
6	No development shall commence until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan.	Pre-Commencement	The submission of the reserved matters applications comply with the requirements of this condition. A separate discharge of condition application will be submitted to provide the details pursuant to Condition 6 (which is a pre-commencement condition). The details required by Condition 6 have been considered alongside the preparation of the reserved matters applications to ensure that all of the required details align.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 6 (which is a pre-commencement condition).
7	No development shall commence within a phase until a Construction Environmental Management Plan (CEMP), setting out the construction and environmental management measures associated with that phase, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details for the relevant phase: a) Description of works, equipment and storage (including contractor parking and materials storage); b) Programme of works; c) Details of any temporary hoarding and fencing; d) Routing and signage for construction traffic; e) Controls on the arrival and departure times of construction vehicles; f) Piling methods (if employed) g) Hours of working; h) Details of vibration; i) Control of emissions; j) Details of engagement with the code of Considerate Practice; k) Details of community engagement arrangements. This should include a	Pre-Commencement	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 7 (which is a pre-commencement condition).

	mechanism for residents to liaise directly with the site manager/neighbourhood liaison during the demolition and construction period; l) Details of how the neighbourhood liaison will be publicised to local residents; m) Monitoring and reporting procedures n) Demolition and waste management o) Site clearance and waste management plan p) Asbestos survey and disposal strategy (as relevant). Each phase of development shall then be implemented in accordance with the relevant CEMP, which shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.			
8	Prior to any development commencing within the first phase (excluding demolition), a detailed scheme for the improvement of Blackmoorfoot Road shall be submitted to and approved in writing by the LPA. The scheme shall include full sections, details of speed reducing features, construction specifications, drainage works, street lighting, relocation of existing 30mph speed limit, white lining, signing, surface finishes and treatment of junction/forward sight lines together with an independent Safety Audit covering all aspects of the work. All of the agreed works shall be implemented before any part of the development is first brought into use.	Pre-Commencement (excluding Demolition)	Discussions with the LPA have identified the requirement to update the details approved under Condition 8 of the original outline approval. A Section 73 application will be submitted to amend the wording of this condition to ensure that the site can be delivered in alignment with the updated technical work that has been undertaken by the applicants. From a procedural point of view, the application forms associated with the reserved matters planning applications will be updated following the approval of the Section 73 application to ensure that the applications are attached to the newly created outline planning approval which will follow on	Following the determination of the S73 application a further discharge of condition application will be submitted to seek approval for the details required under the amended conditions.

			account of the Section 73 application.	
9	Before the first occupation of a phase of the development, the wall to the site frontage for each access point for that phase shall be set back to the rear of the proposed visibility splays and shall be cleared of all obstructions to visibility.	Prior to 1st Occupation	This requirement will be adhered to.	This requirement will be adhered to.
10	Notwithstanding the approved plans, no development (excluding demolition, remediation and earthworks) of any phase shall take place until details of the junction and associated highway works, between the proposed estate road(s) within the site and Blackmoorfoot Road/Felks Stile Road (as defined by Plans 1852-FO2 Rev A and 1852-FO1 Rev B) have been approved in writing by the Local Planning Authority. These details shall include the following: a) Full sections; b) Details of speed reducing features, c) Construction specifications; d) Details of the widening of the existing highway to the site frontage; e) Drainage works, f) Lighting; g) Signage, white lining, surface finishes and treatment of sight lines h) An independent safety audit covering all aspects of the works. No building shall be brought into use until the works to provide the junction have been completed in accordance with the approved details.	Pre-Commencement (Excluding Demolition, Remediation and Earthworks)	Discussions with the LPA have identified the requirement to update the details approved under Condition 10 of the original outline approval. A Section 73 application will be submitted to amend the wording of this condition to ensure that the site can be delivered in alignment with the updated technical work that has been undertaken by the applicants. From a procedural point of view, the application forms associated with the reserved matters planning applications will be updated following the approval of the Section 73 application to ensure that the applications are attached to the newly created outline planning approval which will follow on account of the Section 73 application.	Following the determination of the S73 application a further discharge of condition application will be submitted to seek approval for the details required under the amended conditions.
11	For each phase of development, a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The submission of a travel plan must occur at least 3 months prior to any part of the development within that phase being occupied. The travel plan shall include measures to improve and encourage the use of sustainable transport. The	3-Months Pre-Occupation or Operation	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of

