

This is an application for the erection of 6 dwellings adjacent to 3 Field Head Shepley Huddersfield. The site is a field using for grazing which has a frontage onto Field Head north a row of cottages to the south of the frontage and farm building to the north.

Outline approval for residential development on this site was granted in 2014 (2014/90136) and this application has a number of changes from that previous approval which raises a number of highway issues.

This application will have two access points onto Field Head with an access road to five dwellings and a private driveway to a single dwelling. Taking into account the junction of Field Head Way and the proposed access points it would create 3 junctions all in close proximity. This additional access raises concerns regarding vehicle turning conflicts within the 3 junctions and therefore impacts on road safety.

When considering the previous application for 5 dwellings on this site we discussed the proposed visibility splay at the proposed access to this site. Whilst we were willing to accept a reduced visibility at the site entrance based on size of development and existing traffic levels. This application raises a concern that even the previously agreed reduced visibility can be achieved. The submitted plans do not include any finished levels for the proposed access road. Given the difference in levels between Field Head and the site, the access road is likely to approach Field Head on a gradient. We would suggest as vehicles approach the junction they are at a lower level than Field Head therefore the required visibility cannot be achieved. Visibility at this point is further obstructed by the walls and gardens of No. 3 Field Head.

Parking provision for the development as indicated in the application form is 16 spaces which overall does not meet the Councils standards for parking, and for the 6 dwellings proposed it should be 18 spaces. There are other issues within the site which reduces the allocated parking further with only Plots 1 and 6 having adequate parking. Parking spaces indicated on the submitted plan for Plot 2 and 3 are obstructed by visitor parking spaces as a clear 6 metre reversing distance is required for each space. Plots 3 & 4 have 2 spaces each and rely on visitor parking.

The site to the north east of the application site has been identified within the Local Plan as a potential housing site. As a site allocated for residential development and taking into account the number of dwellings proposed within this application we would require the access to this site to be of an adoptable standard. The access road as proposed does not meet that standard in terms of layout. Therefore if the access road layout was to be approved as part of this application it would prevent development on the adjoining site because the proposed access road cannot support additional residential access.

In conclusion the Highways Development Management Team cannot support the application because of substandard access arrangements, lack of adequate parking provision and if the developments access road is approved it would prevent future development on the adjoining site.

Suggested Reasons

The access to the site is substandard in terms of visibility, junction proximity and gradient and any increase in the number of vehicles using this route would be detrimental to the safety and efficiency of the highway contrary to policy T10 of the Kirklees Unitary Development Plan.

The shortfall in parking provision would potentially lead to vehicles parking indiscriminately on the highway network where on street parking is already over subscribed, to the detriment of highway safety and efficiency and contrary to policies BE1, T10 and T19 of the Kirklees Unitary Development Plan.

The proposed access to the site is not laid out to an adoptable standard and by approving the application it would prevent future development on an adjoining site, contrary to policy T10 of the Kirklees Unitary Development Plan.