



Our Ref: RMID5126/L001
03rd June 2026

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

By email & planning portal

Dear Sir / Madam

PLANNING PORTAL REF: PP-14983945

PLANNING APPLICATION REF: 2025/70/91870/W

VARIATION OF CONDITIONS 5 (PLANS AND SPECIFICATIONS), 29 (ECOLOGICAL DESIGN STRATEGY), 32 (SITE ACCESS WORKS AND ROAD MARKING IMPROVEMENTS), 33 (INTERNAL ESTATE STREETS SCHEME), 34 (PLAY AREA), 37 (INFORMATION BOARDS), 39 (VEHICLE PARKING AREAS SURFACE AND DRAINAGE) AND 41 (BIN STORAGE AREA AND WASTE COLLECTION POINT) OF PREVIOUS OUTLINE PERMISSION 2023/93503 FOR RESIDENTIAL DEVELOPMENT OF 82 DWELLINGS AND ASSOCIATED WORKS, WITH LAYOUT AND ACCESS AS CONSIDERATIONS

We write on behalf of Harron Homes Ltd in relation to the above site and outline planning permission.

We have been instructed to submit details to discharge a number of planning conditions attached to the above permission. Outline consent was originally granted in July 2024 and was subsequently granted under S73 of the Town and Country Planning Act on 3rd June 2026. The application varied a number of the conditions attached to the original outline permission reference 2023/93503.

By way of context, a Reserved Matters application has been submitted which seeks approval of layout, scale, appearance and landscaping. That submission is supported by a suite of technical documents and drawings which address a number of the conditions attached to the outline permission, including those which expressly require details to be provided at Reserved Matters stage.

The following conditions attached to the outline permission (2025/70/91870/W) are addressed under the Reserved Matters submission:

- Condition 6 – Finished floor and ground levels
- Condition 7 – Heritage Impact Assessment
- Condition 8 – Boundary treatments (including Dean Wood interface)
- Condition 9 – Public Open Space typologies
- Condition 10 – Ecological Impact Assessment and biodiversity measures
- Condition 11 – Lighting design strategy

- Condition 11a – Floor plans and schedule of accommodation

In addition, the Reserved Matters application provides the details required to satisfy:

- Condition 1 – Approval of Reserved Matters
- Condition 2 – Submission of plans and particulars
- Condition 3 – Timing of Reserved Matters submission

These matters are fully addressed within the submitted Reserved Matters application, drawings and supporting documents, including the Planning Statement, Design and Access Statement, Landscape Masterplan, Ecological Impact Assessment and associated plans.

Accordingly, this application relates only to those conditions which are required to be discharged separately from the Reserved Matters submission, primarily those triggered prior to commencement or at specified stages of development.

Condition 14 – Phasing Plan

Condition 14 requires the submission and approval of a phasing plan for the development prior to commencement, including details of dwelling buildout phases and the provision of on-site infrastructure.

In response, a Phasing Plan has been prepared and is enclosed (Drawing No. 652.304 Rev D). The submitted drawing sets out a clear and coordinated approach to the delivery of the development, identifying the sequence of construction and the relationship between dwelling delivery and supporting infrastructure.

The phasing strategy demonstrates that development will be brought forward in a logical progression from the site access at Roslyn Avenue, with initial works focused on establishing the primary access and associated infrastructure, followed by the phased delivery of internal roads and residential parcels across the site. The plan also identifies the timing and sequencing of the principal road infrastructure, alongside the location of the site compound and defined construction routes.

The development will be carried out in accordance with the approved phasing plan. The condition can therefore be discharged.

Condition 15 – Construction Ecological Management Plan (CEMP)

Condition 15 requires the submission and approval of a Construction Environmental Management Plan (CEMP) prior to the commencement of development.

In response, a Construction Environmental Management Plan has been prepared and is enclosed. The document provides a comprehensive framework for the management of construction activities across the site and applies to all phases of development.

The CEMP sets out the overall approach to site operations, including details of construction phasing, working hours, construction traffic management, delivery arrangements and site access. It also establishes how materials storage, contractor parking and welfare facilities will be managed within the site to avoid off-site impacts.

