

Sent: 10 March 2026 09:27

Subject: DOCO comments for application 2026/90421 at Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH

Re: 2026/90421- Discharge of conditions 2 (landscaping), 3 (materials), 8 (Travel Plan), 11 (bin storage), 13 (cycle storage), 14 (CEMP) on previous permission 2021/91507 for reserved matters application pursuant to outline permission 2014/91831 for erection of 54 dwellings, formation of access public space and associated infrastructure at Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH

Thank you for the consultation request. My comments are as follows.

Condition 2- landscaping

Detailed Landscape Proposals drawings (4207/1 dated 28 Jul 25 and 4207/2 dated 28 Jul 25) reviewed- target heights of shrubs and hedges are noted and supported. Vast majority of trees will have a clear stem of 175-200cm which will enhance all-round visibility and surveillance onsite. No issues.

Condition 11- bin storage

Proposed Site Layout (Drawing C 101, Revision B dated 14.07.25) indicates that all bins will be stored in secure rear gardens which are protected by boundary treatments of appropriate height. This is supported from a crime reduction perspective.

Condition 13- cycle storage

Having reviewed the Proposed Site Layout (Drawing C 101, Revision B dated 14.07.25)- I note that the cycle sheds will be located behind secure boundary lines; this is supported. The key states that the sheds will be lockable, made of timber and equipped with an anchor point.

The sheds should be securely fixed to the substrate foundation, feature no windows, have hinges reinforced with coach bolts and anchors/ storage devices rated to at least Sold Secure SS104 Bronze, LPS 1175 Issue 8 Security Rating A1, STS 225 Issue 2 Burglar Resistance BR1(S), STS 205 Issue 8 Burglar Resistance BR1, STS 501 Security Rating TR1 or STS 503 Security Rating TR1.

Could the applicant clarify if any/ all of these specifications are intended to be met, please?

Kind regards,

Agnieszka Boryn

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