

**Consultation Response from KC,
Highways Development Management****2024/90058 Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS**

Reserved Matters application, including the considerations of appearance, scale, layout, and landscaping, for the erection of 67 dwellings, pursuant to outline permission 2020/92307 for the erection of residential development (up to 75 units) and the discharge of conditions 7 (include a Written Scheme of Archaeological Investigation (WSI) and Designer's Response), 8 (Foul and Surface Water Drainage Strategy), 9 (flood routing), 10 (mitigatory tree-planting), 11 (cycle parking), 12 (Arboriculture Assessment), 13 (Ecological Design Strategy), 14 (Bar survey), 15 (noise impact assessment)

Date Responded: 28/03/2024**Responding Officer: Ryan Kinder****Responding Ref: K11-11-2**

RECOMMENDATION: Further information is required regarding the following issues, which are detailed in the main body of the report:

- Amended internal layout required to incorporate cycle facilities in accordance with LTN 120.
- Various amendments to the site layout and parking provision are required, with amended plans including construction details, vertical alignment/gradient details, junction/forward visibility details and additional Swept Path Analysis (SPA) etc. Once agreed in principle, the layout must be subject to a Stage 1 Road Safety Audit (RSA Brief and Team to be agreed with HDM);
- Further information requested on the detail and suitability of the proposed roundabout

Development Overview:

The site takes access off Rowley Lane with the nearest Village being Lepton. The site is located in between the junctions of Woodsome Drive and Woodsome Park. The application seeks Reserved Matters application, including the considerations of appearance, scale, layout, and landscaping, for the erection of 67 dwellings, pursuant to outline permission 2020/92307 for the erection of residential development (up to 75 units) and the discharge of conditions 7 (include a Written Scheme of Archaeological Investigation (WSI) and Designer's Response), 8 (Foul and Surface Water Drainage Strategy), 9 (flood routing), 10 (mitigatory tree-planting), 11 (cycle parking), 12 (Arboriculture Assessment), 13 (Ecological Design Strategy), 14 (Bar survey), 15 (noise impact assessment)

Reference to Plans/Documents:

- Transport Assessment – Ref 11340/AND/002/02 dated June 2020.
- Travel Plan – Ref 157397-001-01 dated October 2023.
- Site Layout plan – ref 2307-sl-02 dated September 2023.
- Site Layout – future Roundabout overlay – ref 2307-sl-05 dated February 2024.
- Refuse vehicle swept path – ref AMA/22387/ATR001.1 dated 25/08/2023.

Adoption Issues:

The internal layout shall be built to adoptable standards, as set out in the Kirklees Highway Design Guide SPD and Highways Guidance Note – Section 38 Agreements for Highway Adoptions March 2019 (version 1) and associated documents.

Accessibility:

The site is allocated in the Local Plan for residential development (Site Ref.HS2) the accessibility of the site was assessed as part of this process and the following comments were made:

- Access into the site is proposed from a single access off a new link road which would connect Rowley Lane with a new roundabout junction at Penistone Road / Woodsome Road.
- This site will allow vehicular and pedestrian access to HS3.

Public Transport - Buses:

West Yorkshire Combined Authority (WYCA) have been consulted and have recommended that bus stop number 16774 – Penistone Road be upgraded to provide Real Time Information display. The cost, to be secured by S106 agreement, would be £10,000.

Cycling:

Improved cycle links into the site could be provided and should be considered in accordance with LTN120, these should be incorporated into the layout with a view to accessing any adjacent future development as part of this allocation.

Vehicular Access:

It is proposed to access the site via one singular point of access off Rowley Lane. Given the outline approval has been established then the principle of this is considered acceptable.

Traffic Impact/Network Assessment:

No transport assessment has been supplied as part of the reserved matters, as such its assumed that the submitted TA as part of the outline permission is to be utilised. The TRICS database has been used to estimate development related trips, below is the total number of trips associated with the whole development as detailed in table 5.4 of the submitted Transport assessment.

	Traffic Generations		
	Arrivals	Departures	Two-Way
AM peak	11	34	45
PM peak	26	15	41

HDM consider the traffic generation acceptable in this respect given the proposed off site highway works proposed.

Offsite Highway works.

The masterplan of the site is split into two allocations HS2 and HS3, to facilitate the developments as a whole it has been identified that anew roundabout is required to accommodate the number of dwellings proposed (circa 600 in total). An indicative plan has been supplied showing the overlay regarding the location of the roundabout (ref 2307-sl-05 dated February 20024), it is essential that the detail of this element is demonstrated as being achievable in terms of the levels/gradients of slopes and suitability of the any proposed retaining walls. Further discussions regarding this will be required with the Councils structures team to determine what level of information is required.

Interim off site highway works are proposed at the junction of Penistone Road/Rowley Lane (ref 11340/001), these should be delivered on site prior to any first occupation of dwellings and will be conditioned accordingly.

Internal Layout/Servicing/Bins:

The internal layout should be designed in accordance with the Councils SPD Highway Design Guide for residential developments, further information on this can be found in table 2 on page 32 of this document. To summarise in brief the internal should have the following:

- Swept paths for an 11.85m refuse collection vehicle (current is 11.2m)
- Finished gradients and an appropriate plan indicating long sections on the internal estate roads.
- Appropriate sight lines at internal junctions demonstrated, forward visibility on internal roads demonstrated and achievable within the adopted highway.

A stage 1 safety audit and designers response required on the proposal with a brief to be agreed prior to any undertaking.

Parking.

Off street parking appears to be provided in accordance with suggested guidance in the Councils SPD – Highway design guide, however the level of visitor parking required for this development should be 19 spaces, which there appears to be a shortfall. If on street parking for visitors is to be utilised, then it is essential that swept paths for refuse vehicles (11.85m) is demonstrated accordingly.

Consultation with the Councils Waste Strategy team has been requested, further detailed comments regarding refuse matters will be provided once received.

Planning Conditions/Section 106: To be advised

Conclusion:

Further information required, see recommendation.