

Ref: 2022/93897

10 September 2024

F.A.O. Nick Hirst
Planning and Development Service
Growth & Regeneration
PO Box 1720
Huddersfield
HD1 9EL

Application Number: 2021/62/92206/W

Dear Nick,

Thank you for your feedback on the application to discharge the conditions for the Land off, Woodhead Road, Brockholes, Holmfirth. This correspondence is intended to address conditions 3, 15, 22, 23, 32, 34, 43 and 45 that did not get approval. A separate application is currently being drafted to address conditions 6, 10, 11, 13, 14 & 17 while ongoing discussions continue with the local highway authority.

Condition 3 (CEMP)

The submitted phasing strategy is limited to road phases and plot build out (although it omits the sales area's phasing). No details have been provided regarding how the phases will integrate with the temporary closures of the Public Rights of Way, nor when the regrading, landscaping and POS facilities will be delivered, as required by point (b) of condition 3. Furthermore, there is no confirmation that this will be reviewed every six months, as stipulated.

- i. *The Phasing strategy on 04 Construction Management Plan Rev L now includes details on how the phases will integrate with the temporary closures of the Public Rights of Way. It also specifies when the regrading, landscaping, and public open space facilities will be delivered.*
- ii. *Please accept this document as verification that the Construction Environmental Management Plan (CEMP) is reviewed every six months.*

No details are provided on the location(s) for vehicle waiting, loading, and unloading as per points (d) and (g).

- i. *Vehicle waiting, loading, and unloading points have now been added to the 04 Construction Management Plan Rev L, located towards the entrance of site.*

No details are provided for the location of temporary warning and directional signs, as required by point (f).

- i. *The 04 Construction Management Plan Rev L now shows details of the temporary warning signs and directional signs where applicable on site.*

The CEMP is required to include a contact name, their contact details, and remit, as required by point (n).

- i. *The Construction Method Statement Rev C utilises the Miller Respect Scheme. The scheme has been developed to improve our interface and communication with the public (including our customers, our neighbours, and other bodies affected by our activities) and supports our policy on Corporate Responsibility. Miller Respect signage is displayed at prominent positions on the site (e.g. at site entrances or start of construction works). A National Contact number is displayed on the signage and this service is available on a 24/7*

basis. The contact number for Miller Respect scheme has now been added to the Construction Method statement Rev C.

No details have been provided of what, if any, engagement has or will be undertaken with residents or their representatives, as required by point (o).

- i. Miller Homes has engaged with the landowner adjacent to the northern area of the site to discuss the drainage outfall works.*
- ii. Noise complaints from residents have been investigated and mitigated with appropriate measures.*
- iii. Miller Homes will write to inform residents of any particular disruptive works undertaken such as piling ect.*

Condition 15 (Retaining Facing Material)

In the previous decision notice the following was stated:

Following discussions concerning the play area retaining wall north of the site access, revised information is awaiting submission to confirm that it will be faced in natural stone.

Since then, no comprehensive formal submissions with further details have been provided, although informal discussions are acknowledged to have taken place. Nonetheless, based on the current details, condition 15 cannot be discharged.

- i. Play area retaining wall added to the boundary treatments plan. The wall is faced in regular course natural stone.*
- ii. Photographic evidence of the play area retaining wall:*



Condition 22 (Drainage Design) and Condition 23 (Flood Risk)

The submitted details are not accepted. Please see the consultation response from the Lead Local Flood Authority (LLFA) dated 01/07/2024 for details.

The LLFA advise that a meeting should take place with them to resolve the outstanding meetings. To arrange this please contact the planning case officer Nick Hirst at nick.hirst@kirklees.gov.uk.

- i) Following a consultee response dated 01/07/24 from the LLFA, a meeting was held on 31.07.24 to discuss the discharge of conditions 22 and 23. A proposed groundwater strategy plan and drainage maintenance & management plan were requested to satisfy the condition. To facilitate this request, the following plans have been submitted:*
 - 425 58 10 03 I Proposed Groundwater Strategy Sheet 1 of 2*
 - 425 58 10 08 D Proposed Groundwater Strategy Sheet 2 of 2*
 - 425 58tn1 - Drainage Maintenance and Management Plan*

Condition 32 (Imported Soil)

No details have been provided pursuant to condition 32. Your covering letter states that documents will be provided 'If and when required across the course of the development'. It is noted that the wording of condition 32 relates to "any" topsoil or subsoil that has been imported onto the site. This means that the condition's requirement for submission is only triggered if imported topsoil or subsoil is indeed used.

Notwithstanding this, your approach to this condition (namely, requesting discharge while submitting no details, and stating that details would be submitted "if and when" required) is not considered reasonable. This Discharge of Condition application cannot be kept open indefinitely.

Should imported topsoil or subsoil be used at the site, you would need to submit a new Discharge of Condition application pursuant to condition 32.

