

**Consultation Response from KC,
Highways Development Management**

2024/91260 Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

Variation of condition 2 (plans and specifications) and 35 (removal of permitted development rights) of previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive – revisions to house types, unit size mix and layout

Date Responded: 4th October 2024

Responding Officer: C Dows

Responding Ref: K8-5NW/1

Recommendation – Further information required

Condition 35 relates to permitted development rights and was imposed by planning in the interests of visual amenity and to ensure the amenities of existing neighbouring residential units. This is a matter for Planning to consider, Highways have no professional view on the removal of this condition.

Condition 2 relates to the approved plans and specifications, which the application is seeking to vary, primarily to reflect updated house types. The road layout is very similar to that previously approved, with slight amendments to suit the amended house types and plot sizes required.

Documents:

Drawing No. 122-PL-01-V - Site Layout

Drawing No. 48867-ECE-XX-XX-DR-C-ATR1 P01 - Vehicle Tracking Layout

The submitted plans have been reviewed and the following issues identified, which need to be addressed.

Forward visibility around the bends adjacent to plots 12 and 254 cuts across the curtilage of the properties. Forward visibility must be provided within the highway boundary, widen footway/carriageway to accommodate forward visibility splay.

Visibility splays at the junctions adjacent to plots 60 and 68, and 71 and 291 incorrectly drawn amend accordingly with splay measured from centre of carriageway.

All private drives must identify a suitably positioned bin collection point adjacent to the adopted highway – amend accordingly.

Vehicle tracking swept paths show numerous locations within the layout where the waste collection vehicle overhangs the carriageway, extending over the footway and parking areas. Amend layout and demonstrate that all turning movements can be accommodated within the carriageway.