	approved Travel Plans shall be implemented for as long as any part of the development is occupied. A review of each and any of the approved Travel Plans shall be submitted to the local planning authority on an annual basis for the first five years following first occupation of the development in order to identify any updates or modifications to the Travel Plans that may be reasonably required.			condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 11 (which is a pre-occupation condition).
12	No development (excluding demolition) of a phase shall take place until a scheme detailing the proposed internal adoptable estate roads for that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. The scheme shall be completed in accordance with the approved details prior to any building in that phase being occupied and retained thereafter.	Pre-Commencement (Excluding Demolition)	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 12 (which is a pre-commencement condition).
13	Prior to the commencement of any above ground development in a phase, details of suitable storage, bin presentation points and access for collection of waste from the dwellings approved for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation of the dwellings in that phase and shall be so retained thereafter.	Pre-Commencement (Excluding Demolition)	A number of the details associated with Condition 13 of the outline planning approval have been taken into consideration within the reserved matters application in respect of the proposed planning layout. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 13 (which is a pre-commencement condition).
14	Prior to the first occupation of the first phase of development, details of the proposed method of closing off and making good all existing redundant accesses to the development site,	Prior to 1st Occupation	N/A	The reserved matters planning applications associated with the residential

	including a timescale for the proposed works, shall be submitted to and approved in writing by the local planning authority. The approved works shall be completed in accordance with the approved details and timescales and the highway layout retained as such for the lifetime of the development.			development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 14 (which is a pre-occupation condition).
15	Development shall not commence until a survey of the condition of the following streets: (i) Blackmoorfoot Road between Felks Stile Road and Thewlis Lane and; (ii) Felks Stile Road between the new access point and the junction with Blackmoorfoot Road has been submitted to and approved in writing by the Local Planning Authority. Upon completion of the development (completion of the final approved building on the site), a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented in accordance with a timetable to be agreed in writing with the Local Planning Authority. In the event that a defect caused as a result of the development is identified during other routine inspections of the highway that could be a danger to the public, it must be reported to the Local Planning Authority immediately. Works to make safe and repair the defect must commence within 24 hours of the applicant being notified by the Local Planning Authority and be completed within a timetable to be agreed with the Local Planning Authority.	Pre-Commencement	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 15 (which is a pre-commencement condition).
16	Prior to the commencement of development within a phase, a scheme detailing the location, design and construction of all new retaining walls and/or building retaining walls adjacent to the existing/proposed highways within that phase, including cross sectional information, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of	Pre-Commencement	A number of the details associated with Condition 16 of the outline planning approval have been taken into consideration within the reserved matters application in respect of the proposed	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which

	the proposed development with that phase and thereafter retained during the life of the development.		planning layout. Further details will be submitted through a separate discharge of condition application.	will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 16 (which is a pre-commencement condition).
17	Before the development of a phase commences, a scheme detailing the location and cross-sectional information, together with the proposed design and construction details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the construction of highways for that phase and thereafter retained during the life of the development.	Pre-Commencement	A number of the details associated with Condition 17 of the outline planning approval have been taken into consideration within the reserved matters application in respect of the proposed planning layout. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 17 (which is a pre-commencement condition).
18	For each phase of development, there shall be no piped discharge of surface water from the development within that phase prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. The information shall include, but not be exclusive to: a) The means of discharging surface water for the relevant area of the site to a satisfactory outfall, other than the public sewerage network i.e. soakaway; and; b) The means of restricting the discharge for the relevant area of the site to the public sewer network at a maximum rate of 27 (twenty-seven) litres per second to outfall A and 61 litres per second to outfall B. Each phase shall be implemented in accordance with the approved details and thereafter retained.	Prior to Discharge of Surface Water (Operation)	Discussions with the LPA have identified the requirement to update the details approved under Condition 18 of the original outline approval in respect of criteria a). A Section 73 application will be submitted to amend the wording of this condition to ensure that the site can be delivered in alignment with the updated technical work that has been undertaken by the applicants. From a procedural point of view, the application forms associated with the	Following the determination of the S73 application a further discharge of condition application will be submitted to seek approval for the details required under the amended conditions.

