

From:
To:
Cc:
Subject: RE: 2021/91914 - Rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Date: 13 September 2022 07:37:48
Attachments:

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Richard,

Good morning.

On the basis the layby may be the focus of much debate I have provided you with our formal position below.

“The land required to deliver the proposed layby is part of the highways maintainable at public expense – please see attached plan detailing the extent of this, which includes the land required for the proposed laybys. As we will be carrying out works in the adopted highway, this element will be delivered via a Section 278 agreement”.

I hope this note is useful.

Please feel free to give me a call if you need to discuss anything further.

I look forward to hearing from you.

Kind regards,

Richard

Richard Mowat

Director

Johnson Mowat

Planning & Development Consultants

Coronet House

Queen Street, Leeds, LS1 2TW

T: 0113 887 0120 M: 07824479132 W: www.johnsonmowat.co.uk

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SiteSolutions Highways

Section 1: Roads

	Section 1A: Privately Maintained Roads	NOT IDENTIFIED
	Section 1A: Privately Maintained Footpaths	NOT IDENTIFIED
	Section 1A: Privately Maintained Verges	NOT IDENTIFIED
	Section 1B: Traffic Schemes and Orders	NOT IDENTIFIED

Section 2: Roadworks

	Section 2A: Traffic Alerts	NOT IDENTIFIED
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Section 3: Rights of Access

	Section 3A: Existing Rights of Way	
	Section 3B: Proposed or Amended Rights of Way	NOT IDENTIFIED

The Responsible Authorities for the site are:

Kirklees Metropolitan Council

This report is issued for the site described as:

**Land at Northrope Lane
Northrope Lane
Mirfield**

Report Reference
269878415_1_1

National Grid Reference
421480 421070

Customer Reference
LKE/404964.6/ALB_HWS

Report Date
4 December 2020

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk



Understanding This Report

This report identifies matters relating to roads, footpaths and public rights of way within and abutting the site boundary. However, where all immediate areas are privately maintained we will indicate the extent of the nearest adopted highway.

Section 1: Roads

Section 1a: Roads, Footpaths and Verges

Identifies road, footpath and verge orders in the vicinity of the site; states their adoption status and details who is responsible for their maintenance. The reply to this enquiry is restricted to highways maintainable at the public expense as defined by s.36 of the Highways Act 1980. This will include relevant details of trunk roads maintained by the Highways Agency.

Section 1b: Traffic Schemes and Orders

Identifies any road improvement schemes or traffic regulation orders in the vicinity of the site.

Please note that in some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.

Section 2: Roadworks

Section 2a: Traffic Alerts

Identifies temporary road works in the vicinity of the site and describes the anticipated impact.

Section 3: Rights of Access

Section 3a: Existing Rights of Way

There is a statutory duty for certain local authorities known as surveying authorities to maintain a Definitive Map and statement which records all public rights of way in their surveying area. Not all paths which are open for use by the public are rights of way or maintainable at public expense. Anyone can walk on a public right of way, but there may be restrictions on accessing such paths using other forms of transport.

Section 3b: Proposed or Amended Rights of Way

Details any amendments or proposals to amend Public Rights of Way.

Next Steps:

For help with the report contact our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk

If you would like any further information regarding adoption status or Rights of Access amendments please contact the relevant responsible authority. The authority's contact details can be found in the Useful Contacts section of this report.



Section 1a: Roads, Footpaths and Verges

The following section shows the extent of publicly maintainable roads, footpaths and verges in and about the site.



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 Site Boundary

 Public

Highway maintainable at public expense as defined under S36 of the Highways Act.

 Private

Road has not been adopted as a highway maintainable at public expense.

Members of the public may still have the right to use the road in their vehicles or on foot but the responsibility for and cost of maintenance is held privately.

 PMH/S38

Prospectively Maintainable Highway - Road is not currently adopted as a highway maintainable at public expense but the relevant authority has indicated through proposals, bonds, bond waivers or other means that they may adopt the road for maintenance at a future date.

 Highways Agency

This road is managed and maintained by the Highways Agency.

 Other Maintainable

Where identified please refer to the Notes box on the next page.

Roads investigated are shown coloured on the plan and listed by status in the table. Uncoloured roads have not been checked.