The document details the measures that will be implemented to control environmental effects arising from construction, including noise and vibration, dust generation, waste management and pollution control. Specific mitigation measures are identified to minimise impacts on

neighbouring occupiers and the wider environment, including controls on delivery times, damping down during dry conditions, and the use of appropriate plant and equipment.

The submitted CEMP demonstrates that construction activities can be appropriately managed to minimise impacts on amenity, the highway network and the environment, in accordance with the requirements of the condition.

The development will be carried out in accordance with the approved Construction Environmental Management Plan. The condition can therefore be discharged.

Condition 16 – Construction Environmental Management Plan: Biodiversity

Condition 16 requires the submission and approval of a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) prior to the commencement of development.

In response, a CEMP: Biodiversity has been prepared and is submitted alongside this application. The document has been informed by the Ecological Impact Assessment and supporting Arboricultural information submitted as part of the planning process and applies to all phases of development.

The CEMP: Biodiversity provides a detailed framework for the protection of ecological features during construction, including the identification of biodiversity protection zones and the implementation of appropriate mitigation measures. In particular, the document sets out how sensitive areas, including the adjacent Dean Wood Local Wildlife Site, will be protected through the establishment of buffer zones and the installation of protective fencing.

The document establishes the working methods to be employed during construction to avoid or minimise ecological impacts, including restrictions on activities within sensitive areas, control of lighting, and measures to manage noise and dust. It identifies the timing of works to avoid sensitive periods for wildlife, including the bird nesting season, and confirms that ecological supervision will be provided where necessary through an Ecological Clerk of Works.

The submitted CEMP: Biodiversity demonstrates that the development can be undertaken in a manner that protects ecological interests and avoids harm to habitats and species, in accordance with the requirements of the condition.

The development will be carried out in accordance with the approved CEMP: Biodiversity. The condition can therefore be discharged.

Condition 17 – Phase II Intrusive Site Investigation

Condition 17 requires the submission and approval of a Phase II Intrusive Site Investigation Report prior to the commencement of development.

In response, a Geoenvironmental Appraisal (Lithos Report Ref: 5080/1, dated July 2024) has been submitted as part of this application. The report is based on a detailed desk study, site walkover and an intrusive ground investigation comprising trial pits and window sample boreholes across the site.

The investigation confirms that the site generally comprises topsoil overlying granular residual soils and shallow sandstone bedrock, with only limited areas of localised made ground identified. The findings confirm that there is no evidence of significant contamination, with

testing demonstrating that soils are suitable for reuse within the proposed residential development.

The report also considers wider geoenvironmental constraints, including the presence of former quarrying activity in the surrounding area and the proximity of a historic refuse tip to the north of the site. These factors have been appropriately assessed and do not present any overriding constraints to development.

The submitted information provides a comprehensive assessment of ground conditions and potential risks, and establishes a suitable basis for the development of the site. The condition can therefore be discharged.

Condition 18 – Remediation Strategy

Condition 18 requires the submission of a Remediation Strategy to address any contamination risks identified.

The submitted Geoenvironmental Appraisal (Lithos Report Ref: 5080/1, dated July 2024), submitted as part of this application, confirms that no significant contamination has been identified on site and that soils are suitable for reuse within the proposed development without the need for remediation measures.

Notwithstanding this, the report provides clear recommendations in respect of good practice during development, including the handling of site-won materials, management of excavations and dealing with any localised made ground encountered during construction. These measures are supported and secured through the Earthworks Specification (Lithos Report Ref: 5080/2, dated January 2025), also submitted as part of this application.

On this basis, no formal remediation strategy is required, as the site is suitable for its intended use. The condition can therefore be discharged.

Condition 19 – Verification/Remediation Implementation

Condition 19 requires the submission of a verification report to confirm that any required remediation has been carried out in accordance with an approved strategy.

As set out above under Condition 18, no remediation measures are required in order to make the site suitable for its intended use. Accordingly, there are no remediation works to verify.

