

**Consultation Response from KC,
Highways Development Management****2024/91202 Land off, Marsh Lane, Shepley, Huddersfield, HD8 8AS****Erection of seven dwellings with associated access and external works****Date Responded: 11/10/2024****Responding Officer: Ryan Kinder****Responding Ref:**

2024/91202 Land off Marsh Lane, Shepley.

RECOMMENDATION: No objections subject to conditions.**Development Overview:**

The site takes access off Marsh Lane with the nearest Village being Shepley. The site is located in between the junctions of Long Close Lane and North Row. The application seeks planning permission for erection seven dwellings with associated access and external works.

Reference to Plans/Documents:

- Transport Statement (TS) – Ref AT/24010/TS/1-REV A dated 30/07/2024.
- Proposed Site Plan – Ref ODS_23/666- REV J dated 7/10/2024.
- Visibility Assessment – ref 24010/VIS/001- REV D dated 25/09/2024.
- Swept path analysis – ref 2410/SPA/001 REV E dated 25/09/2024.
- site access arrangement – ref 2410/ACC/001 REV D dated 25/09/2024.
- Stage 1 safety audit – ref MAL/MLSRSA1REV0 dated 04/10/2024.
- Stage 1 safety audit designers response – (no ref).

Adoption Issues:

The access road 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 unallocated in the Local Plan with no accessibility assessment carried out.

Public Transport - Buses:

There are existing bus stops within the recommended distance for sustainable modes of accessibility with one bus in each direction to and from Huddersfield at circa 1 per hour.

Vehicular Access:

It is proposed to access the site via a newly formed access onto Marsh Lane, this is to be relocated from the existing field access to ensure an adoptable layout can be achieved with suitable visibility splays as demonstrated in the submitted plans (referenced above).

Traffic Impact/Junction Assessment:

The TRICS database has been used to estimate development related trips. The trip rates have been derived from the TRICS database for 'Residential- Houses privately owned' land use for AM and PM peak periods these are detailed in the table below:

Traffic Generations

	Arrivals	Departures	Two-Way
Weekday AM peak	1	3	4
Weekday PM peak	3	1	4

The total forecast traffic generation of 4 vehicle movements in the AM and PM peak periods respectively is not expected to have any detrimental effect on the exiting network and therefore considered acceptable with a priority give way arrangement onto Marsh Lane as proposed.

Internal Layout/Servicing/Bins:

The internal layout has been amended to achieve a better arrangement in terms of access for service vehicles as demonstrated in the submitted dwg ref 2410/SPA/001 REV E.

Further to requested information for access for a fire tender to the development, plot 8 at the end of the private driveway will be required to incorporate a fire suppression system internally due to limited access distances.

A stage 1 safety audit and designers response has been submitted and approved with any amendments to be incorporated into the detailed design and construction.

Overall the proposal is considered acceptable from a highways please include the following conditions

Conditions:

Areas to be surfaced and drained

The buildings shall not be occupied until the proposed car park hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

Details of junction of new estate road

No development shall take place until details of the junction and associated highway works, between the proposed site access and Marsh Lane have been approved in writing by the Local Planning Authority. No building shall be brought into use until the works to provide the junction have been completed in accordance with the approved details.

Reason: To ensure that suitable access is available for the development.

Visibility Splays to be provided

Before development commences, any obstruction shall be set back to the rear of the proposed visibility splays as shown on approved plan number 24010/VIS/001- REV D and shall be tarmac surfaced to current standards in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: To ensure adequate visibility in the interests of highway safety.

Internal adoptable estate roads

Notwithstanding the details shown on the approved plan ODS_23/666- REV J, prior to first occupation until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: To ensure that suitable access is available for the development

Construction access

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Defects Survey

The development shall not commence until a survey of the existing condition of the highway on Marsh Lane has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway Marsh Lane shall be submitted to and approved in writing by the Local Planning Authority.

All of the identified works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety and to ensure the maintenance of the highway

Footnote; - Adoption under Section 38 of the Highways Act:

It is brought to the Applicants' notice that the Highway Development, Investment & Regeneration, Civic Centre 3, Market Street, Huddersfield HD1 2JR (Kirklees Street Care: 0800 7318765 or 'Highways.Section38@kirklees.gov.uk') must be contacted to discuss road adoption arrangements under Section 38 of the Highways Act 1980.