Section 1a: Roads, Footpaths and Verges

Road Name	Road Maintenance Status	Footway Maintenance Status	Verge Maintenance Status
Northorpe Lane, Mirfield	Public	Public	Public

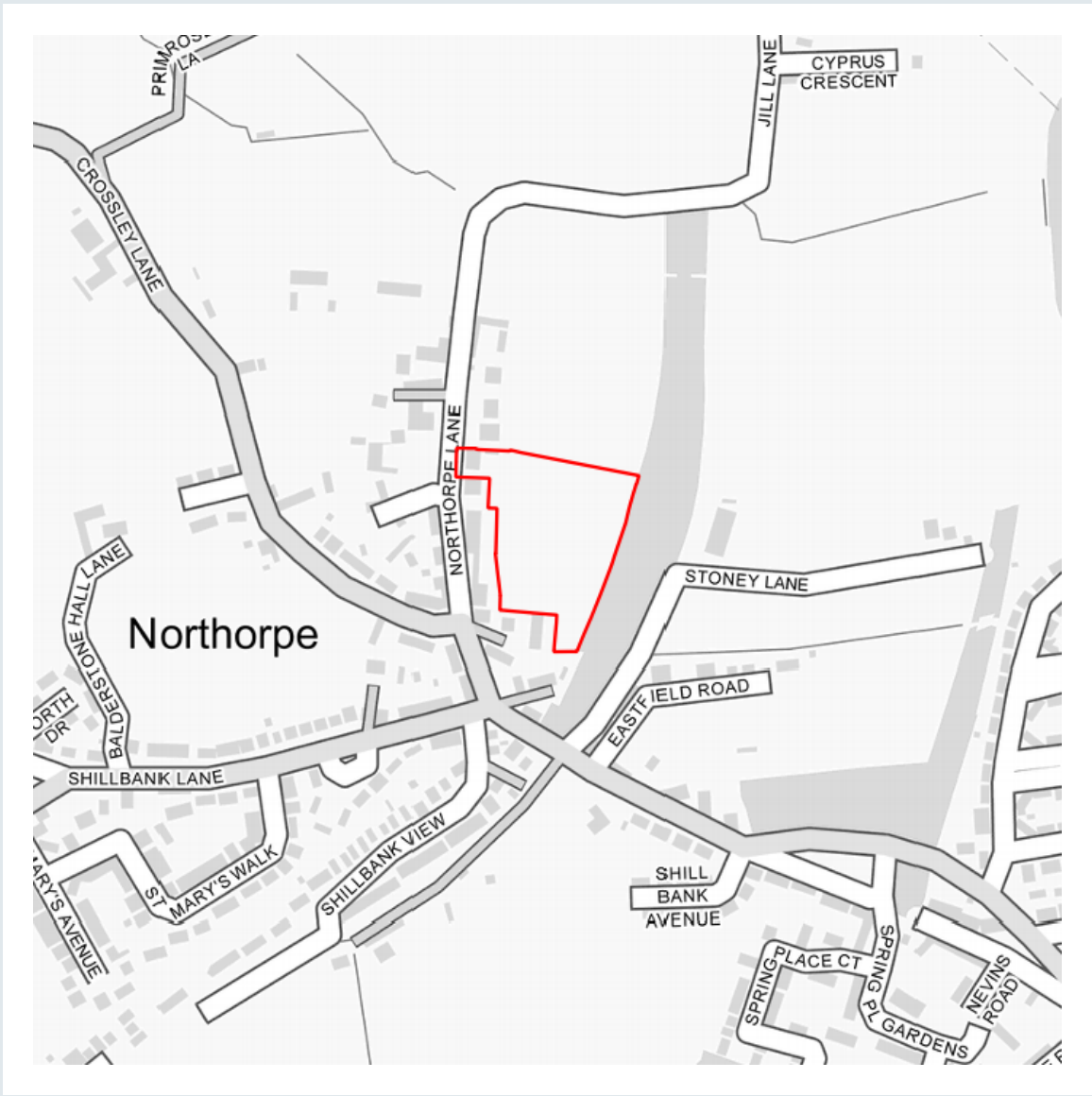
Notes

It should be noted that this information relates to the party responsible for maintenance, and makes no statement regarding ownership.



Section 1b: Traffic Schemes and Orders

The following section shows improvement schemes and records listed in local authority and Highways Agency records which affect roads in the vicinity of the site.