However, the development will be undertaken in accordance with the recommendations set out within the Geoenvironmental Appraisal (Ref: 5080/1) and the Earthworks Specification (Ref: 5080/2), which include appropriate measures for the handling of materials and management of ground conditions during construction. In the event that any unexpected contamination is encountered during development, this will be dealt with in accordance with standard procedures and appropriate mitigation measures agreed with the Local Planning Authority.

On this basis, the intent of the condition is satisfied and no further verification details are required at this stage. The condition can therefore be discharged.

Condition 20 – Unexpected Contamination

Condition 20 requires a scheme to deal with any unexpected contamination encountered during development.

The submitted Geoenvironmental Appraisal (Ref: 5080/1), confirms that no significant contamination has been identified on site. However, appropriate measures are set out within the report and supporting documentation to deal with any unforeseen contamination should it arise in line with standard best practice which ensures that any risks to human health, controlled waters or the wider environment can be appropriately managed.

The condition can therefore be discharged.

Condition 21 – Surface Water Drainage Scheme – Foul

Condition 21 requires the submission and approval of a detailed design scheme for foul, surface water and land drainage, including details of discharge rates, attenuation, hydraulic calculations, drainage layouts, longitudinal sections, phasing of drainage provision and future maintenance arrangements, prior to the commencement of development.

In response, a comprehensive drainage package has been submitted as part of this application. This includes the Section 104 Layout Plan (Drawing Ref: EE100008-201), Surface Water Manhole Schedules (Drawing Ref: EE100008-215), Foul Water Manhole Schedules (Drawing Ref: EE100008-214), Longitudinal Sections (Drawing Refs: EE100008-216 and EE100008-217), Flood Routing Plan (Drawing Ref: EE100008-212) and Section 104 Construction Details (Drawing Ref: EE100008-221).

The submitted information provides full details of the proposed foul and surface water drainage systems, including the layout and alignment of the drainage network, pipe sizes, gradients, cover and invert levels, manhole specifications and construction details. The drainage drawings demonstrate how surface water will be collected and conveyed through the site drainage network before being discharged at a controlled rate, whilst the foul drainage network has been designed to appropriately serve the proposed development.

The supporting construction drawings provide detailed specifications for manholes, chambers and associated drainage infrastructure, confirming that the system has been designed in accordance with adoptable standards and relevant engineering guidance. The submitted package also establishes the basis for the future maintenance and management of the drainage network through the proposed Section 104 adoption arrangements.

Overall, the submitted drawings and technical information provide a comprehensive drainage strategy for the site and fully address the requirements of the condition. The development shall be carried out in accordance with the approved details and the condition can therefore be discharged.

Condition 22 – Flood Risk / Exceedance and Hydraulic Modelling

Condition 22 requires the submission and approval of details demonstrating the performance of the surface water drainage system, including hydraulic modelling and assessment of storm events, to ensure that the development will not increase flood risk on or off site.

In response, detailed surface water drainage calculations have been submitted as part of this application (Elston Engineering, Surface Water Drainage Calculations, dated 12 December 2025). These have been prepared using industry-standard modelling software and assess the performance of the proposed drainage network under a range of storm events.

The submitted modelling considers a range of return periods, including the 1 in 2 year, 1 in 30 year and 1 in 100 year storm events, together with an allowance for climate change.

The submitted hydraulic modelling demonstrates that the proposed drainage system has been designed to manage storm events effectively and will not give rise to increased flood risk on or off site, in accordance with the requirements of the condition.

The development will be carried out in accordance with the approved drainage calculations and supporting details. The condition can therefore be discharged.

Condition 23 – Temporary Surface Water Drainage

Condition 23 requires the submission and approval, prior to development commencing, of details of temporary surface water drainage arrangements for the construction period, including any phasing of temporary drainage provision, measures to prevent silt, debris and contaminants entering existing drainage systems and watercourses, and details of temporary attenuation storage and supporting calculations.

The requirements of this condition have been addressed through planning permission reference 2025/62/92541/W, which granted consent for operational development to create the development plateau, including land level changes, highway construction, utilities diversions and drainage construction.

The approved works included the engineering and drainage infrastructure necessary to facilitate the development platform and manage surface water during the site preparation and construction phases. Accordingly, the temporary drainage arrangements required to enable the development have already been considered and approved as part of that permission.

