

Strata Homes

Quay Point
Lakeside Boulevard
Doncaster
DN4 5PL

01302 308508
enquiries@strata.co.uk
www.strata.co.uk

Ref: PP-15261571

Date: 13/10/2026

Dear Sir or Madam

**APPLICATION TO AMEND THE TRIGGER OF CONDITION 34 OF PLANNING PERMISSION
REF: 2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND
ERECTION OF 180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE DEVELOPMENT
OF LAND OFF WESTGATE, CLECKHEATON, BD19 5DR.**

We hereby submit an application to amend the trigger of condition 34 through agreement in writing in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR

The application has been submitted via the planning portal (ref: PP-15261571). The application fee of £309.00 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below under the relevant condition headings.

Condition 34 - Zebra Crossing

Condition 34 reads as follows:

“Prior to the occupation of the hereby approved dwellings, notwithstanding the submitted information, a detailed scheme for the upgrade of the existing zebra crossing on Westgate located 20m east of the Hightown Road junction, to include new high intensity beacons, upgraded high friction surfacing on both sides and other associated works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of sight lines, road markings, signage, construction specifications and details, levels and sections, kerbing, drainage, surface finishes and street lighting, and independent road safety audits covering all aspects of these works.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be brought into use until the approved works have been implemented.”

Application Context:

In June 2025, the discharge of condition 34 application (ref: 2024/90408) was approved by Kirklees Council. This application fully discharged condition 34 by approving the latest S278 technically approved drawings for the development.

In order to ensure full compliance with condition 34, all S278 works (which includes the upgrade works to the existing zebra crossing on Westgate, located 20m east of the Hightown Road junction) need to be installed prior to occupation.

Ongoing discussions regarding the S278 works has meant the upgrade works are now expected to take place after the initial first phase of plots are to be occupied. A meeting took place with Nick Hirst (Team Leader - Development Management) and Farzana Tabasum (Planning Officer) at Kirklees Council on the 16th September to agree a way forward on completing the upgrades to the existing zebra crossing, prior to the first phase of plots being occupied (Plots 1-8 & 171-180).

AMA, the highways consultant acting on behalf of Strata, have produced a technical note which demonstrates that the initial occupation of the development can proceed without the upgraded crossing in place, on the basis that this would not result in any adverse highway safety impacts.

On the basis of the above, it is proposed that this application seeks to agree in writing that the initial phase of plots (comprising of Plots 1-8 & 171-180) can be occupied, prior to the implementation of the upgrade taking place to the existing zebra crossing.

Please see attached the following:

- AMA Technical Note - Implementation of Zebra Crossing on Westgate (8th October 2026) (Ref: 301233).

This document identifies:

That the first phase of plots, comprising of plots 1-8 & 171-180, can be safely occupied prior to the implementation of the required upgrade works to the existing zebra crossing.

Summary

We trust that the information provided will be sufficient to re-discharge the above condition.

In the meantime, we look forward to receiving confirmation that this application has been received and validated. If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

Claire Linley

Planning Director

Strata

clairelinley@strata.co.uk

07920 724305