Consultation Response from KC, Highways Development Management
2024/92168 Land south of, Leak Hall Barn, off Leak Hall Lane, Denby Dale, Huddersfield, HD8 8QU
Outline application for erection of residential development of 13 dwellings
Date Responded:24/01/2025 **Responding Officer: Ryan Kinder** **Responding Ref: K17-12-24**

2024/92168 Land south of, Leak Hall Barn, off Leak Hall Lane, Denby Dale

RECOMMENDATION: Further information requested as detailed in the comments below:

Development Overview:
The site takes access off Leak Hall Lane in the village of Denby Dale, the site is located at the end of Leak Hall Lane further on from the junction of Hill Side

Reference plans/documents:
- Indicative site Layout – ref 24301-2 dated May 2024.
- Site Access – ref 24301-3 dated Oct 2024.
- Transport Statement – ref 2286 dated July 2024.

Vehicular access:
It is proposed to access the site via one existing singular point of access off Leak Hall Lane to serve the development which is adopted up to a point this then forms into a privately owned single width track.

Visibility splays have been demonstrated of 2.4m x 25 to the right out of the development and to left which is within the RLB of the site – not specified. Given the achievable visibility indicated it is important that driven speeds are established on the approach from Leak Hall Lane, this should be undertaken via a 7 day automatic speed survey to give robust information on vehicle speeds.

With regards to visibility to the left an indicative dimension of the achievable visibility should be provided, it is acknowledged that this is a private drive with minimal traffic so the requirements in terms of distance can be relaxed somewhat. It should be noted however that this needs to be maintained in perpetuity, via adoption or maintenance agreement so clarification is sought on this matter.

Internal Layout
Clarification is sought on the intention of having the internal layout to be adopted by the Council, the lower part of the site which appears to be a shared surface arrangement must not exceed a gradient of 1:20 to be acceptable for adoption. A long section indicating finished gradients is therefore requested.

A minimum centreline radius of 20m on the internal roads should be provided and demonstrated, suitable forward visibility should be demonstrated and be achievable within the adopted highway and not across third party land.

A plan detailing the intended area for adoption or to remain private is requested, this 'Highways Area Plan' plan will form part of the approved planning documentation, should amendments be required in terms of the areas to be adopted etc if planning is approved then a section 73 application will be

required to vary this. An example of the requirements of this plan can be obtained by contacting Highway development management direct.

A stage 1 safety audit in accordance with GG119 and designers response is requested for the proposed development internal layout. A scoping brief will need to be submitted and agreed with the Councils Highway Safety audit team with any amendments required prior to or as a result of its undertaking.

Refuse storage and collection arrangements should be demonstrated and be in accordance with Local Plan Policy LP24 part d(vi). Swept paths for an 11.85m refuse collection vehicle are required and should take into account any on street parking and two way vehicle movements in particular on junctions, any tight bends and taking into consideration for parked cars on street..

Links to the allocated site to the south should be provided, further information on this matter is requested.

No information regarding the permissive footpath along the edge of the site provided, again further information on how this will be dealt with is requested.

Parking

It appears an acceptable level of off street parking is provided for each dwelling. However visitor parking should be at a ration of 1 per 4 units, it appears that the proposed visitor parking falls short and should not be on third party land.

HDM raise concerns with the application in its current form and request further information as set out above.