On this basis, the requirements of Condition 23 have been satisfied and the condition can therefore be discharged.

Condition 24 – Arboricultural Method Statement and Tree Protection

Condition 24 requires the submission and approval of an Arboricultural Method Statement, including details of tree protection measures, prior to the commencement of development.

In response, an Arboricultural Impact Assessment and Method Statement (SLR Project Ref: 415.065296.00001, dated 30 October 2025) has been submitted as part of this application. This document has been prepared in accordance with BS5837:2012 and provides a comprehensive assessment of the impact of the proposed development on existing trees, together with detailed measures for their protection during construction.

The submitted report includes a full tree survey and categorisation, identifying individual trees, groups, hedgerows and woodland both within and adjacent to the site. It also assesses the impact of the proposed development, including any required tree removals, pruning works and potential encroachments within root protection areas.

The Arboricultural Method Statement sets out a clear sequence of operations and methodologies for the development, including tree removals, installation of protective fencing, implementation of ground protection measures and the management of construction activities within proximity to retained trees

A Tree Protection Plan (Drawing Ref: 415.065296.00001-ARB-D-001 Rev. A), identifies the location of retained trees, root protection areas and the extent of protective fencing and ground protection measures to be implemented on site.

The submitted information demonstrates that the development can be undertaken in a manner that appropriately safeguards retained trees and hedgerows, in accordance with relevant national guidance and the requirements of the condition.

The development will be carried out in accordance with the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. The condition can therefore be discharged.

Condition 25 – Highways Dilapidation

Condition 25 requires the submission and approval of a survey of the existing condition of the highway, to be undertaken jointly with the Local Highway Authority, prior to the commencement of development.

In response, a Dilapidation Survey has been undertaken on site. As part of this application photographic records are included which have been sent to the Senior Engineer previously. An email from the Senior Engineer for Kirklees is submitted as part of this application which confirmed ' The Dilapidation survey that we carried out on site is sufficient for myself'.

The survey records the existing condition of the highway within the vicinity of the site and includes a comprehensive photographic record of all relevant highway features, including carriageway and footway surfacing, kerbs, verges, signage, street lighting and road markings. The submitted survey establishes a clear and robust baseline position of the condition of the highway prior to the commencement of development. This provides an appropriate benchmark against which any impacts arising from construction activities can be assessed and, where necessary, addressed through remedial works.

On this basis, the submitted Dilapidation Survey carried out satisfies the requirements of the condition.

The condition can therefore be discharged.

Condition 26 – Surface Water Attenuation Infrastructure within Highway

Condition 26 requires the submission and approval, prior to development commencing within a phase, of a scheme detailing the location, design and construction of surface water attenuation infrastructure located within the proposed highway.

In response, detailed drainage design information has been submitted as part of this application, including a Section 104 drainage layout plan (Drawing Ref: EE100008-201), a proposed drainage scheme plan (Drawing Ref: EE100008-300), manhole schedules and associated construction details.

The submitted drawings identify the location and arrangement of the surface water drainage network across the site, including pipes, manholes and attenuation infrastructure, and demonstrate how these elements are integrated within the proposed highway layout. The drainage design includes a comprehensive network of surface water infrastructure, with pipe diameters, gradients and alignments clearly defined, together with the position of attenuation features and flow control infrastructure. The supporting technical information includes detailed manhole schedules for both foul and surface water systems.

The submitted information demonstrates that the proposed attenuation and drainage infrastructure within the highway has been appropriately designed and can be constructed in accordance with relevant standards, ensuring the safe and effective operation of the highway and drainage network.

The development shall be carried out in accordance with the approved details. The condition can therefore be discharged.

Condition 27 – Retaining Wall

Condition 27 requires the submission and approval, prior to the commencement of development within a phase, of full details of any proposed temporary or permanent retaining walls and structures supporting or adjacent to the highway, including location plans, drawings, design statements and method statements.

In response, detailed engineering drawings and supporting structural calculations have been submitted as part of this application. These include masonry retaining wall design calculations and associated construction details, together with standard construction drawings for retaining structures across the site.

