



## Planning Consultation Request

Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

|                       |                                                       |
|-----------------------|-------------------------------------------------------|
| Observations By:      | KC Highways                                           |
| Application No.       | 2019/92164                                            |
| Proposed Development: | Erection of 27 dwellings                              |
| Location:             | Land off Parkwood Road, Golcar, Huddersfield, HD3 4TT |
| OS Map Reference      | SE 410337416794                                       |
| Applicant/Agent:      | ID Planning                                           |
| Class:                | Small Major Developments                              |

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **06-Aug-2019**.

If you would like to contact the Case Officer: for any reason then please do so on:  
Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/92164> \*

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **06-Aug-2019** then the application may be decided without the benefit of your views.

Dated: 16-Jul-2019

Simon Taylor  
Head of Development and Master Planning

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|-------------------------------------------------------------------------|--------------------------------------|---------------------------------|
| <b>Consultation Response from KC Highways</b>                           |                                      |                                 |
| <b>2019/92164 Land off Parkwood Road, Golcar, Huddersfield, HD3 4TT</b> |                                      |                                 |
| <b>Erection of 27 dwellings</b>                                         |                                      |                                 |
| <b>Date Responded:08-08-2019</b>                                        | <b>Responding Officer: Mark Bery</b> | <b>Responding Ref:2-11NW-21</b> |

This application seeks approval to the erection of 27 dwellings at land off Parkwood Road, Golcar Huddersfield.

The site is an open green space directly to the east of the Barratt Homes Weavers Chase development site for 96 houses which is currently under construction.

The western side of the Waevers Chase development includes a total of 73 dwellings served from Leymoor Road and Parkwood Road via Thorpe Green Drive plots 1 to 71 plus 95 and 96. A point closure within the development at the junction with Grange Road will prevent vehicular access through to the eastern side of the development site which as 25 dwellings plots 72 to 94.

This proposal is for the erection of 27 dwellings which will result in the total number of dwellings within the western side of the development site increasing to 100.

The proposed layout is a mix of detached and semi-detached dwellings served via a shared surface carriageway linking to the Weavers Chase development access road. Access to the site will be through the development site between plots 37 and 38.

A Transport Assessments (TA) is submitted with this application which includes junction assessment at the following junctions:

Leymoor Road/Stoney Lane  
Stoney Lane/Grove Street  
Thorpe Green Drive and Leymoor Road

The anticipated traffic generation is estimated in the report to be 16 two way movement in the AM peak and 15 in the PM peak

The junctions have been modelled using PICADY for the priority junctions(Leymoor Road/Stoney Lane and Thorpe Green Drive/ Leymoor Road) and ARCADY for the mini roundabout (Stoney Lane/Grove Street) to the future assessment year 2024.

The conclusion of the assessments was that all of these junctions were forecast to operate comfortably within capacity to 2024.

Whilst Highways Development Management (HDM) would consider the anticipated trip generation within the TA to be low, HDM would consider a robust estimate to be 21 two way vehicle movements, given that the modelling demonstrates that the junctions operate comfortably within capacity HDM would agree that the junctions assessed should continue operate satisfactorily and the impact of the development can be accommodated.

Whilst Highway Development Management have no objection to this proposal in principle there are a number of concerns regarding the proposed layout:

1, The site falls away steeply from the point of access and the gradients to the proposed access roads are not provided. This is a particular concern given that the recommended maximum gradient to a shared surface carriageway is 1 in 20. Longitudinal section should be provided to demonstrate that acceptable gradients can be achieved.

2, The double width driveways to the semi-detached houses only scale 4.5 metres on the plans. These need to be increased to 5.0m in width.

3, Plot 8 is a 4 bedroomed house with only two off-street parking spaces including an integral garage, 3 spaces should be provided to this plot.

4, The kerb lines from the site access to the first junction aren't parallel, the width increases from 5.5m to over 6.0m. This should be a consistent 5.5m.

5, No bin collection points are shown on the plans. These should be shown to be provided such that bins can be put out on collection day without either obstructing the proposed highway or any private driveways.

6, The refuse vehicle swept paths are shown to be tight to kerb lines and over run hard margins and are not considered acceptable. The size of the turning heads and junction splays need to be increased to provide comfortable turning and manoeuvre.

7, There is no pedestrian access between the parking spaces to plots 11 to 13 and the parking spaces to plots 9 and 10 obstruct access to the parking to plot 11. These parking arrangements need to be reconsidered.

8, Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. I would recommend providing details of all proposed retaining features and underground storage facilities (including pipes) to my colleague Farhad Khatibi (Team Leader) in the structures section at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail