

Consultation Response from Mark Berry KC, Highways Development Management
2023/91342 Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD
Prior notification for change of use from agricultural building to three dwellings with associated works
Date Responded: 16-8-2023. Responding Officer: Mark Berry Responding Ref: 3-25-1.

Further to the highways consultation response dated 26th June.

The applicants have provided revised plan numbers 166-23-PL101 rev E showing gradients, widths, passing places and photographs showing the condition of the access track and PL 102 rev A showing refuse vehicle turning and additional off-street parking.

PL101 rev E

This shows the existing track between Woodhouse Lane to Hollin Brigg Cottages to have sections which are un-made and potholed, the section from Hollin Brigg Cottages up to the site appears to be tarmacked to a good standard.

The width of the access track is shown to vary between 3m and 4m. The length between Woodhouse Lane to Hollin Brigg Cottages is 4m with the remaining length up to the site at 3m.

The gradient of the access track between Hollin Brigg Cottages and the site is shown to vary between 1 in 6 and 1 in 10. This track is at a gradient of 1 in 7 for most of its length.

6 passing places are shown between Hollin Brigg Cottages and the site.

PL 102 rev A

Refuse vehicle turning is shown within the site and sufficient off-street parking is shown for the proposed dwellings.

Highways Development Management still have concerns regarding these proposals including.

- 1, the width of the access track at 3m which is insufficient for an emergency vehicle,
- 2, the gradient at 1 in 6 and 1 in 7 which is more than the maximum recommended standard for a private drive of 1 in 8. This would result in difficult access for emergency and refuse vehicles which could become impossible in inclement weather.
- 3, the condition of the track between Woodhouse Lane and Hollin Brigg Cottages.

HDM do **not** therefore consider that the applicants have demonstrated that Moss Edge Road is a suitable access for residential, refuse vehicle and emergency vehicles.