

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

2024/92394 Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

**Development of an attenuation basin and associated access relating to planning permission
2021/92801**

Date Responded: 16th January 2025

Responding Officer: C Dows

Responding Ref: K8-5NW/1

Recommendation – No objection subject to access amendment

Development Overview:

The application seeks to replace the previously approved (2021/92801) attenuation tank with an attenuation pond. The pond is to be located to the south of the approved attenuation tank on land to the east of the original red line boundary.

Reference to Plans/Documents:

Drg. No. RLP.02 Rev. C – Red Line Plan

Drg. No. 48867-ECE-XX-XX-DR-C-ATR2 Rev. P03 - Vehicle Tracking Layout Attenuation Basin

Assessment:

Post construction, vehicular access to the attenuation pond will be required for routine inspection and maintenance. This is facilitated by a 3.5m wide grasscrete access track accessed from the private drive serving plots 139 and 140, extending through the community orchard and circulating the attenuation pond. The alignment and design of the access track is acceptable and considered appropriate for the anticipated size and volume of vehicular use.

The proposed access uses a section of the private drive serving plots 139 and 140. The future maintenance of this section of private drive would be the responsibility of the residents of plots 139 and 140. Enabling access to the attenuation pond over this section of private drive could cause excessive wear and damage by vehicles not expected to regularly use a private drive, increasing the resident's maintenance liability. The view of HDM is that the adopted highway should be extended so that plots 139 and 140, and the attenuation pond can be independently accessed from the adopted highway. Subject to this minor amendment to the extents of the adopted highway HDM have no objection to the proposal.