

**Consultation Response from KC,
Highways Development Management****2023/92215 land off, Woodside Lane, Fixby, Huddersfield, HD2 2HA****Outline applicaiton for erection of residential development****Date Responded: 30/11/2023.****Responding Officer: D. Stainsby****Responding Ref: K4-5NW/3**

This outline application is for one detached dwelling.

SITE ACCESS

The site is accessed from A641 Bradford Road via Woodside Lane.

This site was refused permission for a detached dwelling as part of 00/93404 and was also rejected at the subsequent appeal. Part of this refusal was based on the access road to the site.

Woodside Lane is an unadopted 30mph two-way single carriageway cul-de-sac of approximately 4m width with no pedestrian footways or street lighting present. It provides access to residential areas to the west of the site and a residential home and hosts a PROW bridleway (Hud/26/10)

Manual for Streets states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

As the access to the site is along a PROW then we would also like to see a construction access management plan submitted with the application, indicating details of delivery and contractor access and parking and storage or materials and welfare facilities within the site and how all this will avoid obstruction or damage to the PROW or cause safety concerns to its users. This would need to be conditioned.

We would also request a condition survey along Woodside Lane prior to commencement so that any damage caused by construction can be identified and repaired after construction. This may be conditioned.

A641 Bradford Road is a 40mph two-way dual carriageway primary distributor road of approximately 19.5m width with a 5.5m wide kerbed central reserve with a pedestrian refuge and a gap for right turning traffic in and out of Woodside Lane.

The existing sightlines at the junction of Woodside Lane and A643 Bradford Road are sub-standard, particularly to the south which is the critical sightline. However, within the appeal decision for 00/93404 it was considered that the likely level of intensification at this junction would not be significant in highway terms.

FOOTNOTE PROW Bridleway Huddersfield 26 is the access to and adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by telephone 01484 221000 or the email address is publicrightsofway@kirklees.gov.uk

INTERNAL LAYOUT

As the site access is on to a PROW Bridleway, we would not like to see vehicles needing to reverse on to this from the proposed dwelling access and so we would like to see the parking arranged in such a way that vehicles can turn on site to allow them to enter and exit the site in forward gear for road. This appeared to be supported by the Inspector as part of the appeal decision for 00/93404.

The proposed plans show a turning area for vehicles. However, this appears to be too small for vehicles to easily turn round without having to make numerous movements.

A revised layout showing the location of the proposed parking spaces and swept path analysis to show that the vehicles can carry out a simple three-point turn to leave the site in forward gear will be required.

Confirmation on the size of the proposed dwelling to confirm the number of parking spaces is required,

Local guidance states that a minimum of 2 car parking spaces are required for a two or three bedroomed dwelling.

If the proposed dwelling is four bedroomed or more, then 3 car parking spaces would be required.

1 electric vehicle charging connection per dwelling is required.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

If a gate is to be used it should be hung to open inwards only and should be set back away from the edge of the highway as to allow a vehicle to pull clear of the PROW while waiting for it to be opened so the PROW is not obstructed. This may be conditioned.

WASTE STORAGE AND COLLECTION

Details of waste storage and collection for the dwelling should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access, or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk.

Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).