

**Consultation Response from KC,
Highways Development Management**

2022/90469 Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN

Outline application for residential development for up to 14 dwellings and associated infrastructure following the demolition of existing public house, including consideration of layout and access (within a Conservation Area).

Date Responded: 19-4-2022

Responding Officer: Mark Berry

Responding Ref: 2-3NE-18

This is an outline application for residential development for up to 14 dwellings and associated infrastructure following the demolition of existing public house, including consideration of layout and access to Rose and Crown Inn, 132, Knowl Road, Golcar, Huddersfield.

The applicants have provided a Site Plan showing their proposed development for 14 dwellings consisting of a mix of terraced, semi-detached, and detached dwellings (drawing number 2002-90-01 rev B). The access is shown to be a proposed estate road with footway and grass verge to the eastern side leading to 3 private driveways. A footpath link is shown to public footway Col/51/20 which runs along the eastern boundary of the site.

Highways Development Management (HDM) have several concerns regarding this proposal as follows:

- 1, Footways should be provided to both sides of the adoptable estate road. Alternatively, the applicants could consider a shared surface carriageway with 600mm hard margins to all sides. A shared surface would also require footways returned around the access radii and into the site and a traffic calming feature at the entrance.
- 2, A turning head sufficient in size to accommodate an 11.85m refuse vehicle should be shown to be provided.
- 3, Swept paths should be provided to demonstrate that an 11.85m refuse vehicle can enter, exit, and turn within the site.
- 4, The plan does show enough parking spaces to each dwelling. However, the driveways serving plots 1 to 3 and 8 are too narrow, these should be 6m to allow comfortable turning and manoeuvre, access to the parking to plot 4 appears narrow and inaccessible, parking to plots 5 and 6 also appears to be obstructed and inaccessible.
- 5, The sight line to the east from the proposed access on to Knowl Road are over third-party land which is unacceptable.
- 6, The extend of the proposed sight lines should be determined by speed surveys.
- 7, The kerb radii from the site onto Knowl Road are incorrectly drawn and are there unacceptable.
- 8, The bus stop is shown to be re-located within the proposed visibility splays.
- 9, No details of road gradients are provided.
- 10, The access road should be 5.5m in width. This should be confirmed on the drawings.
- 11, Bin collection points should be provided to all dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.
- 12, Acceptable forward visibility particularly at the bends in the road alignment should be demonstrated.

13, Insufficient visitor parking is shown to be provided. 1 space per 4 dwellings should be shown.

14, Once the layout is agreed a stage 1 road safety audit covering all aspects of the design including the proposed access and internal road layout should be submitted.