

**Consultation Response KC Landscape**

<b>Planning Number:</b>	2025/93229		
<b>Proposal:</b>	Discharge of details reserved by conditions 15 (drainage), 33 (waste), 37 (cycle parking), 41 (LEAP) on previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works		
<b>Location:</b>	Land off, Westgate, Cleckheaton, BD19 5DR		
<b>DEVELOPER/APPLICANT/AGENT:</b>	<b>Strata</b>		
<b>Planning Officer:</b>	Farzana Tabasum		
<b>Date Responded:</b>	09.03.2026	<b>Responding Officer:</b>	EM
<b>Site Area (Hectares)</b>		<b>Responding Ref:</b>	<b>PP75</b>

**NOTES/COMMENTS: COND 41 LEAP:**

41. Prior to the occupation of the hereby approved dwellings or works associated with the delivery of the Local Equipped Area of Play (LEAP) as shown on plan ref. "R/2487/1 Rev. L" commencing, a scheme providing details of the play equipment to be installed within the LEAP shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timescale for the implementation of the play equipment. The approved scheme shall be fully implemented in accordance with the timescale and be so retained thereafter.

**Reason:** To ensure adequate provision of equipment, in accordance with Policy LP63 of the Kirklees Local Plan.

Our previous comment in December 2025 raised concern about the slide orientation, specifically the north-facing slides, (which are more prone to dew, frost, and slower drying) the developer has since confirmed they are not rotating the slides. This was not a specific requirement in the condition.

With that aside, the matters listed in the condition are therefore accepted as resolved/confirmed and provided all the landscape measures specified for the LEAP and on the LEAP Drawing issue A ref : Q11701\_A are incorporated and maintained as outlined hereafter, **we would support the discharge of Condition 41 LEAP.**

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 Previous concerns raised Dec 2025.

1. If the climbing frame unit were pivoted clockwise 90 degrees to face east (rather than north), both the slides would benefit from early sun exposure from the east, helping them dry out sooner without their metal surfaces overheating in the midday or afternoon sun (so don't face them south).



2. The Condition requires a timescale for the implementation of the play equipment – **Confirmed** as “In relation to the point raised on the timescale for implementation, the LEAP will be delivered within phase 10 upon the plan titled ‘Batch Plot Release Plan (Dwg: BY00099-PMP-002 Rev: H)’. The anticipated completion for this is November 2028 (subject to market conditions).”

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