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Your ref:
Our ref: J0061532

19th December 2024

Dear Sir/Madam,

LAND TO THE REAR OF 271, CLIFFE LANE, GOMERSAL

APPLICATION REF: 2023/62/92966/E

We write to submit revised information in relation to the proposed development at land to the rear of 271, Cliffe Lane, Gomersal, Application Ref: 2023/62/92966/E in response to the comments received from the Highways Development Management and during our meeting on 29th November 2024.

The following revised information is submitted in support of the application:

- Site Plan Layout, Dwg, No. 1694-101, Rev N, prepared by Loroc Architects
- Boundary Plan, Dwg, No. 1694-120, Rev G, prepared by Loroc Architects
- External Materials Plan, Dwg, No. 1694-121, Rev G, prepared by Loroc Architects
- Electric Vehicle Charging Plan, Dwg, No. 1694-123, Rev G, prepared by Loroc Architects
- Refuse Management, Dwg, No. 1694-122, Revision H, prepared by Loroc Architects
- Gomersal Flow, Dwg, No. 23054, prepared by Dart Engineers
- Drainage Strategy – On Site, Dwg, No. 0100, Rev P9
- Impermeable Area Plan, Dwg, No. 0102, Rev P4
- Proposed Site Levels, Dwg, No. 23054-DR-C-0600, Rev P4, prepared by Dart Engineers
- Proposed Site Levels 1 of 4, Dwg, No. 23054-DR-C-0601, Rev P2, prepared by Dart Engineers
- Proposed Site Levels 2 of 4, Dwg, No. 23054-DR-C-0602, Rev P2, prepared by Dart Engineers
- Proposed Site Levels 3 of 4, Dwg, No. 23054-DR-C-0603, Rev P2, prepared by Dart Engineers
- Proposed Site Levels 4 of 4, Dwg, No. 23054-DR-C-0604, Rev P2, prepared by Dart Engineers
- Horizontal Alignments, Dwg, No. 23054-DR-C-0800, Rev P3, prepared by Dart Engineers
- Vertical Alignments, Dwg, No. 23054-DR-C-0801, Rev P3, prepared by Dart Engineers
- Proposed Earthworks, Dwg, No. 23054-DR-C-0605, Rev P2, prepared by Dart Engineers
- Highways Areas Plan, prepared by Sanderson Associates Consulting Engineers
- Technical Note – Highways Response to comments received, prepared by Sanderson Associates Consulting Engineers, Doc. No. 152130-006-001
- Soft Landscape Area Calculations, Dwg, No. PWP 752 Cliffe Lane, Rev 05, prepared by PWP Design

- Outline Landscape Masterplan and Specification, Dwg, No. PWP 752 002, Rev 05, prepared by PWP Design

Highways

Comments raised by the Highway Development Management Team dated 29 November 2024 and discussed at the meeting at Kirklees Council Offices on 29 November 2024 have been addressed through amendments to the Site Plan Layout, Dwg, No. 1694-101, Rev N, prepared by Loroc Architects. The Refuse Management, Dwg, No. 1694-122, Revision H, prepared by Loroc Architects has also been updated to reflect the amendments that have been made to the Site Plan Layout.

The team raised concerns that there should be footways to both sides of the shared surface carriageway due to the gradient being higher than 1 in 20, the Site Plan Layout has been amended so that 1 in 20 gradient is the maximum on this section of the road which were unacceptable which removes the need to include footways on both sides of the carriageway.

Comments were made regarding additional footways being needed adjacent to the carriageway to prevent footways deviating away from the carriageway, the Site Plan Layout has been updated to show footways adjacent to the carriageway. No green verges separating the carriageway and footway are now proposed. The verges are now located to the rear of the footpath, between the footway and private curtilage of the plots.

As agreed at the meeting on 29th November a small 600mm high timber post and rail fence denoting what is proposed to be verge and what is proposed to form part of the adjacent private curtilages is provided.

Verges have been amended so that they do not form part of the adopted highway and there will be widened areas around bends to allow for forward sight lines will be hard surfaced and offered for adoption.

The Site Plan Layout and Refuse Management Plan have been updated to show the bin collection locations which were agreed in a meeting between Sanderson Associates Consulting Engineers, Planning Officer and Chris Dows from Highway Development Management. These locations remove the need for residents to leave refuse bins on shared surfaces and footways.

Forward visibility splays are now shown on the Site Plan Layout as requested.

