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Date: 8th February 2021
Our Ref: APC00092

The Planning Inspectorate,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Dear Sir/Madam,

RE: PLANNING APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR THE DEVELOPMENT OF TWENTY-TWO (22) DWELLINGS INCLUDING ASSOCIATED WORKS (OUTLINE INCLUDING ACCESS AND LAYOUT)

LAND OFF WAKEFIELD ROAD TOWN END PONTEFRACT WF8 4H-

WAKEFIELD COUNCIL PLANNING APPLICATION REFERENCE: 19/02277/OUT

PLANNING APPEAL REFERENCE: APP/X4725/W/21/3268490

I act on behalf of Mr Duffy, Mr Duffy & Mr Davies, owners of the above referenced development site. The above Appeal has been submitted via the Planning Portal.

BACKGROUND

Outline Planning Permission for the erection of 22no. Dwellings on this site was granted by the Council on the 11th of February 2014 (13/02705/OUT). A subsequent Reserved Matters approval was issued on the 13th of October 2014 (14/01310/REM). An Application to delete Condition 30 of the Outline Planning Permission (relating to a requirement for Affordable Housing) was granted on the 2nd of April 2015 (14/02376/FUL). The time for the implementation of that Planning Permission has lapsed although the Permissions have established the principle of development on this site.

A subsequent application (for the same number of dwellings as previously approved) was submitted to Wakefield Council (WC) on the 9th of October 2019, recommended for approval by Planning Officers and refused by the Planning Committee at its virtual meeting on the 16th of July 2020.

The Appeal document Index refers only to the Amended Plans and Documents which the basis upon which LCC reached its determination.

The Appeal comprises the following information:

This Appeal Statements is supported by the following documents:

THE APPLICATION SUBMISSION DOCUMENTS

CD1a: APC Covering Letter 23-09-2019
CD1b: Planning Application Form 23-09-2019
CD1c: Residential Dwelling Supplementary Info 23-09-2019
CD1d: CIL Questions Form 23-09-2019
CD1e: 3132-1-000 - Site Location Plan
CD1f: Site Plan as Existing (topographical survey)
CD1g: 3132-1-002- Existing Site Layout 21-11-2019
CD1h: Design and Access Statement 3132-1 05-08-2019
CD1i: Planning Statement 23-09-2019
CD1j: Affordable Housing Statement 12-08-2019
CD1k: FRA and Drainage Strategy 31-07-2019
CD1l: 19269-DR-C-0100 P1 (Drainage Strategy) 11-12-2019
CD1m: Micro Drainage Calcs 26-11-2019
CD1n: Phase 1 Geo-Environmental
CD1o: Arboricultural_Impact_Assessment Rev A 18-03-2020
CD1p: Preliminary Ecological Appraisal 08-11-2018
CD1q: Transport Statement 16-1104V2 06-08-2019
CD1r: Drawings:
 Dwg 16-1104-001A-Access Arrangement
 Dwg 002-Access 11.85m Refuse Tracking 03-04-2020
 Dwg 3132-1-001 -M- Proposed Site Layout 23-03-2020
 Dwg 3132-1-002 -A- Boundary Details 18-03-2020
 Dwg R-2305-1B Landscape Masterplan 500@A1 20-03-2020
CD1s - Financial Viability Assessment re 03-12-2019
CD1t - FVA App A - Boultons Valuation Report
CD1u - FVA App B - Boultons Valuation Report Comparables
CD1v - FVA App C - HCA Development Appraisal Spreadsheet 03-12-2019

THE APPLICATION CONSULTATION RESPONSES

CD2a - The Coal Authority 23-10-2019
CD2b - WYPALO 04-11-2019
CD2c - West Yorks Ecology Services 6-11-2019
CD2d - WMDC Housing 31-10-2019
CD2e - Yorkshire Water 7-11-2019
CD2f - WMDC Streetscene Services 11-11-2019
CD2g - LLFA 12-11-2019
CD2h - WMDC Land Contam 19-11-2019
CD2i - WTPE 28-11-2019
CD2i - WYPTE Map
CD2j - WMDC Tree Officer 29-11-2019
CD2k - WMDC Highways 17-02-2020
CD2l - WMDC Land Quality 16-03-2020
CD2m - WMDC Strategic Housing 17-03-2020
CD2n - The Coal Authority 18-03-2020
CD2o - Yorkshire Water 01-04-2020
CD2p - Wakefield Badger Group 4-04-2020

CD2q - WMDC Tree Officer 6-04-2020
CD2r - WMDC Highways 6-04-2020
CD2s - WMDC Drainage 6-04-2020
CD2t - WMDC Streetscene Services 6-04-2020
CD2u - WMDC Conservation Officer 6-04-2020
CD2v - WMDC Highways 15-07-2020

THE APPLICATION DECISION DOCUMENTS

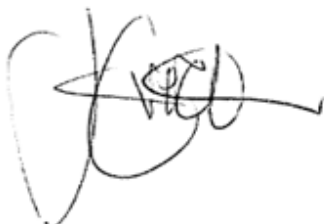
CD3a: WC Ack Ltr 19-02277-OUT 22-10-2019
CD3b: Officer Report to Planning Committee 16-07-2020
CD3c: Planning Committee Minutes 16-07-2020
CD3d: Refusal Notice 11-08-2020

REFERENCE DOCUMENTS

CD4a - 2020-01-31 Wakefield Rd - Report
CD4b - 2020-01-31 Wakefield Rd - Appraisal
CD5a - Decision Notice 13-02705-OUT
CD5b - Site Location Plan
CD5c - Reserved Matters Site Layout Plan PL001 Rev B
CD5d - Officer Report 14-01310-REM
CD5e - Decision Notice 14-01310-REM
CD6 - Core Strategy DPD 2009
CD7 - Development Policies DPD 2009
CD8 - Site Specific Policies Local Plan 2012
CD9 - Policies Map
CD10 - TPO no 111 1996
CD11 - DRAFT Section106 - Wakefield Road Pontefract - Final (Counterpart)
CD12 - Residential Design Guide Part 1 Jan 2018
CD13 - 2020 December Guidance to Developers for Achieving Net Gain for Biodiver...
CD14 - Tree Constraints Report_Land off Wakefield Road_Pontefract_Feb2021
CD15 - Dwg 16-1104-001B-Access Arrangement

I trust you will find the Appeal in order and look forward to confirmation of a valid Appeal in due course.

Kind Regards

A handwritten signature in black ink, appearing to read 'J. Everett', with a large, stylized flourish extending from the end.

JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD