



Highways Statement

Residential Development – Park Barn, Hopton Hall Lane, Mirfield

October 2024

Doc Ref: AT/24023/TS/0

Prepared by: Aimee Thompson

Document Revision Control

Revision	Date	Status
-	15.10.2024	First Issue
-		

1.0 BACKGROUND

- 1.1 attp has been commissioned by Mr A Hobson to prepare a Highways Statement in support of a planning application for a new build residential dwelling within the garden of the existing residential dwelling Park Farm located on Hopton Hall Lane in the Upper Hopton area of Mirfield (WF14 8EP). The existing residential dwelling 'Park Farm' is accessed via a private driveway taken from Hopton Hall Lane. A copy of the site location plan is attached at **Appendix A**. The local planning and highways authority is Kirklees Council (KC).
- 1.2 Park Farm is located on the eastern extent of Upper Hopton, which is a village in the Mirfield area of Kirklees lying one mile south west of Mirfield Railway Station and four miles north east of Huddersfield town centre.
- 1.3 The site is bound on its north by the existing residential dwelling Park Farm, on the east by Hopton Hall Lane, on the south by residential dwellings accessed from the Fairways and on the west by residential dwellings accessed from Chiltern Drive. Further afield to the north, south and west are residential dwellings and the facilities associated with a small village and to the east are open fields.

2.0 CURRENT PROPOSALS

- 2.1 The proposal seeks to build a four bedroomed detached residential dwelling in the garden of the existing residential dwelling 'Park Farm' with its own private access taken from Hopton Hall Lane to the south of the existing access into Park Farm. The main house will continue to be accessed from its own private access. A copy of the site block plan and proposed site layout are attached at **Appendix B**.
- 2.2 The guidance set out within the Kirklees Parking standards 'Kirklees Unitary Development Plan – Appendix 2', states that for dwellings with a gross floor area in excess of 140sqm a maximum of three parking spaces are required. The proposals include provision of two parking spaces and as such are in line with this guidance.

3.0 HIGHWAYS CONSIDERATIONS

- 3.1 Hopton Hall Lane, in the vicinity of the proposed access is subject to a 30mph speed restriction and as such, according to the guidance set out within the Manual for Streets, a visibility splay of 2.4x43m is required at the site access. The drawing attached at **Appendix C** demonstrates that this is achievable with a 1m offset from the channel line. It is considered acceptable to measure the visibility splay 1m from the channel line in this scenario as given the nature and alignment of Hopton Hall Lane it will be safe for vehicles emerging from the site access to reach this point to obtain full visibility. The approaching vehicles on Hopton Hall Lane will have full visibility of the vehicles emerging from the site access and oncoming vehicles and as such would be able to act according to safely avoid any conflict.
- 3.2 The applicant has confirmed they will ensure the vegetation on the Hopton Hall Lane in the vicinity of the site access is kept trimmed back so that it does not obscure the visibility at the site access.
- 3.3 Two parking spaces are proposed on site, to show they are fit for purpose, swept path analyses of a large car manoeuvring these spaces whilst one is parked is attached at **Appendix D**.
- 3.4 Refuse collection for the existing residential dwellings on Hopton Hall Lane is currently undertaken from the roadside. Residents take their bins out on the relevant day of the week and return them to their properties once they have been attended to. The same is proposed for this site.
- 3.5 Walking is recognised as the most important mode of travel at a local level and it offers the greatest potential to replace short car trips, particularly those trips under two kilometres. The 2.0 kilometre walking catchment area from the centre of the site includes the facilities in Upper Hopton, Upper Hopton and the southern extent of Mirfield which include.
- 3.6 In Upper Hopton – Sutcliffe Memorial Ground, Upper Hopton Cricket Club, Upper Hopton Social Club, Hopton Primary School and Croft House Community Centre.
- 3.7 In Lower Hopton – Spinners Way Playground, Lower Hopton Working Mens Club, Cupushi Coffee Shop, Mardy Crumb Coffee Lounge and The Flower Pot Public House.
- 3.8 In Mirfield – Mirfield Railway Station, Tesco Express, Mirfield Cricket Club, Lidl, Medical Centre, Coop Food, The Eye Pharmacy and Station Business Park.
- 3.9 A footway is present on west (site frontage) side of Hopton Hall Lane making it a safe route to walk from the site into Upper and Lower Hopton and into Mirfield.