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Site Boundary



ID - Schemes in the vicinity



ID - Schemes at this location

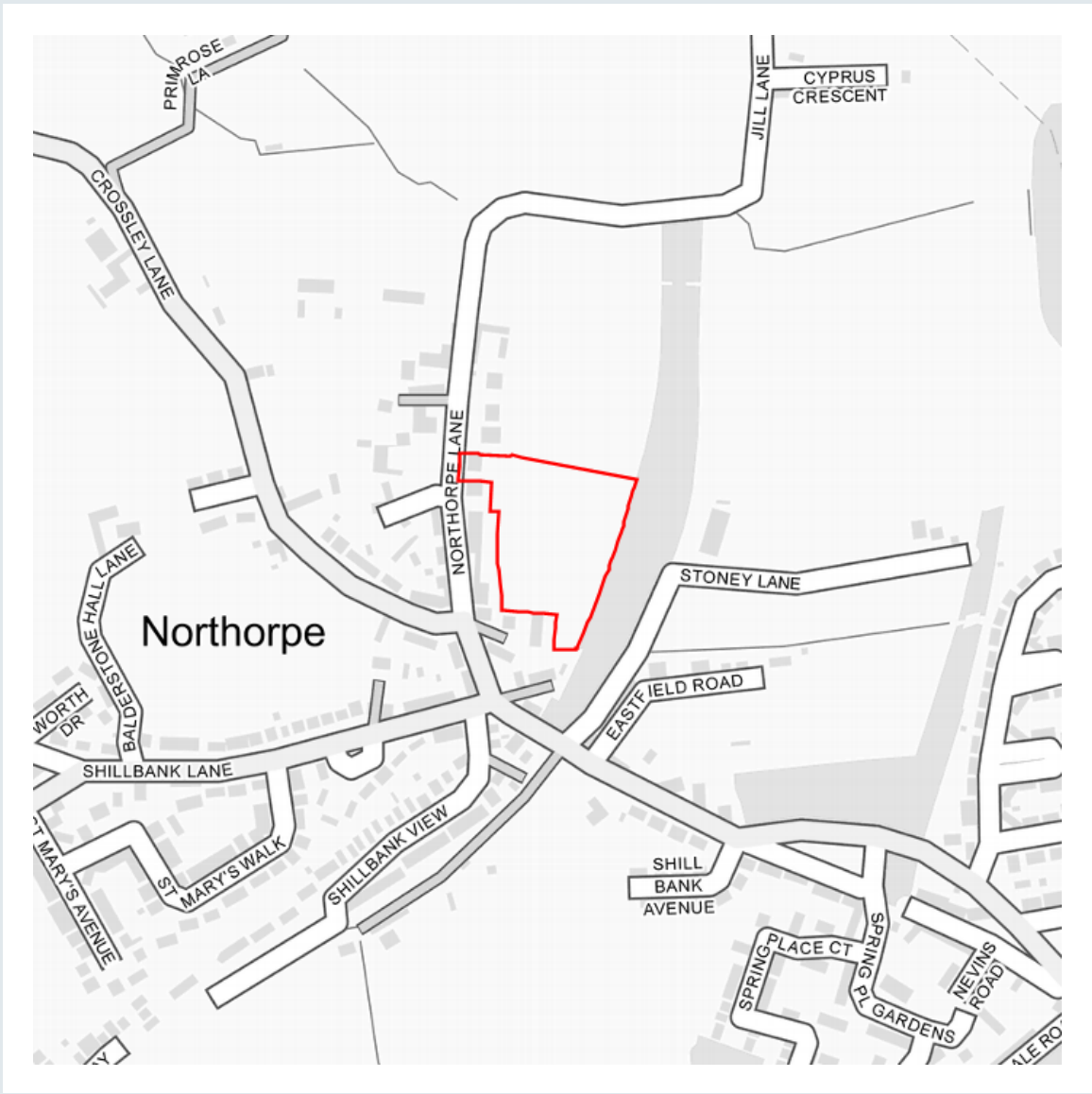
In some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.

There is no Traffic Schemes and Orders data available within the vicinity of the site.



Section 2a: Traffic Alerts

The following section shows roadworks scheduled to take place in the next six months. It shows the types of work planned, the traffic management plan and the potential severity of the delay.



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Site boundary

Traffic alerts:



Delays Likely



Delays Possible



Delays Unlikely



Details not supplied



Works Planned

The information is from a live feed and is correct as of the date of publication. The visible mapping area has been searched.

There is no Traffic Alerts data available within the vicinity of the site.



Section 3a: Existing Rights of Way

The following section shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25,000 scale Mapping. Any subsequent amendments to these rights of way will be highlighted in Section 3b.