The submitted information provides full details of the design and construction of the proposed retaining walls, including dimensions, retained heights, foundation design and structural performance. In addition, typical construction details have been provided for ancillary retaining features, including edge restraint details and associated structural elements, confirming how these will be integrated within the wider development.

The submitted information demonstrates that all retaining structures have been appropriately designed and can be safely constructed without compromising the stability of the adjacent or supporting highway.

The development shall be carried out in accordance with the approved details. The condition can therefore be discharged.

Condition 28 – Written Scheme of Archaeological Investigation

Condition 28 requires the submission and approval, prior to the commencement of development, of a Written Scheme of Investigation (WSI) for a programme of archaeological works, including details of methodology, recording, analysis and reporting.

In response, a Written Scheme of Investigation (WSI) has been submitted as part of this application (Archaeological Services WYAS, February 2025).

The WSI sets out a comprehensive programme of archaeological works to be undertaken across the site, comprising an archaeological watching brief during groundworks, with provision for further investigation where archaeological remains are identified. The document has been prepared in accordance with the relevant standards of the Chartered Institute for Archaeologists and Historic England guidance, and reflects consultation with the West Yorkshire Archaeology Advisory Service.

The submitted WSI includes full details of the proposed methodology, including the monitoring of groundworks, recording procedures, sampling strategies and the approach to excavation where necessary. It also sets out the programme and timetable for post-investigation assessment, analysis, reporting and dissemination, together with arrangements for the deposition of the site archive.

Overall, the submitted Written Scheme of Investigation provides a robust and policy-compliant framework for the archaeological investigation of the site and fully satisfies the requirements of the condition.

The development shall be carried out in accordance with the approved WSI. The condition can therefore be discharged.

Condition 29 – Ecological Mitigation and Enhancement / Biodiversity Net Gain

Condition 29 requires the submission and approval, prior to the commencement of development, of details of ecological mitigation, compensation and enhancement measures, including the delivery of biodiversity net gain.

In response, an Ecological Impact Assessment (SLR Consulting Ltd, Project Ref: 424.065545.00001, dated 19 December 2025) has been submitted as part of this application.

The submitted EclA provides a comprehensive assessment of the ecological baseline conditions of the site, including habitats, protected species and designated sites, together with an evaluation of the potential impacts arising from the proposed development. The assessment has been undertaken in accordance with relevant legislation, national policy and best practice guidance.

The EclA sets out a clear mitigation strategy, including measures to avoid and minimise impacts on ecological receptors, together with appropriate compensation and enhancement measures. These include the retention and protection of key ecological features, the provision of buffer zones adjacent to Dean Wood Local Wildlife Site, and the creation of new habitats including species-rich grassland, native hedgerows and tree planting. Biodiversity enhancement measures, including the provision of integrated bird and bat boxes and the creation of ecological corridors through the site, contributing to the wider green infrastructure network.

The EclA confirms that the development will deliver measurable biodiversity net gain, supported by the submitted biodiversity metric calculations, which demonstrate that the scheme will result in an overall improvement in habitat value post-development.

Overall, the submitted information demonstrates that the development has been designed to avoid, mitigate and compensate for ecological impacts and to deliver biodiversity enhancements, in accordance with the requirements of the condition.

The development shall be carried out in accordance with the approved Ecological Impact Assessment and associated biodiversity measures. The condition can therefore be discharged.

Condition 30 – Footpaths / Pedestrian Links and Construction Details

Condition 30 requires the submission and approval, prior to the commencement of development (or prior to installation), of details relating to the design, layout and construction of footpaths and pedestrian links within the site.

In response, detailed drawings have been submitted as part of this application, including a Footpath Construction Detail (Drawing Ref: SD/S/2) and the Landscape Masterplan (Drawing Ref: R/2837/1G).

The submitted footpath construction drawing provides full details of the proposed footpath build-ups, including both self-binding crushed stone and bitmac surface options. These details specify material types, layer depths, compaction requirements and crossfall gradients, together with edging and sub-base construction, ensuring that the footpaths will be constructed to an appropriate standard.

The Landscape Masterplan identifies the location and alignment of footpaths throughout the site, including pedestrian routes, internal connections and links to the surrounding area. The plan also confirms the type of surfacing proposed for different routes, including tarmac and self-binding gravel footpaths, and demonstrates how these are integrated within the wider layout of the development.