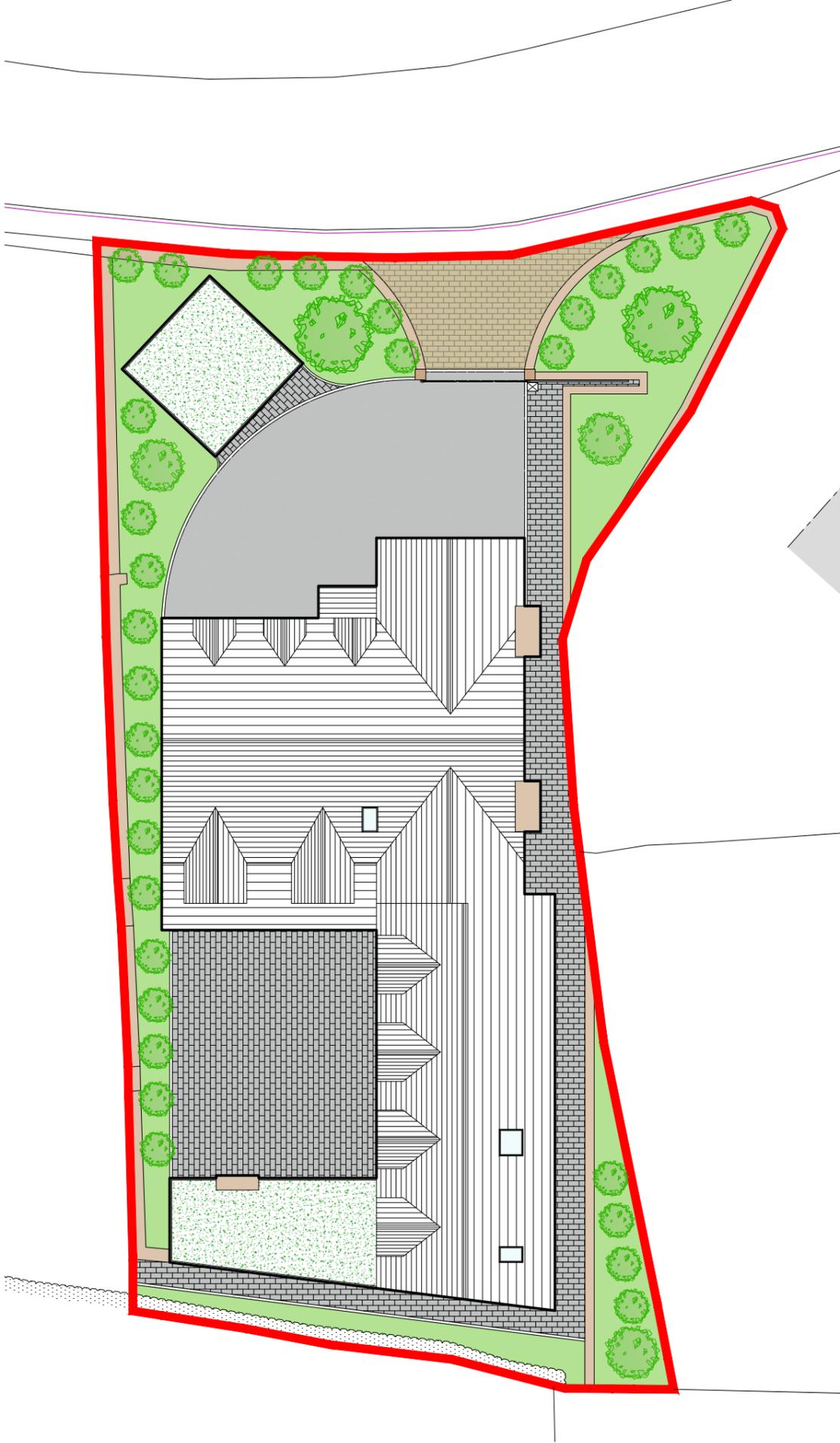
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- 3.10 Cycling also has the potential to substitute for short car trips, particularly those that are less than five kilometres. As such, all areas and facilities within a reasonable walking distance can also be considered to be within a reasonable cycling distance. The 5.0 kilometre cycling catchment area from the centre of the site, in addition to the areas that are accessible on foot, include Mirfield in its entirety and the north eastern extent of Huddersfield town centre.
- 3.11 Bus stops are located on both sides of Hopton Lane, within the recommended 400m walking distance to a bus stop and are served by the 261. The 261 provides a route between Heckmondwike and Huddersfield via Mirfield with a service frequency of one bus per hour Monday to Saturday and one every two hours on Sundays.
- 3.12 Mirfield Railway Station is within the walking and cycling catchment and has onsite cycle parking available, providing an alternative sustainable mode of travel for those wishing to access Huddersfield town centre and further afield.
- 3.13 A wealth of additional public transport facilities are also available Huddersfield town centre, including buses and trains.
- 3.14 Huddersfield town centre also has a large range of employment facilities including offices, retail, and leisure, secondary and tertiary education facilities, shops, banks, post offices, libraries, pubs, restaurants/cafes, leisure facilities, medical facilities and regular markets, all of which are all accessible from the site via public transport.
- 3.15 Overall, it is considered that the site is a sustainable location and there are no highways or transport reasons that should prevent the granting of planning consent for the proposals.

