

Highway Statement

Proposed Residential Dwellings

Popeley Farm, Gomersal

September 2024



Introduction

This Highways Statement has been written to assess the existing access off Muffit Lane, Gomersal as part of a planning applications for the proposed change of use from existing agricultural storage use buildings to 5 residential dwellings as part of 3 separate Type Q change of use application.

Access Provision

The existing access is to be retained as part of the proposed development. The existing access currently has a visibility splay provision of 2.4m x 7m to the northwest and 2.4m x 24m to the southeast as shown on Drawing 2301701.

Existing visibility from the access is restricted in both directions due to existing boundary walls, and the existing access being located on the inside of a bend. Manual for Streets 2 paragraph 10.4.2 states *"It has often been assumed that a failure to provide visibility in accordance with the values recommended in MfS1 or DMRB (as appropriate) will result in increased risk of injury collisions. Research carried out by TMS Consultancy for MfS2 has found no evidence of this"*.

Vehicle injury collision data has been observed from 2018 – 2022 via the Crashmap website, which shows only one slight incident has occurred in the 5 years. This is despite restricted visibility at the existing site access.

In the vicinity of the access, Muffit Lane is varies in width between 5.9m and 6.5m and is subject to a 30 mph speed limit. The site access is 5m wide within the vicinity of Muffit Lane and narrows to around 3.5m within the site. Around 20m southwest of Muffit Lane there is gate at the site access which allows large vehicles to turn and stop within the site access before opening the gate.

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Proposed Development

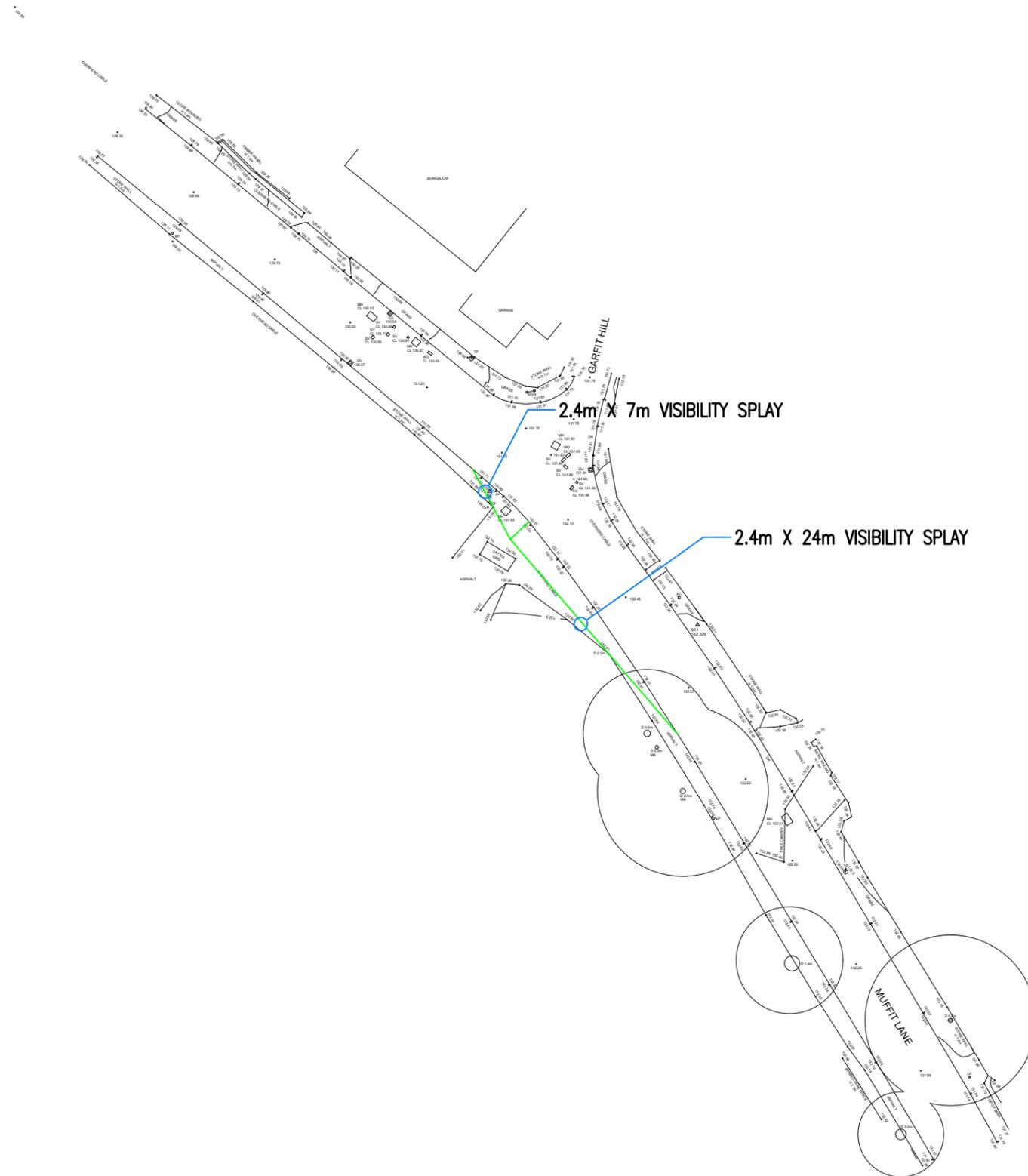
The development proposals are for the conversion of an agricultural units to a residential dwelling. Visibility from the existing site access is to be improved as part of the proposed development by relocating existing boundary walls. The proposed access improvements shown on Drawing 2301702 will allow the proposed access to achieve a 2.4m x 48m visibility splay to the southeast as part of the proposed development which is a significant improvement to existing visibility to the southeast.

