Hannah Halstead

From: Giles Cheetham
Sent: 22 February 2017 14:27
To: DCAdmin
Cc: Sam Jackman; Sharon Huddleston; Highways DevelopmentControl
Subject: 2017/90382 Wildspur Cottages - PROW objection

2017/90382 Wildspur Cottages – PROW

PROW objects to the application as made.

The application red line boundary does not reach the public vehicular highway and does not indicate all land that would be necessary to carry out the proposed development.

> Although the government website mentions below that the RLB should include "land required for access to the site from a public highway" it also states that the RLB should include "all land necessary to carry out the proposed development"
>
> I'd suggest that the 'public footpath highway' would almost always not be sufficient to satisfy this.
>
> http://planningguidance.communities.gov.uk/blog/guidance/making-an-application/validation-requirements/national-information-requirements/

No details of access are provided, no details of delivery, storage or movement of materials and equipment is indicated. Much of the RLB land is steep. These factors make it difficult to assess the negative effect on users of the public footpath.

The application does not indicate the public footpath Holmfirth 121, it should.

Please add the usual **PROW footnote** regarding interference/obstruction to any consent decision.

Please add **a condition** to any consent, requiring the submission, agreement and implementation of a scheme for the protection of public path users. This may include details of matters such as signing, guarding, storage, vehicle movements etc. Appropriate triggers should be included in the condition.

Amended/further submission are suggested to address these concerns.

Regards,
Giles

Giles Cheetham

Definitive Map Officer – Public Rights of Way

Streetscene & Housing Service

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Ẅ www.kirklees.gov.uk/

o Public rights of way: local authority responsibilities https://www.gov.uk/public-rights-of-way-local-authority-responsibilities

o Public rights of way: landowner responsibilities https://www.gov.uk/public-rights-of-way-landowner-responsibilities