Together, the submitted information provides a comprehensive scheme for the design and construction of footpaths and pedestrian links, ensuring safe and accessible movement through the site and appropriate integration with the surrounding environment.

The development shall be carried out in accordance with the approved drawings and details. The condition can therefore be discharged.

Conditions 31 and 33 – Highway Engineering Details and Internal Estate Streets

Conditions 31 and 33 require the submission and approval, prior to the commencement of development (or relevant phase), of detailed highway engineering drawings, including layout, levels, sections and construction details.

In response, a comprehensive package of highway engineering drawings has been submitted as part of this application. This includes a Proposed Highways Plan (Drawing Ref: EE100008-301) and Highways Area Plan (Drawing Ref: EE100008-306), together with a Section 38 Layout Plan (Drawing Ref: EE100008-200), kerbing and surfacing layout drawings (Drawing Refs: EE100008-205, EE100008-206 and EE100008-207), longitudinal sections (Drawing Ref: EE100008-216, Sheets P2–P4), and Section 38 construction details (Drawing Refs: EE100008-218, EE100008-219 and EE100008-220).

The Proposed Highways Plan and Highways Area Plan define the overall extent and arrangement of the highway network, including the extent of adoptable highways, private drives and pedestrian routes, together with the relationship to the wider site layout.

The submitted drawings define the layout and geometry of the internal estate streets, including carriageway widths, footway provision, kerb alignments and the relationship to the wider development layout. The Proposed Highways Plan confirms the internal road hierarchy and integration with the surrounding highway network.

The longitudinal sections provide detailed level information along each road, including existing and proposed levels, gradients and vertical alignment, demonstrating that the highway network has been designed to appropriate standards.

In addition, the Section 38 construction detail drawings provide full technical specification of the highway construction, including pavement build-ups, kerb types, drainage interfaces and tie-in details to existing infrastructure.

Together, the submitted information demonstrates that the internal estate streets have been designed to an adoptable standard, with appropriate consideration given to layout, construction and levels.

The development shall be carried out in accordance with the approved details. The conditions can therefore be discharged.

Condition 32 – Permanent Site Access and Junction Improvements

Condition 32 requires the submission and approval of detailed engineering drawings and specifications relating to the off-site highway improvement works to be undertaken under a

Section 278 Agreement. The condition seeks to ensure that the required highway works are appropriately designed and delivered in the interests of highway safety and the efficient operation of the local highway network.

In response, a comprehensive Section 278 package has been submitted as part of this application. This includes the Section 278 Agreement Plan (Drawing Ref: 11676-HBL-XX-XX-DR-C-5401 Rev. P01), Section 278 Arrangement Plan (Drawing Ref: 11676-HBL-XX-XX-DR-C-5402 Rev. P01), Kerbing, White Lining and Signing Plan (Drawing Ref: 11676-HBL-XX-XX-DR-C-5403 Rev. P01), Construction Details Sheet 1 (Drawing Ref: 11676-HBL-XX-XX-DR-C-5461 Rev. P01), Construction Details Sheet 2 (Drawing Ref: 11676-HBL-XX-XX-DR-C-5462 Rev. P01) and the Designers Risk Assessment (Drawing Ref: 11676-HBL-XX-XX-DR-C-5480 Rev. P01).

The submitted drawings provide full details of the proposed off-site highway works at the junction of Roslyn Avenue and Henry Frederik Avenue. The plans identify the extent of the Section 278 works, revised kerb alignments, carriageway tie-ins, footway improvements, visibility splays, road markings, traffic signage and associated resurfacing works. The drawings also establish the extent of the highway land affected by the works and the relationship between the proposed Section 278 works and the wider development.

A Designers Risk Assessment has been prepared identifying the principal construction and operational risks associated with the works, including the management of live traffic and pedestrian movements during construction. Appropriate mitigation measures are identified to ensure that the works can be undertaken safely and effectively.