It is proposed that the boundary wall to the adjacent field, to the northwest of the access, is set back behind the line of the 2.4m x 43m visibility splay shown on Drawing 2301702, in accordance with MfS guidance. The proposed relocation of the existing wall allows for a significant improvement to existing visibility to the northwest.

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Conclusion

In summary this Highways Statement finds the access proposals for the application for the conversion of the existing agricultural storage buildings to 5 residential dwellings acceptable. Visibility is shown to be significantly improved in both directions as part of the access proposals.



NOTES

1. THIS DRAWING SHOWS THE PRELIMINARY LAYOUT ONLY (NOT TO BE USED FOR CONSTRUCTION) AND IS SUBJECT TO DETAILED DESIGN, FULL CDM COMPLIANCE, STATUTORY UNDERTAKERS SEARCH/DIVERSION REQUIREMENTS, HIGHWAY DRAINAGE PROVISION, LAND OWNERSHIP AND LOCAL AUTHORITY APPROVAL.

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PROPOSED DEVELOPMENT

POPELEY FARM, MUFFIT LANE,
GOMERSAL

EXISTING VISIBILITY SPLAYS

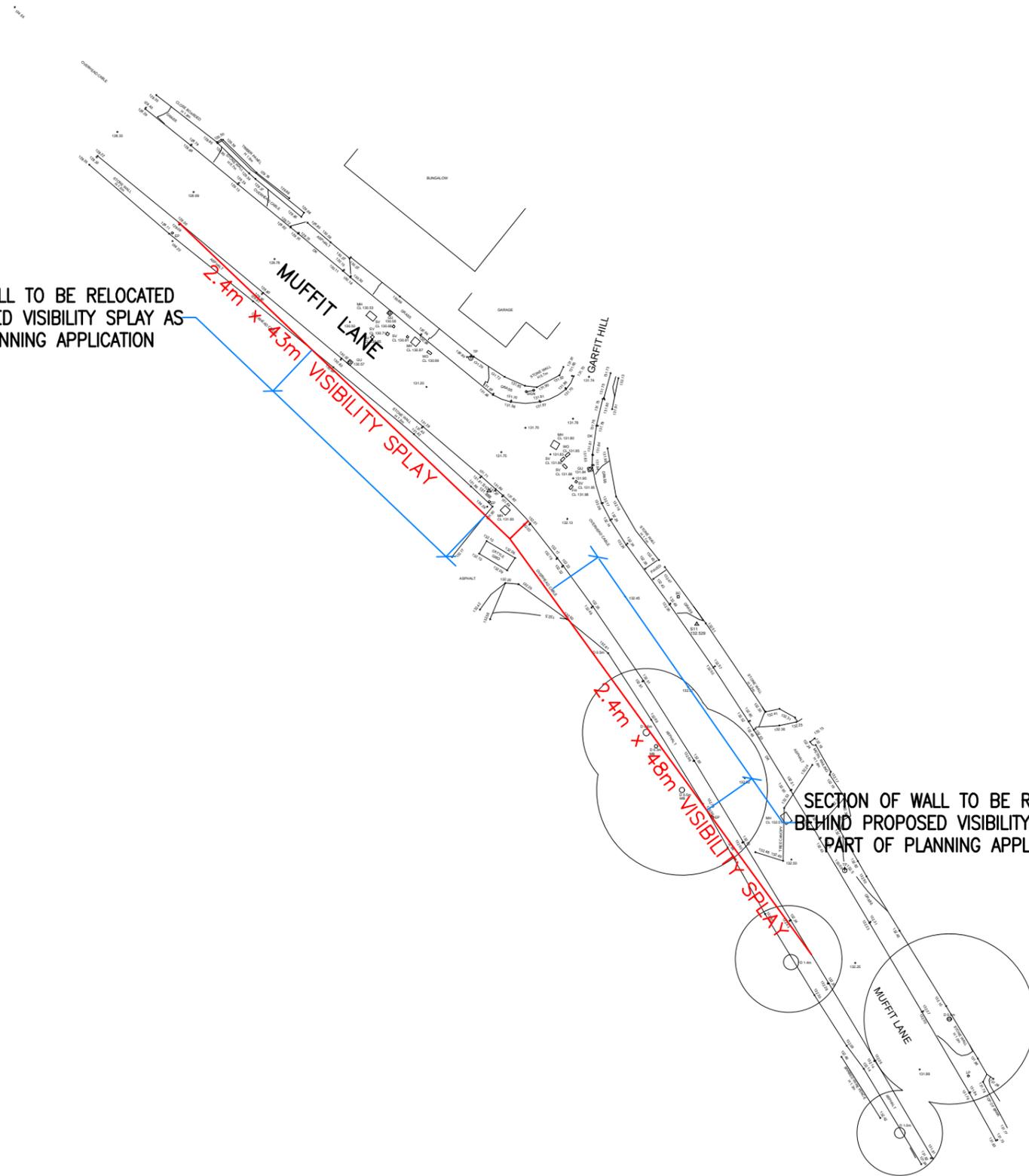
SCALE: 1:500 @A3

DATE: AUGUST 2023

DRAWING NO: 2301701



SECTION OF WALL TO BE RELOCATED
BEHIND PROPOSED VISIBILITY SPLAY AS
PART OF PLANNING APPLICATION



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BEHIND PROPOSED VISIBILITY SPLAY AS
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PROPOSED DEVELOPMENT

**POPELEY FARM, MUFFIT LANE,
GOMERSAL**

PROPOSED VISIBILITY SPLAYS

SCALE: 1:500 @A3

DATE: SEPTEMBER 2024

DRAWING NO: 2301702