

**Consultation Response from KC,
Highways Development Management****2024/92727 Land adjacent to, Ashbourne Drive, Liversedge****Erection of residential development 67 dwellings with associated access, parking, public open space, landscaping and infrastructure****Date Responded: 16/01/2024****Responding Officer: Ryan Kinder****Responding Ref: K9-2NE-8**

2024/92727 Land adj Ashbourne Drive, Liversedge.

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

Development Overview:

The site is split into two elements and takes access off Ashbourne Drive and Ashbourne View in the village of Liversedge - Cleckheaton, the site is located at both the end of Ashbourne Drive further on from the junction of Ashbourne Way and Ashbourne View further on from the junction of Ashbourne Croft.

Reference plans/documents:

- Planning Layout – ref Z168.002- REV E dated 04/09/2024.
- Transport Statement – ref LTP/24/6000- REV 1 dated 17/09/2024.

Vehicular access:

It is proposed to access the site via one existing singular point of access off Ashbourne Drive to serve approximately half of the development which is adopted, then another singular point of access off Ashbourne View which is also adopted. A separate existing unadopted private drive which facilitates a PROW leading to Bacup Farm is to remain and crosses the site.

Internal Layout

Clarification is sought on the intention of having the internal layout to be adopted by the Council, the proposed layout as it stands appears to be suitable for this in part, however 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 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.

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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..

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 net be on private driveways.

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