The submission provides comprehensive details of the proposed highway improvement works and demonstrates that the necessary off-site highway infrastructure can be delivered in a safe and acceptable manner. The development shall be carried out in accordance with the approved drawings and details. The condition can therefore be discharged.

Condition 34 – LEAP

Condition 34 requires the submission and approval of details relating to the Local Equipped Area for Play (LEAP), including layout, equipment, surfacing and boundary treatment.

In response, a detailed LEAP design has been submitted (Drawing Ref: 28386/WYO).

The submitted plan confirms the layout and specification of the play area, including a range of play equipment such as swings, springers, climbing equipment and balance features. The drawing also details the surfacing treatments, including bonded rubber mulch and grass reinforcement systems, as well as boundary treatments comprising bow-top fencing and gated access.

The plan confirms the extent of the play space and associated safety features, including fall zones and appropriate spacing between equipment, ensuring compliance with relevant safety standards.

The submitted details are considered to fully address the requirements of the condition. The development shall be carried out in accordance with the approved details.

Condition 35 – Travel Plan

Condition 35 requires the submission and approval of a detailed Travel Plan prior to occupation of the development.

A Residential Travel Plan prepared by Optima Highways and Transportation Consultancy Ltd (January 2026, Rev 1) is enclosed. The Travel Plan sets out a comprehensive package of measures to promote sustainable travel, including walking, cycling and public transport. It establishes clear objectives and targets, identifies the appointment of a Travel Plan Coordinator, and includes provisions for monitoring, review and ongoing management.

The document also details site accessibility, including pedestrian and cycle connections, proximity to bus services on Meltham Road, and measures to encourage modal shift away from private car use.

The submitted Travel Plan is considered to satisfy the requirements of the condition. The approved measures shall be implemented in accordance with the agreed timescales.

Condition 36 – Cycle Details

Condition 36 requires details of secure and convenient cycle storage provision to be submitted and approved. Details of the proposed cycle storage are enclosed.

The development will incorporate secure cycle storage in the form of timber sheds located within the rear curtilage of dwellings. The submitted specification confirms that the sheds will be of robust construction, including treated timber, solid walls, secure doors with lockable fixings, and a windowless design to enhance security.

Each unit is to be installed on a suitable base and provides safe, dry and secure storage for bicycles in accordance with relevant guidance.

The submitted details are considered acceptable and the condition can be discharged.

Condition 37 – Signage

Condition 37 requires details of signage within the development to be submitted and approved. In response, signage proposals have been provided in the form of interpretation and information boards associated with the adjacent Dean Wood.

The submitted signage provides clear and informative content relating to the ecological and environmental value of Dean Wood, including its designation as Ancient Woodland, biodiversity importance, and guidance for users. Details of the design, location and implementation of the boards are also provided.

The submitted details are considered to satisfy the requirements of the condition.

Condition 38 – Woodland Packs

Condition 38 requires the submission of woodland information packs to be provided to future residents.

In response, a Dean Wood information leaflet has been prepared. The leaflet provides detailed guidance on the ecological importance of Dean Wood, including its status as Ancient Woodland, the role it plays in supporting biodiversity, and the protections afforded through the Tree Preservation Order. It also includes guidance on responsible behaviour, outlines potential threats to the woodland such as climate change and pollution, and provides contact details for further information and local engagement.

The submitted information is considered appropriate and ensures that future residents are informed of the sensitivity and importance of the adjacent woodland.
The condition can therefore be discharged.

Conditions 39, 40 and 41.

Conditions 39-41 relate to implementation conditions and therefore do not require a submission in order to be discharged.

Conclusion

The information submitted with this application provides the details required to satisfy the conditions addressed within this submission. The enclosed reports, plans, calculations and supporting technical documentation demonstrate that the requirements of the relevant conditions have been fully considered and appropriately addressed.

For ease of reference, this covering letter identifies each condition being discharged and the corresponding documents submitted in support. It is considered that the information provided is sufficient to enable the Local Planning Authority to formally discharge the relevant conditions.

Should the Local Planning Authority require any further clarification in relation to the submitted details, please do not hesitate to contact the undersigned and we will be pleased to assist.

Yours sincerely

Rachael Martin BA DipTP MRTPI
Director
ID Planning Ltd