

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

**2023/91454 Helm Farm, Colnebridge, Bradley, Huddersfield, HD5 0PU**

**Conversion/demolition and restoration of former agricultural building to form 5 dwellings  
erection of new garages to serve plots 2-4 and extension to plot 5**

**Date Responded: 11-9-2023.**

**Responding Officer: Mark Berry**

**Responding Ref: 10-2SW-3.**

This application seeks approval to the conversion/demolition and restoration of former agricultural building to form 5 dwellings, erection of new garages to serve plots 2-4 and extension to plot 5 at Helm Farm, Colnebridge, Bradley, Huddersfield.

Means of access for plots 1 and 2 is via the existing access to the development from Bog Green Lane.

Means of access for plots 3, 4, and 5 will be from Paul Lane (the existing barrier preventing unauthorised access will be removed), with plot 5 being served directly from an existing farm track and plots 3 and 4 sharing a court yard area and private driveway. Ample off-street parking is shown to all plots within garages, parking areas and a proposed courtyard.

Plots 1 and 2 are approximately 400m from the access from Bog Green Lane and plots 3, 4 and 5 are approximately 100m from Paul Lane.

This application provides insufficient information to allow a proper highway assessment.

1, No information is provided regarding the condition, width or available passing places of the existing access tracks from Bog Green Lane and Paul Lane. Passing places ( minimum 4.5m in width) should be shown at 45m intervals with good intervisibility' between the spaces.

2, No information is provided regarding proposals for the storage and collection of wastes from the site.

3, Recommended standards for emergency vehicle access are as follows:

there should be a minimum carriageway width of 3.7 m between kerbs.

there should be vehicle access for a pump appliance within 45 m of single-family houses.

there should be vehicle access for a pump appliance within 45 m of every dwelling entrance for flats/maisonettes.

a vehicle access route may be a road or other route; and

turning facilities should be provided on cul-de-sac roads/driveways exceeding 20m in length.

In this case the part of the existing track is shown to be removed to provide garden to plot 3 which results in there being no through route from Bog Green Lane to Paul Lane. Both means of access from Bog Green Lane to Paul Lane are over 20m in length and emergency vehicle turning therefore needs to be shown to be provided.