

Consultation Response from KC, Highways Development Management (HDM)

2024/90072 land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX

Discharge of conditions 13 (cycle parking), 14 (electric vehicle charging), 16 (waste management), 33 (air source heat pumps) and 36 (external lighting) of previous permission 2021/92086 for erection of 277 residential dwellings and associated infrastructure and access

Date Responded: 30/01/24

Responding Officer: A Darwin

Responding Ref: 4-9NW/1

Overview

Information has been submitted to discharge Condition 13, 14, 16, 33 and 36 of previous permission 2021/92086 for erection of 277 residential dwellings and associated infrastructure and access. This response considers the information relating to Conditions 13 (Cycle parking) only, which is in the remit of Highway Development Management (HDM).

Condition 13 states:

13. Prior to the first occupation of any specified dwelling hereby approved, details of secure, covered and conveniently-located cycle parking for use by residents of that dwelling shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the details so approved and the cycle parking shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and encouraging the use of sustainable transport modes, and to accord with Policies LP20, LP21, LP22 and LP24 of the Kirklees Local Plan.

The following information has been submitted to discharge Condition 13:

- 'Proposed Cycle Store Plan' ref. BVF-16-02-14.

HDM Comments

The submitted drawing is lacking in detail to confirm whether adequate secure cycle parking is provided. Therefore, additional information is required to confirm that inclusive parking facilities are provided for all dwellings, with a minimum provision of 1 space per dwelling. The further submission should address the following specific points:

- For the dwellings that have garages, no separate cycle parking provision is proposed, with cycle parking being accommodated in the garages. Whilst this is acceptable in principle, all garages must have a minimum internal dimension of 6.0x3.0m, which must be confirmed on the plan.
- For single dwellings without garages, the plan suggests that 6x8m sheds will be provided. However, the plan does not provide details of the sheds, and suggests that shed example provided at Figure 1 is indicative. Therefore, further details of these cycle stores are required, which must be inclusive, cater for a range of bike types, and be secure.
- For the apartment units, communal cycle stores are proposed, which are acceptable in principle. However, the capacity of the cycle store (including dimensions) and the quality of provision (e.g. cycle racks/stand types etc) have not been confirmed. Therefore, further detail of the communal cycle stores are required, which must be inclusive, and cater for a range of bike types (e.g. Min. 5% provision for adapted cycles for disabled users – See LTN 1/20 guidance). It is also noted that there is no path leading to the Plot 204-212 cycle store, which needs to be incorporated.

Recommendation

HDM recommend that condition 13 is not discharged and should remain in place until revised/additional information is provided.