- i. Thank you for the clarification. Currently, no topsoil or subsoil has been imported to the site. However, it is understood that a new Discharge of Condition application would need to be submitted if imported topsoil or subsoil is required on site.*

Condition 34 (Boundary Treatments)

Officers question whether the 2.4m high acoustic fence, serving plot 67, should extend to plot 53 to conform to the indicative details provided within the approved Noise Assessment Report and to adhere to condition 28. Furthermore, the plans show an acoustic fence would be sited to the rear of plots 13, 14, and 15. This was not shown on the original acoustic fence specification. Clarification on why this is needed, given the greater visual impacts of such a sizable fence, should be provided.

- i. Attached document 9676 Woodhead Road Honley Memo 20240813 from environmental noise solutions, who produced the noise report, indicates that the acoustic fencing to plot 53 is not required. Additionally, the boundary treatments for plots 13, 14, and 15 have been updated to align with the report's requirements.*

1.8m 'Screen walls' are proposed in various locations. These are stated to be constructed in 'materials dependent on adjoining plot'. This level of detail is inadequate. The specific material (and that of the reflective adjacent dwelling) should be confirmed on plan.

- i. The 1.8m Screen walls shown on the boundary treatments plan now sets out which specific stone is used for each screen wall.*

The boundary treatment to plots 99, 104 and 105 does not appear on the key. It is unclear what this boundary is intended to be.

- i. Plots 99, 104, 105 are now correctly referenced in the key.*

The plan states 'Please refer to plan 10 stonewall location plan for locations of stone walls to remain, to be removed and new walls to be constructed'. This presumably relates to an updated version of Stone Wall Plan – 10 – Rev C, as referenced within the condition. No such document has been submitted and no further details on how the stone walls throughout the site have been provided. Without the further details relating to stone walls, officers cannot undertake a full assessment. In addition to confirming locations of stone walls to remain, to be removed and new walls to be constructed, this document should confirm walls to be retained are to be repaired what will happen to existing gates.

- i. The boundary treatments plan has been updated to detail the status of existing stone walls - indicating which walls will remain, which will be removed, and where new walls will be constructed. Additionally, the plan confirms which retained walls are slated for repair, and specifies the plans for any existing gates.*

There are lines denoting sewer pipes crossing the plan that complicate reading the document and should be removed.

- i. The sewer pipes have been removed from the revised boundary treatments plan.*

Separate soft landscaping plans have been provided which include coloured coded boundary treatments. However, these are not defined within the key. Therefore, officers are unable to ascertain whether they contradict, comply with, or elaborate upon the dedicated boundary treatment plan. There are also noted to be some minor inconsistencies between the proposed boundary layout of the dedicated boundary plan and soft landscaping plans.

- i. The soft landscaping plans no longer include boundary treatments in order to prevent duplicate or incorrect information being shown.*

Condition 43 (Station Materials)

The information, insofar as it relates to the pump station, raises no concerns. However, for the substation two different plans have been submitted. Plan ref. S25C-7i23100510350 Sub Station shows a suitably designed substation but does not denote the proposed materials. The facing materials of the substation must match the dwellings on site. The previously-submitted plan (to which officer raised objections), ref. C1065234 - 11kv 315 - 1000 kVA UDE IN PREFABRICATED ENCLOSURE (ICP), was re-submitted and it is unclear why. Regarding this plan, officers previously commented:

A Northern Powergrid specification for a standardised substation has been submitted which highlights that the substations on the site would be finished with Glass Reinforced Plastic. This is not acceptable as substations should be finished with materials reflected within the wider development to ensure that they fit in with the surrounding built environment. A revised design for the substations is consequently required.

- i. The purpose of Plan ref. S25C-7i23100510350 and C1065234 - 11kv 315 - 1000 kVA UDE IN PREFABRICATED ENCLOSURE (ICP) is not to specify substation materials, and therefore they should be revoked from the discharge of condition 43.*
- ii. The '03 Materials Plan Rev N' outlines the proposed materials for the substation. The plan shows the walls faced in newlay pitched calder buff weathered stone, and the roof finished with slate grey tiles.*
- iii. Photographic evidence of the completed substation.*



Condition 45 (Temp Footpath Diversion)

There appear to have been no plans submitted which relate to condition 45 or its requirements. Therefore condition 45 cannot be discharged.

- i. The entrance to the site has been fully completed and is in its final finished state, so no additional footpath diversions are necessary to the entrance of the site.*

- ii. *Kirklees Council are still reviewing their mechanism of delivery of improvements for the footpath around Smithy Place. Therefore, we are awaiting an update from the highways officer ahead of submitting any information.*

Please see below the list of documents that have been submitted to satisfy the above conditions:

- 02 Boundary Treatment Plan Rev U
- 03 Materials Plan Rev O
- 04 Construction Management Plan Rev L
- Woodhead Road, Honley CMS Rev C
- R 2491 1W Landscape Masterplan
- 9676 Woodhead Road Honley Memo 20240813
- 425 58 10.03 I Proposed Groundwater Strategy Sheet 1 of 2
- 425 58 10.08 D Proposed Groundwater Strategy Sheet 2 of 2
- 25 58tn1 Drainage Maintenance and Management Plan

Yours sincerely,



Josh Ward
Graduate Architectural Technician

milller homes

the place to be