

Public Rights of Way ("PROW") consultation

Planning application: 2018/60/94189/E

Address: land off Soothill Lane, Batley

Proposal: Outline application for residential development of up to 309 dwellings and extra care of up to 60 units

The application is noted as including "access" but does not specify the limit of the access for which approval is sought.

Kirklees Council PROW officer: Giles Cheetham

Summary: **PROW has no objection to this application***

Comments:

- N.B. * These PROW comments are given on the basis that the only reserved access matters being considered within this outline application are the two main site connections with the ordinary road network (providing new junctions with Soothill Lane and Mill Forest Way) and that all other access matters, including all aspects of PROWs, pedestrian and multi-use provision etc. are for subsequent consideration. Otherwise, PROW objects to this application and asks our planning colleagues to inform us without delay. Condition 25 in the previous 2015/92908 application decision reflects previous similar PROW concerns about the 2015 illustrative layout, despite the current 2018 application D&AS submission at 5.0 describing a "previous approved Site Masterplan" from 2015.

PROW has no 'in principle' objection to the development of the site for this purpose. Adequate provision will be required at a later stage including any appropriate design, construction, improvement, diversion and additional links.

It is noted that submitted Masterplan drawing M4492 – PL03 Rev A is indicative. For information, such a layout proposal would require the formal diversion/closure of PROW by separate formal application and subsequent legal order of public rights of way within the site. PROW would have significant concerns about the submitted indicative layout, were it to be submitted at a later planning stage for consideration, which would appear likely to result in a PROW formal planning objection, and a requisite associated diversion order application not being supported by PROW. The applicant is advised to contact public rights of way unit.

Please add a condition similar to no. 25 in the 2015/92908 decision.

Please add the usual PROW footnote regarding obstruction and interference of public rights of way to any consent, including our contact details.

Further details available from the public rights of way unit.

Public Rights of Way
Kirklees Council, Flint Street, Huddersfield, HD1 6LG

E publicrightsofway@kirklees.gov.uk

Tel: 01484 221000

W www.kirklees.gov.uk/