

Consultation Response from KC, Highways Development Management (HDM)

2024/91023 - Land Off, Woodhead Road, Brockholes, Honley, Holmfirth

Erection of 4 dwellings with landscaping and associated infrastructure

Date Responded: 04/07/24 | Responding Officer: A Darwin | Responding Ref: HDC 3-49/7

RECOMMENDATION: No Objection, subject to Conditions and S106

The proposal includes 4 No. detached dwellings, which are proposed to be served by a looped private drive. The development is proposed to gain access to the wider highway network via the new residential estate roads that are currently being delivered for planning application 2021/92206, which was approved in November 2022, and includes 137 dwellings. These latest proposals are affectively an extension to this previously approved development.

Access to this new development site is in the form of a looped private drive, which is formed at the end of a proposed shared surface cul-de-sac, within the proposed turning head. These access arrangements are suitable and are acceptable. However, to ensure that there is adequate visibility at the two private drive junctions on to the turning head, only low level (max. 1.0m) planting should be provided along the site frontage adjacent to the turning head, which should be secured by planning condition.

The proposals will increase traffic (by all modes) from the wider residential development site, which includes additional motor vehicle traffic via the site access junction on to Woodhead Road, and additional active travel movements via the pedestrian and cycle links. In terms of the increase in traffic generation from the 4 no. proposed dwellings, this has been estimated (in the updated Travel Plan that has been submitted) to be in the region of 3 two-way peak hour trips in weekday network peak hour periods. This is not considered to be a significant increase in vehicle traffic, which would be indiscernible over daily fluctuations in traffic flow, both within the site and on the surrounding highway network.

The proposal includes 2 no. 4 bedroom & 2 no. 5 bedroom dwellings. Each dwelling includes 2 no. surface parking spaces, with single and double garages provided for the 4 and 5 bedroom dwellings respectively. The supporting plans confirm that the internal dimensions of the garages are at least 3x6m, which is in accordance with minimum local standards. Therefore, the level of car parking provision is in full accordance with the Kirklees Council Highway Design Guide SPD, and includes garages that will facilitate secure cycle parking for all dwellings, and is acceptable.

A Travel Plan was secured (via Section 106 agreement) to the wider residential development, to which these proposals form an extension too. As such, an updated version of the Travel Plan has been submitted with the latest application, which suggests that this would supersede the previous Travel Plan and encompass both sites. Whilst this approach could be possible, it is not considered to be the best or more appropriate option. Also, it is noted the contents of the revised Travel Plan is not entirely acceptable (e.g. some of the planning history and other background information is incorrect/incomplete) and would need to be amended should the applicants suggested approach be taken forward.

Instead, it is recommended the previously approved Travel Plan, which is secured via the S106 agreement for 2021/92206 is also applied to this site. This will also need to include the provision of a Sustainable Travel Contribution for these additional 4 dwellings (as has already been committed to in the revised Travel Plan). This could be achieved by a Deed of Variation (DoV) to the previous S106, which it is understood will be required in any case in relation to other planning matters. Based on HDM's review of the previous S106 agreement, it would appear to be relatively straight forward to encompass this additional development site by making for the following changes to the S106:

- Add an additional Clause to Section 8 (Owner Covenants in relation to the Travel Plan) to confirm that the Travel Plan applies to both planning applications and all dwellings within the site;

- Amend the definition of the Sustainable Travel Contribution, to increase the current amount from £70,075 by £2,046 (£511.50 x 4 no. dwellings), to **£72,121**

Recommended Planning Conditions

Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep along the site frontage, which exceeds 1.0m in height above the level of the adjoining highway, measured along the highway edge for the full length of the turning head.

Reason: To ensure adequate visibility is provided and maintained in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan.

No dwelling shall be occupied until all areas shown on the approved plans to be used by vehicles and pedestrians, including all streets, footpaths, servicing and parking areas have been laid out, surfaced and drained such that loose materials and surface water does not discharge or transfer onto the highway, and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure the free and safe use of the highway in the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan.

Recommended Section 106 requirements

See above comments in the made body of this response regarding suggested S106 DoV requirements in relation to the Travel Plan previously secured to 2021/92206.