

Consultation Response from KC, Highways Development Management
2024/91476 Clough Farm, Long Lane, Earlsheaton, Dewsbury, WF12 8LQ
Erection of 24 dwellings
Date Responded:4-11-2025 Responding Officer: Mark Berry. Responding Ref: 15-3SE-3.
<p>The highways consultation response dated 6th November was as follows:</p> <p><i>Highways Development Management comments based on the details included within the Highways Supporting Statement which is assumed to be the up-to-date information are as follows:</i></p> <ol style="list-style-type: none"><i>1, The area shown to turn a refuse vehicle in front of plots 13 to 17 is not laid out as a proper turning head and was shown as visitor parking on the previous layout which is a more realistic use given the layout shown. Parking in his area would result in a refuse vehicle being unable to turn. The swept paths shown are also too tight to kerb lines and are not considered acceptable.</i><i>2, The extend of the proposed adoptable highway is not clear. The applicants need to clarify the extent of adoptable highway noting that the maximum number of dwellings that is usually served by a private drive is 5.</i><i>3, The maximum acceptable gradient for a shared surface carriageway is 1 in 20, the gradients of 1 in 12 and 15 shown without a footway are therefore unacceptable.</i><i>4, Visitor parking should be provided at a rate of 1 space per 4 dwellings or 6 spaces for the 26-dwelling proposed. Just 2 are shown given that the refuse vehicle swept paths do not allow any scope for on street parking.</i><i>5, Forward visibility splays should be shown across the bend in the proposed road.</i><i>6, Bin collection points should be shown to be provided to all dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.</i><i>7, No designers response is provided to the Road Safety Audit</i> <p>The applicants have now provided a revised Proposed Site Plan number 0389-LON-103 showing the area to the front of plots 13 to 17 as a private driveway with communal bin collection point. The refuse vehicle will not therefore need to enter this area. The extent of the proposed adopted highway is also clarified.</p> <p>Bin collection points are also shown to all dwellings, and a Designers response is provided to the RSA.</p> <p>This satisfies points 1,2,6 and 7 above.</p> <p>No information is provided regarding gradients, visitor parking or forward visibility requested in points</p>

3,4 and 5 above.

Other matters

There doesn't appear to have been a scheme drawn up and agreed to allow a revised estimate to be produced for the off-site highway works requested in the HDM e mail to planning dated 7th November. Off-site works to include pedestrian dropped crossings to the Woodburn Avenue junction of Long Lane. Required by condition 10 of the 2021/94364 permission.

The pedestrian infrastructure audit to be undertaken to identify the existing surrounding pedestrian infrastructure to identifying the appropriateness of providing a pedestrian footway along the site frontage recommended with the RSA Designers Response will need to be conditioned.