

Sent: 30 June 2026 14:59

Subject: DOCO comments for application 2026/91186 at land at Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

Re: 2026/91186- Discharge of details reserved by conditions 14 (EV Charging Point), 26 (materials), 29 (landscaping) and 33 (BEMP) on previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive; land at Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

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

Condition 29- landscaping

I have reviewed the following documents:

- Construction Site Layout, Drawing Number 122.001, Revision H dated 16/02/26
- Landscape Masterplan, Drawing Number P20-2441.001, Revision M dated 09/08/24
- 1.8m High Feather Edge Fence, Drawing Number SD-EX-05 dated Oct 2017
- Knee Rail Detail, Drawing Number SD-EX-11 dated Oct 2017
- Plain Boundary Screen Wall Detail, Drawing Number SD-EX-12, Revision B dated 11/04/24
- Detailed Soft Landscape Proposals Sheet 1 of 6, Drawing Reference P20-2441.002 A dated 18/04/2024
- Detailed Soft Landscape Proposals Sheet 2 of 6, Drawing Reference P20-2441.003_A dated 18/04/2024
- Detailed Soft Landscape Proposals Sheet 3 of 6, Drawing Reference P20-2441.004_A dated 18/04/2024
- Detailed Soft Landscape Proposals Sheet 4 of 6, Drawing Reference P20-2441.005_A dated 18/04/2024
- Detailed Soft Landscape Proposals Sheet 5 of 6, Drawing Reference P20-2441.006_A dated 18/04/2024
- Detailed Soft Landscape Proposals Sheet 6 of 6, Drawing Reference P20-2441.007_A dated 18/04/2024.

The elevation details of pier and panel wall appear to be missing; however, the listed height is acceptable. Could the applicant please be advised that the infill panels should be located flush to the external face of the wall to deter climbing and its use as informal seating.

Condition can be discharged.

Kind regards,

Agnieszka Boryn
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