The Road Safety Audit Designers Response suggested alterations to be made to the proposed access arrangements to enable a refuse vehicle to access and egress the site without utilising the full width of the carriageway, the Design Team does not consider this necessary or appropriate and that rational and justification for this is set out in detail within the Technical Note – Highways Response to comments received, prepared by Sanderson Associates Consulting Engineers, Doc. No. 152130-006-001

The Design Team does not consider it necessary or appropriate for alterations to be made to the proposed access arrangements to enable a refuse vehicle to access and egress the site without utilising the full width of the carriageway. This view is supported by guidance contained within Manual for Streets paragraph 6.8.1 on the basis that a refuse vehicle would visit the site on an infrequent basis, typically once per week. Similarly other larger servicing or delivery vehicles would also be expected to access the site on an infrequent basis. Such a situation exists at neighbouring junctions and has done for many years with no indication of any issues arising.

As such it is concluded that the infrequent presence of such vehicles on the site does not warrant any alteration to the proposed site access arrangements.

Drainage Strategy

The following documents related to drainage have been revised to reflect the changes made to the Site Plan Layout, Dwg, No. 1694-101, Rev N:

- Gomersal Flow, Dwg, No. 23054, prepared by Dart Engineers
- Drainage Strategy – On Site, Dwg, No. 0100, Rev P9
- Impermeable Area Plan, Dwg, No. 0102, Rev P4
- Proposed Site Levels, Dwg, No. 23054-DR-C-0600, Rev P4, prepared by Dart Engineers
- Proposed Site Levels 1 of 4, Dwg, No. 23054-DR-C-0601, Rev P2, prepared by Dart Engineers
- Proposed Site Levels 2 of 4, Dwg, No. 23054-DR-C-0602, Rev P2, prepared by Dart Engineers
- Proposed Site Levels 3 of 4, Dwg, No. 23054-DR-C-0603, Rev P2, prepared by Dart Engineers
- Proposed Site Levels 4 of 4, Dwg, No. 23054-DR-C-0604, Rev P2, prepared by Dart Engineers
- Horizontal Alignments, Dwg, No. 23054-DR-C-0800, Rev P3, prepared by Dart Engineers
- Vertical Alignments, Dwg, No. 23054-DR-C-0801, Rev P3, prepared by Dart Engineers
- Proposed Earthworks, Dwg, No. 23054-DR-C-0605, Rev P2, prepared by Dart Engineers

Defensible space at apartment block A has been increased to a depth of 2.5m.

Landscaping

The following documents related to landscaping have been revised based on updates to the Site Plan Layout, Dwg, No. 1694-101, Rev N:

- Soft Landscape Area Calculations, Dwg, No. PWP 752 Cliffe Lane, Rev 05, prepared by PWP Design
- Outline Landscape Masterplan and Specification, Dwg, No. PWP 752 002, Rev 05, prepared by PWP Design

A new highway and footpath have been incorporated into the Outline Landscape Masterplan and Specification, Dwg, No. PWP 752 002, Rev 05.

A knee rail has been added to delineate ownership boundaries.

References have been made to the retention of the existing fence line to the north along Ferran Lane and along the eastern boundary.

Play Area

Following comments received during the meeting on 29 November 2024 a Local Area for Play has been removed and a Locally Equipped Area of Play (LEAP) has been added, this is a natural playable space and includes accessible provision to address the accessibility concerns previously raised by the Local Planning Authority. Earthworks or landform modelling will be required in order to tie the accessible provision into the LEAP, the concept is provided and it is hoped that the detail of the design can form a condition.

Due to the introduction of including Locally Equipped Areas of Play and associated areas of safety play surfacing, meadow seeding has been reduced to accommodate for this.

Trees

The tree count remains the same in the Outline Landscape Masterplan and Specification, Dwg, No. PWP 752 002, Rev 05, as it is in the Rev 04, however some of the Extra Heavy Standard Street trees have been moved from the verges that are now hard surfaced into the Public Open Space in the Site Plan Layout.

References have been added regarding the extended hedgerow to the north.

Conclusion

We trust that the revised pack of drawings and this letter assist you in your assessment of the proposals.

If you have any questions or queries in relation to the revised information, please do not hesitate to contact

me.

We would be grateful if you could confirm receipt of this information, timescales for feedback in relation to the revisions.

We look forward to hearing from you.

Yours sincerely