			reserved matters planning applications will be updated following the approval of the Section 73 application to ensure that the applications are attached to the newly created outline planning approval which will follow on account of the Section 73 application.	
19	The site shall be developed with separate systems of drainage for foul and surface water on and off site up to the point of connection with existing public sewerage.	Compliance	A number of the details associated with Condition 19 of the outline planning approval have been taken into consideration within the reserved matters application in respect of the proposed planning layout.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 19 in respect of outlining how this requirement will be adhered to.
20	No development shall take place in the first phase of development (excluding demolition) until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. No buildings shall be occupied or brought into use in a phase prior to completion of the approved foul drainage works in that phase.	Pre-Commencement (Excluding Demolition)	A number of the details associated with Condition 20 of the outline planning approval have been taken into consideration within the reserved matters application in respect of the proposed planning layout. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 20 (which is a pre-commencement condition).

21	Surface water run-off from any hardstanding that is equal to or greater than 800 square metres or any communal car parking area(s) of more than 49 spaces must pass through an oil, petrol and grit interceptor/separator of adequate design that shall be submitted to and approved in writing by the Local Planning Authority prior to any discharge to an existing or prospectively adoptable sewer. The interceptor/separator shall be installed in accordance with the approved details before the relevant area of parking is brought into use.	Prior to Discharge of Surface Water (Operation)	N/A	The reserved matters planning applications associated with the local centre phase of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions relevant to this phase. Including those details pursuant to Condition 21.
22	No development within a phase shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include a statement of significance and research objectives, and: (i) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and (ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. No demolition/development shall take place within a phase other than in accordance with the approved WSI.	Pre-Commencement	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 22 (which is a pre-commencement condition).
23	Prior to the commencement of a phase of the development, including demolition, existing buildings or structures included within the proposed development are to be surveyed for the presence of bats by a qualified ecologist. A written report shall be submitted to the Local Planning Authority for approval. This shall identify the need for further surveys and/or mitigation measures to be included in the relevant phase.	Pre-Commencement	The survey work required to be undertaken to discharge Condition 23 of the outline planning approval has been undertaken alongside the preparation of the reserved matters planning applications. The specified mitigation measures have been taken into consideration in the formulation of the reserved	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to

			matters proposals. The recommended mitigation measures will be secured via a separate discharge of condition application.	Condition 23 (which is a pre-commencement condition).
24	Prior to the commencement of a phase of development, including demolition, site preparation or clearance, protected species surveys shall be carried out and completed by an appropriately qualified ecologist and in the appropriate season. The surveys shall be of an appropriate type for the habitats and/or species identified within the Ecological Addendum Note (10925_R05) dated 3rd August 2020 and survey methods shall follow national good practice guidelines. The information collected shall be used to update information on the species and to assess potential impacts of the development for the relevant phase of development, including the need for any additional surveys. The survey report, together with a mitigation strategy as appropriate shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development on the relevant phase and shall be thereafter implemented as agreed.	Pre-Commencement	The survey work required to be undertaken to discharge Condition 24 of the outline planning approval has been undertaken alongside the preparation of the reserved matters planning applications. The specified mitigation measures have been taken into consideration in the formulation of the reserved matters proposals. The recommended mitigation measures will be secured via a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 24 (which is a pre-commencement condition). In order to ensure that the commencement of development at the site is not delayed on account of the licensing requirements associated with certain protected species present at the site, it has been agreed with the LPA that Condition 24 can be partially discharged where required.
25	No development shall take place within a phase (including demolition, ground works, vegetation clearance) until a Biodiversity Construction Environmental Management Plan (CEMP: Biodiversity) for that phase has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities;	Pre-Commencement	A number of the details associated with Condition 25 of the outline planning approval have been taken into consideration within the reserved matters application. Further details will be submitted through a separate	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the

	b) Identification of “biodiversity protection zones”; c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements); d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works; f) Responsible persons and lines of communication; g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details for that phase.		discharge of condition application.	outline planning conditions on a site-wide basis. Including those details pursuant to Condition 25 (which is a pre-commencement condition).
26	Prior to the commencement of a phase of development (other than for Demolition, Ground works and Site Preparation Works), a landscape and ecological management plan (LEMP) for that phase shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management	Pre-Commencement (Excluding Demolition, Ground works and Site Preparation Works)	A number of the details associated with Condition 26 of the outline planning approval have been taken into consideration within the reserved matters application. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 26 (which is a pre-commencement condition).

