

**Consultation Response from KC, Highways Development Management**
**2021/93399 Land Adjacent to, 569 , New Hey Road, Mount, Huddersfield, HD3 3XN**
**Outline application for demolition of agricultural and storage buildings and erection of residential development (& dwellings)**
**Date Responded: 01/10/21**
**Responding Officer: J Turner**
**Responding Ref: K2-6SE/21**

This application seeks outline approval for the demolition of agricultural and storage buildings and the erection of a residential development at New Hey Road, Mount. Only access and layout are being considered at this time, with all other matters reserved.

The layout plan submitted by the applicant shows seven dwellings being served from a new access off New Hey Road. Given the number of dwellings, the road should be made up to adoptable standard and offered for adoption via a Section 38 agreement.

The Section 38 department have raised concerns regarding the gradients of the carriageway and footway within the site. As per the advice in Kirklees Highway Design Guide SPD, the following comments were made:

“The general rule is that shared spaces should have a gradient not steeper than 1:20.

Share spaces with a maximum longitudinal slopes of 1:10, separate off-carriageway facilities for pedestrians must be provided.

This footway shall be to an independent vertical alignment to the adjacent carriageway to reduce the maximum gradient required. Level ‘landings’ at spacing appropriate to the gradient and handrails shall be provided for pedestrians. Consideration shall be given to the provision of parallel, alternative routes utilising steps to reduce local gradients.

Given drawing no. 2120-01 a footpath is allowed for, but as the footway is parallel to the carriageway. Given this, a 1:13 maximum gradient with intermediate landing distances should be the tolerances to undertake the vertical design for the proposed road.”

Additionally, swept-path analysis should be provided for an 11.85m refuse vehicle entering and exiting the site in a forward gear.

Off-street parking should be provided in line with the advice set out in the Highway Design Guide SPD. Although resident parking cannot yet be calculated at this outline stage, two off-street visitor spaces should be provided for the seven dwellings.

The sightlines at the junction with New Hey Road should be demonstrated to achieve 2.4m x Y distance (Y distance be of the 85th-percentile wet weather speed on each approach to the junction) from the results of an up-to-date independent speed survey.

Even at this outline stage, amendments to the layout will be required as per the above advice.