

Consultation response from KC PROW (footpaths)	
2023/91116 Land off, Primrose Lane, Hightown, Liversedge, WF15	
Erection of 67 dwellings	
Date Responded : 13/7/23	Responding Officer : Giles Cheetham
<p>Kirklees PROW objects to the application as made. Amended and new submissions may address concerns raised.</p> <p>Kirklees PROW welcomes the proposed connectivity to public bridleway Primrose Lane (Spe/111/120), however these links should be appropriately provided for multi-modal use (not motor-vehicular). The proposed link alignments from the estate footway/roadway should generally avoid right-angled bends in them. Routes should be appropriately secured for use in perpetuity, either through formal agreement, condition or other requirement.</p> <p>Public paths through the development should be improved through widening and appropriate construction works, e.g., to the south and east sides of the development, footpath provision should be at least 2 metres wide, and wider where enclosed by high boundaries on both sides. The submitted proposals do not match reasonable expectations for new developments. Some relevant paths are within the identified site boundaries, some relevant paths are adjacent and could be widened by using land within the development. Improvements should be secured appropriately.</p> <p>Sections submitted do not include the public footpath to the south of the site (Spe/116/20), even though the indicated extents of the sections do. Sections should include adjacent public rights of way and relevant information provided regarding any retaining structures and boundary treatment proposals. Generally, there is a paucity of sections provided for public rights of way consideration, and relevant information regarding the need for retaining structures is lacking.</p> <p>Details and information on the provision of the shown link to the Spen Valley Greenway (NCN66) would be required and should be appropriately secured in any decision (or the mechanism identified).</p> <p>Matters concerning access to the site described in both the Kirklees HDM pre-app response attached to the submitted transport assessment and in the submitted transport assessment at paragraph 5.5 are still being considered by relevant officers.</p> <p>https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2023/91116&file_reference=985159</p> <p>The red line boundary of the site does not meet the ordinary road network at Darley Road, which the application identifies as the only means of access to the development site, either for construction or residential use.</p>	

Provision of new routes may potentially be by condition, with appropriate triggers for submission of details, agreement, implementation and retention.

Submission of details for the construction and provision of improvements identified in these comments would be required.

Appropriate comments should be sought from other relevant service areas, including highways (DM and section 38), highways structures, landscape. Please re-consult PROW on any relevant amended or new planning application submissions.

If consent is granted, please add the following footnote:-

FOOTNOTE Public footpaths Spenborough 110 and 116 and public bridleway Spenborough 111 cross or are near to the development site and must not be interfered with or obstructed, prior to, during or after development works, without written consent from the highway authority. In addition, and separately, temporary traffic regulation orders may be required for the undertaking of work proposed in this application.

The Council's public rights of way team may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. The Public rights of way team may also be contacted at PO Box 1720, Huddersfield HD1 9EL and the email address is publicrightsofway@kirklees.gov.uk