	body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.			
27	No development within a phase (excluding demolition) shall take place until an Ecological Design Strategy (EDS) to ensure that a biodiversity net gain is achieved post development has been submitted to and agreed in writing by the Local Planning Authority. It shall include the following: a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Extent and location/area of proposed works on appropriate scale maps and plans. e) Details on the establishment of mixed scrub and introduced shrub planting on the site. f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development. g) Persons responsible for implementing the works. h) Details of initial aftercare and long-term maintenance. i) Details for monitoring and remedial measures. j) Details for disposal of any wastes arising from works. k) A lighting design strategy for biodiversity. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.	Pre-Commencement Excluding Demolition)	A number of the details associated with Condition 27 of the outline planning approval have been taken into consideration within the reserved matters application. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 27 (which is a pre-commencement condition).
28	For each phase of development, plans and particulars of the Reserved Matters pursuant to landscaping and layout shall include a Biodiversity Enhancement & Management Plan (BEMP) to ensure that a biodiversity net gain is achieved post-development. The BEMP will be in accordance with the Biodiversity Metric 2.0 calculations dated 27th April 2021 as already submitted with the planning application and agreed in	Reserved Matters	The submitted reserved matters application are accompanied by a 'site-wide' Biodiversity Enhancement & Management Plan (BEMP). The details/recommendations outlined within the BEMP have	The development proposals will be implemented in accordance with recommendations outlined within the submitted BEMP.

	principle with the local planning authority prior to determination and shall provide a minimum 10% net gain in habitat units post-development. The BEMP shall include the following: a) An updated assessment of the existing on-site and off-site habitats to be retained, lost and created utilising the Biodiversity Metric 2.0 b) Description and evaluation of features to be managed and enhanced c) Extent and location/area of proposed enhancement works on appropriate scale maps and plans d) Ecological trends and constraints on site that might influence management e) Aims and Objectives of management f) Appropriate management Actions for achieving Aims and Objectives g) An annual work programme (to cover an initial 5-year period to be reviewed and updated for a minimum period of 30 years) h) Details of the management body or organisation responsible for implementation of the Plan i) Ongoing monitoring programme and remedial measures The Plan shall include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the management body responsible for its delivery. The Plan 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 the fully functioning biodiversity objectives of the originally approved Plan. The approved Plan will be implemented in accordance with the approved details.		been taken into consideration within the reserved matters application. Specifically in relation to the amount, location, and landscape/planting details outlined within the areas of proposed greenspace.	
29	Before construction work commences on each phase of development, a revised Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall: a) Determine the impact that the development will have on air quality (taking into consideration any cumulative impact from other local developments)	Pre-Commencement	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which

	b) Include a calculation of the monetary damages from the development; and c) Include a fully costed mitigation plan detailing the proposed low emission mitigation measures. The monetary value of the damages should be reflected in money spent on the low emission mitigation measures. The approved low emission mitigation measures for each phase shall be implemented before the occupation of 50% of the residential dwellings within that phase and shall be retained thereafter.			will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 29 (which is a pre-commencement condition).
30	For each phase of development, mitigation measures to control fugitive dust shall be implemented during construction works in accordance with those outlined in in Table 29 “Fugitive Dust Emission Mitigation” of the submitted Air Quality Assessment by Redmore Environmental, Ref: 1793r3, dated 31st July 2020 and maintained throughout the construction phase of the development.	Compliance	The proposed development will comply with the details required by Condition 30.	The proposed development will comply with the details required by Condition 30.
31	Prior to the installation of the electrical system in a phase, a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output: • A Standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space • One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of residential parking spaces that are not allocated to specific dwellings • One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of non-residential parking spaces Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging	Pre-Installation	The proposed development will comply with the details required by Condition 31, the requirements of which have since been superseded by Building Regulations.	The proposed development will comply with the details required by Condition 31, the requirements of which have since been superseded by Building Regulations.

	points are installed and operational. Charging points installed shall be retained thereafter.			
32	Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.	Compliance	The proposed development will comply with the details required by Condition 32, the requirements of which have since been superseded by Building Regulations.	The proposed development will comply with the details required by Condition 32, the requirements of which have since been superseded by Building Regulations.
33	Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 32, further groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.	Pre-Commencement	N/A	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 33 (which is a pre-commencement condition).
34	Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 33. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.	Compliance	The proposed development will comply with the details required by Condition 34.	The proposed development will comply with the details required by Condition 34.