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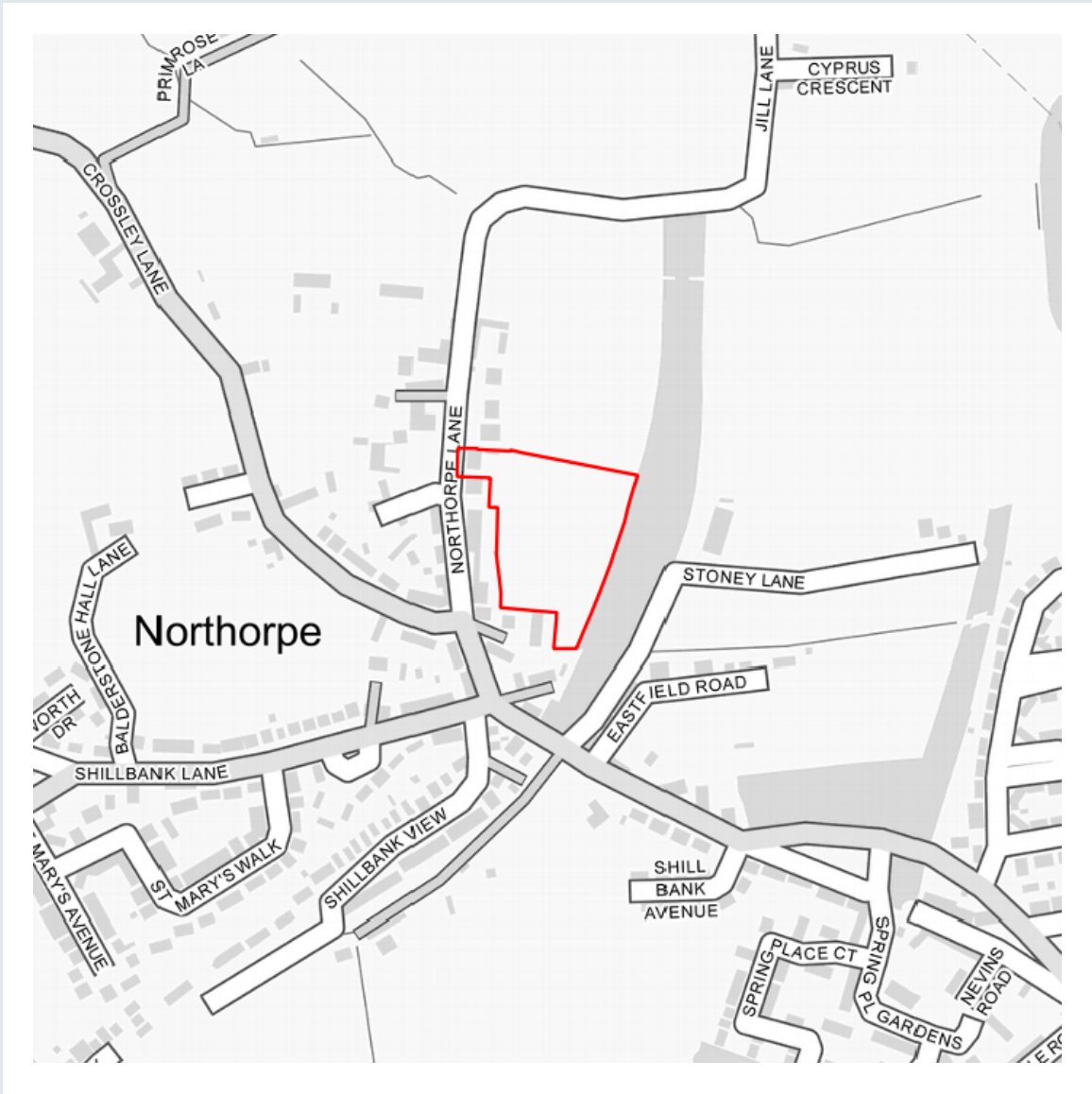
Site Boundary	Public Rights of way (Rights of way are not shown on maps of Scotland) Footpath Bridleway Byway open to all traffic Road used as a public path The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.	National trail or Recreational path Permitted Bridleway Permitted Footpath Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn. Permitted Bridleway coincident with a right of way. Selected cycle route off and on road.
Search Buffer	Other Public Access Other routes with public access The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.	

It should be noted that while a route may not show on the Definitive Map, it is not conclusive evidence that a right of way does not exist.



Section 3b: Proposed or Amended Rights of Way

The following section reveals any amendments or proposals to amend Public Rights of Way, including (but not limited to) public path orders, map modification orders, diversions, extinguishments or deemed dedications as highway land.



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Site Boundary



ID - Schemes in the vicinity



Route



Area

There is no Proposed or Amended Rights of Way data available within the vicinity of the site.

Useful Contacts

Please see below the contact details of all those referred to within this report.
For all other queries please contact:

Landmark Information Group
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Contact	Address	Contact Details
	Legal Services Floor 4 Civic Centre 1 Huddersfield HD1 2NF	E: highways.ross@kirklees.gov.uk T: 01484 414700

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Email: orders@argyllenviro.com

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The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 0845 458 5250
Email: orders@argyllenviro.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.