APPENDIX A



REVISION	DESCRIPTION	DATE	STATUS	PROJECT TITLE
			PLANNING DRAWING	PARK BARN
			ORANGE DESIGN STUDIO.	DRAWING TITLE
			ARCHITECTURAL PRACTICE	LOCATION PLAN
			hello@orangedesignstudio.co.uk	SCALE
			59A, Huddersfield Road, Mirfield, WF14 8AA	1:1250
			orangedesignstudio.co.uk	DRAWN
			01924 650930	EG
			COPYRIGHT © ORANGE DESIGN STUDIO LIMITED	CHECKED
				JH
				PROJECT REFERENCE
				ODS 24/880
				PAPER SIZE
				A4
				DWG NUMBER
				(EX)001
				DATE
				08/08/24
				REVISION
				1
				CLIENT
				MR & MRS HOBSON

APPENDIX B



PROPOSED BLOCK PLAN
1:200

						
REVISION	DESCRIPTION	DATE	STATUS	FEASIBILITY DRAWING		
-	-	-	-	ORANGE DESIGN STUDIO. ARCHITECTURAL PRACTICE		
-	-	-	-	hello@orangedesignstudio.co.uk 59A, Huddersfield Road, Mirfield, WF14 8AA		
-	-	-	-	orangedesignstudio.co.uk 01924 650930		
-	-	-	-	CLIENT: MR A HOBSON		
PROJECT TITLE		PARK BARN				
DRAWING TITLE		BLOCK PLAN				
SCALE	DRAWN	CHECKED	PROJECT REFERENCE	REVISION		
1:200	EG	JH	ODS 24/880	/		
PAPER SIZE	DWG NUMBER	DATE	/			
A3	(20)002	08/08/24	/			

APPENDIX C



DO NOT SCALE

KEY

2 x 43m JUNCTION VISIBILITY SPLAY



REV	DATE	BY	DESCRIPTION	CHK	APP
-	15/10/2024	TS	FIRST ISSUE	AT	AT

DRAWING STATUS:

FOR INFORMATION ONLY



CLIENT:

MR A HOBSON

ARCHITECT:

ORANGE DESIGN STUDIO

PROJECT:

PARK BARN
MIRFIELD

TITLE:

VISIBILITY ASSESSMENT

SCALE @ A3:

1:250

CHECKED:

AT

APPROVED:

AT

CAD FILE:

24023_VIS_001.dwg

DESIGN/DRAWN:

TS

DATE:

24023/VIS/001

PROJECT NO:

24023

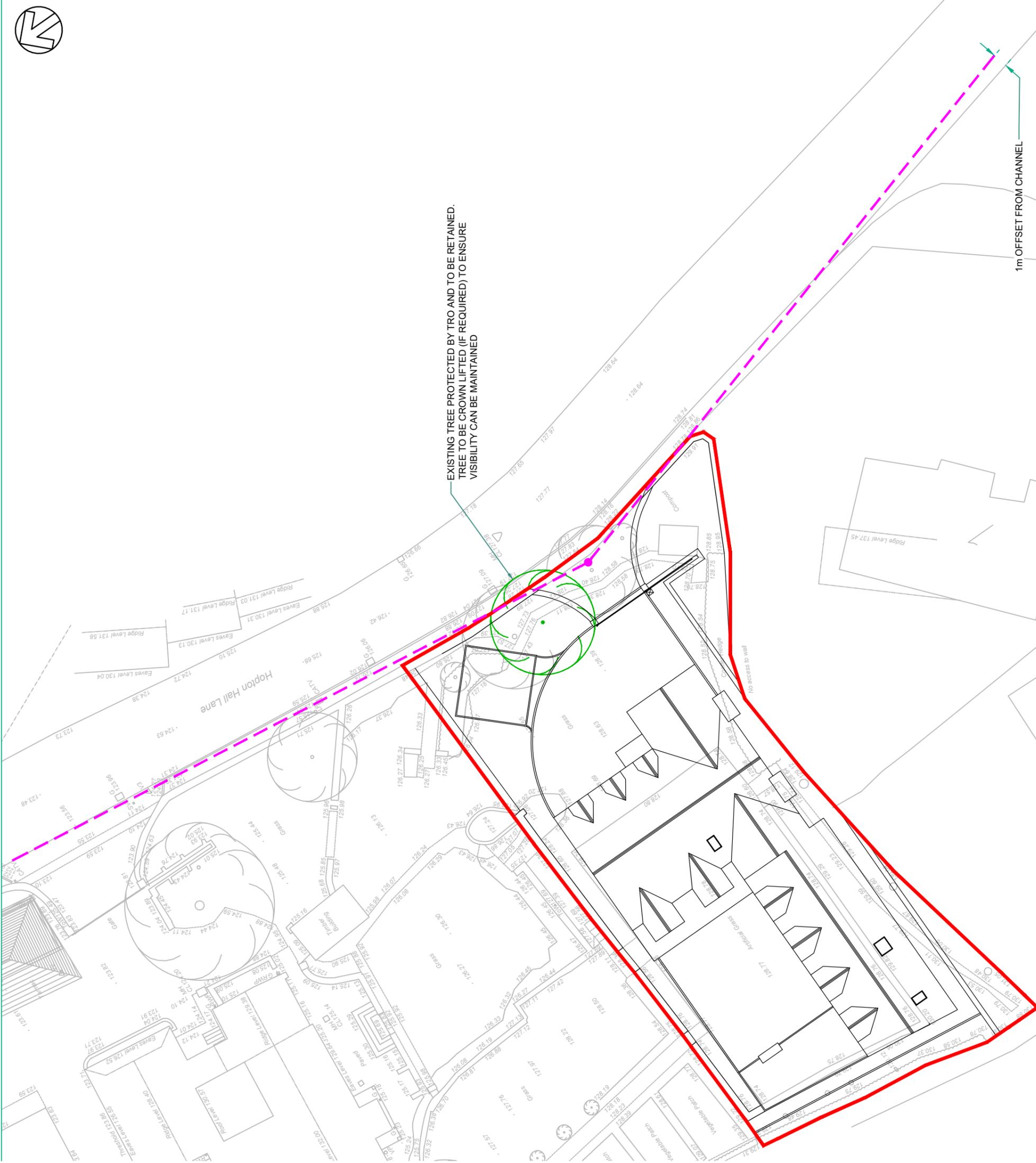
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REV:

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T: 07507 342334 E: aimee@at-transportplanning.co.uk



APPENDIX D

DO NOT SCALE

VEHICLE DETAILS

Standard Design Vehicle (SDV)
 Overall Length 4.800m
 Overall Width 2.000m
 Overall Height 1.950m
 Min Body Ground Clearance 0.100m
 Track Width 2.000m
 Lock to lock time 4.00s
 Wall to Wall Turning Radius 6.000m

REV	DATE	BY	DESCRIPTION	CHK	APP
-	15/10/2024	TS	FIRST ISSUE	AT	AT

DRAWING STATUS: **FOR INFORMATION ONLY**



CLIENT: **MR A HOBSON**

ARCHITECT: **ORANGE DESIGN STUDIO**

PROJECT: **PARK BARN MIRFIELD**

TITLE: **SWEPT PATH ANALYSIS**

SCALE @ A3: 1:250	CHECKED: AT	APPROVED: AT
CAD FILE: 24023_SPA_001.dwg	DESIGN/DRAWN: TS	DATE: 24023MIS/001
PROJECT No: 24023	DRAWING No: 24023/SPA/001	REV: -

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 T: 07507 342334 E: aimee@at-transportplanning.co.uk

