

Victor Grayson
Development Management Masterplanner
Majors and Minerals Team
Kirklees Council
victor.grayson@kirklees.gov.uk

Telephone 0113 8870120
Email sam@johnsonmowat.co.uk

Our ref.
Your ref.

28 October 2025

Sent by email only

Dear Victor

DISCHARGE OF PLANNING CONDITION 19 OF PLANNING APPLICATION 2025/70/90105 AT LAND OFF HERMITAGE PARK, LEPTON, HD8 0JU

I am writing on behalf of Miller Homes ('the Applicant') to confirm the submission of information to discharge planning conditions 19 of planning application 2025/70/90105. For the avoidance of doubt, this is an outline application relating to the erection of 80 dwelling and associated work. Each condition is detailed below alongside the relevant information submitted to discharge the planning condition.

Condition 19

Prior to development commencing, a scheme detailing the proposed adoptable internal adoptable estate road(s) shall be 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. No dwelling shall be occupied in any given phase as defined via condition 14 until the road for the phase is constructed to basecourse macadam level and/or block paved and connected to the existing highway network. Prior to the occupation of the final phase of development, the road shall be completed in its entirety.

The applications is supported by the following documents to cover the requirements of this condition:

- 1223-130- Section 38 Layout
- 1223-131- Surface Finishes
- 1223-134- Standard Highway Details

Negotiations have been ongoing with the Kirklees Highways team throughout the submission of Reserved Matters, therefore these documents come to the Council well informed by existing discussions. Please note that the street lighting details are outstanding due to Kirklees street lighting design team lead times.

Yours sincerely



Sam Ruthven
Principal Planner