35	Following completion of any measures identified in the approved Remediation Strategy, or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different parts of the site, a Final Validation Summary Report for the whole site shall be submitted to and approved in writing by the Local Planning Authority.	Prior to 1st Occupation	N/A	The proposed development will comply with the details required by Condition 34. Following completion of any measures identified in the approved Remediation Strategy, or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority for approval prior to the occupation of the 1st home within the development.
36	Before construction work on a phase commences, a further noise assessment report for that phase shall be submitted to and approved in writing by the Local Planning Authority. The report shall (i) clearly show which rooms in which plots will not achieve satisfactory indoor sound levels with windows open and (ii) for these rooms, provide an alternative ventilation scheme which shall show how these rooms shall be provided with sufficient ventilation to help control thermal comfort and avoid over heating during hot weather without the need to open windows. The dwellings identified in the noise assessment may not be occupied until the works which form part of the approved scheme for all relevant buildings have been completed, such works to be retained thereafter.	Pre-Commencement	A number of the details associated with Condition 36 of the outline planning approval have been taken into consideration within the reserved matters application. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 36 (which is a pre-commencement condition).
37	Before any above ground work on a phase commences, an external lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information: a) The proposed hours of operation of the lighting; b) The location and specification of all of the luminaires c) The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated;	Pre-Commencement (Excluding above groundwork)	A number of the details associated with Condition 37 of the outline planning approval (and the associated details required by Conditions 23, 24, & 27) have been taken into consideration within the reserved matters application. Further details will be submitted through a separate	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including

	d) The predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity. e) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site f) The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required. The external artificial lighting shall be installed and operated thereafter in accordance with the approved scheme		discharge of condition application.	those details pursuant to Condition 37 (which is a pre-commencement condition).
38	Prior to any works commencing within a phase, an updated tree survey shall be undertaken to identify those trees in the relevant phase capable of retention and capable of providing a contribution to the future site use. It shall also identify any trees to be removed and in the case of removal, present a detailed tree mitigation strategy for that phase or (as relevant) the whole site.	Pre-Commencement	A number of the details associated with Condition 38 of the outline planning approval have been taken into consideration within the reserved matters application. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 38 (which is a pre-commencement condition).
39	Prior to any above ground works commencing on a phase, details of measures to minimise the risk of crime on that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall be implemented in accordance with the approved details and retained thereafter.	Pre-Commencement (Excluding above groundwork)	A number of the details associated with Condition 39 of the outline planning approval have been taken into consideration within the reserved matters application. With specific details outlined within the submitted Design & Access Statement which accompanies the reserved matters applications. Further details will be submitted through a separate discharge of condition application if required.	A number of the details associated with Condition 39 of the outline planning approval have been taken into consideration within the reserved matters application. With specific details outlined within the submitted Design & Access Statement which accompanies the reserved matters applications. Further details will be submitted through a separate discharge of condition application if required.

40	Prior to the construction of any buildings within the purposes of Use Classes A1/A2/A3/A4/A5/D1, details of any externally mounted plant or equipment for heating, cooling or ventilation purposes, including a scheme of sound insulation measures shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall not be brought into use until these measures have been implemented and retained in accordance with the approved details.	Pre-Commencement	N/A	The reserved matters planning applications associated with the local centre phase of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions relevant to this phase. Including those details pursuant to Condition 40.
41	Prior to the commencement of development on a phase, details of measures to promote carbon reduction and enhance resilience to climate change for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of that phase shall be constructed in accordance with the approved details and all approved measures thereafter retained.	Pre-Commencement	A number of the details associated with Condition 41 of the outline planning approval have been taken into consideration within the reserved matters application. With specific details outlined within the submitted Design & Access Statement which accompanies the reserved matters applications. Further details will be submitted through a separate discharge of condition application.	The reserved matters planning applications associated with the residential development phases of the scheme will be supported by the submission of discharge of condition application(s) which will seek to discharge the outline planning conditions on a site-wide basis. Including those details pursuant to Condition 41 (which is a pre-commencement condition).