

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



INTRODUCTION

Before development commences on site, a road condition report was required for planning approval. The survey was carried out at 9 am Wednesday 10th September 2025 by Archie Stancliffe of Via Solutions. Photos and videos were taken of each road required in the survey. Notes have been made for each photograph describing the condition of the road at the approximate chainage. The videos are available upon request.

SURVEY METHODOLOGY

This report has been prepared to form part of discharge Condition 9 of permission 2022/62/92406/W. It assesses the condition of Chapelgate and White Wells Road, These roads are the sections of the construction traffic routes. It assesses the road surface condition, kerb damage, any evidence of trench failure, defects to adjoining structures and condition of street furniture. Planning Condition 9 states:

Prior to development commencing, a survey of the surrounding road network shall be submitted to and approved in writing by the Local Planning Authority. Within one month of the development's completion (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to final occupation of the development. If a defect is identified during other routine inspections of the highway that is considered to be a danger to the public, it must be immediately made safe and repaired within 24 hours from the applicant being notified by the local planning authority.

This condition is in two parts. The first part looks to establish a baseline condition for the highways that are most likely to be affected by activity on the site.

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



The second part of the condition requires an inspection of the highway condition after works have completed, or at an alternative time to be agreed. This is to identify any damage that may have been caused by the works and seek to rectify that damage.

An initial condition survey was undertaken on 10th September 2025, this is referred to as the 'Prior to Commencement Survey' on the agreed routes highlighted on the attached drawing 21093 – Route Plan. The following roads on the haul route are included within this condition survey, as presented on the attached drawing (21093 – Route Plan):

- West: Chapelgate (to A635, Blue Route)
- North: White Wells Road (to A635, Green Route)



Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



PRIOR TO COMMENCEMENT SURVEY

Chapelgate



3

Photograph 1: Chainage 0m – Surface course intact



Photograph 2: Chainage 10m – Surface course intact

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



4

Photograph 3: Chainage 20m – Surface course intact



Photograph 4: Chainage 30m – Deteriorating carriageway surface outside driveway

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



Photograph 5: Chainage 40m – road surface deterioration

5



Photograph 6: Chainage 50m – road surface deterioration / joint line failure

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



6

Photograph 7: Chainage 60m – Carriageway repair petruding from existing level



Photograph 8: Chainage 70m – Surface course intact

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



Photograph 9: Chainage 80m – Carriageway deteriorating along the right-hand side. Surface course broke

7



Photograph 10: Chainage 90m – Surface course intact

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



8

Photograph 11: Chainage 100m – Surface course intact



Photograph 12: Chainage 110m – Surface course intact

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



9

Photograph 13: Chainage 120m – Surface course intact



Photograph 14: Chainage 130m – Minor potholes and cracking of the carriageway outside the junction

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



10

Photograph 15: Chainage 140m – Ironwork sunk into carriageway



Photograph 16: Chainage 150m – Surface course intact

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



11

Photograph 17: Chainage 160m – Minor pothole next to ironwork and ironwork beginning to sink into carriageway



Photograph 18: Chainage 170m – Minor pothole in the middle of the carriageway and carriageway deteriorating adjacent to left-hand kerb

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



White Wells Road



12

Photograph 1: Chainage 0m – Surface course intact



Photograph 2: Chainage 10m – Ironwork sunk into carriageway

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



13

Photograph 3: Chainage 20m – Surface course intact



Photograph 4: Chainage 30m – Minor potholes in carriageway on the junction

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



Photograph 5: Chainage 40m – Surface course intact

14



Photograph 6: Chainage 50m – Carriageway deteriorating adjacent to grass verge

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



15

Photograph 7: Chainage 60m – Carriageway deteriorating adjacent to grass verge



Photograph 8: Chainage 70m – Carriageway deteriorating adjacent to grass verge

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



16

Photograph 9: Chainage 80m – Carriageway deteriorating on right and left sides of the road



Photograph 10: Chainage 90m – Multiple pieces of ironwork sunk into carriageway

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



17

Photograph 11: Chainage 100m – Crack beginning to form in carriageway



Photograph 12: Chainage 110m – Carriageway deteriorating on the right-hand side edge

Road Condition Survey Report

Proposed Residential Development

LAND ADJ, 67, CHAPELGATE, SCHOLES (2022/62/92406/W)

September 2025



18

Photograph 13: Chainage 120m – Surface course intact



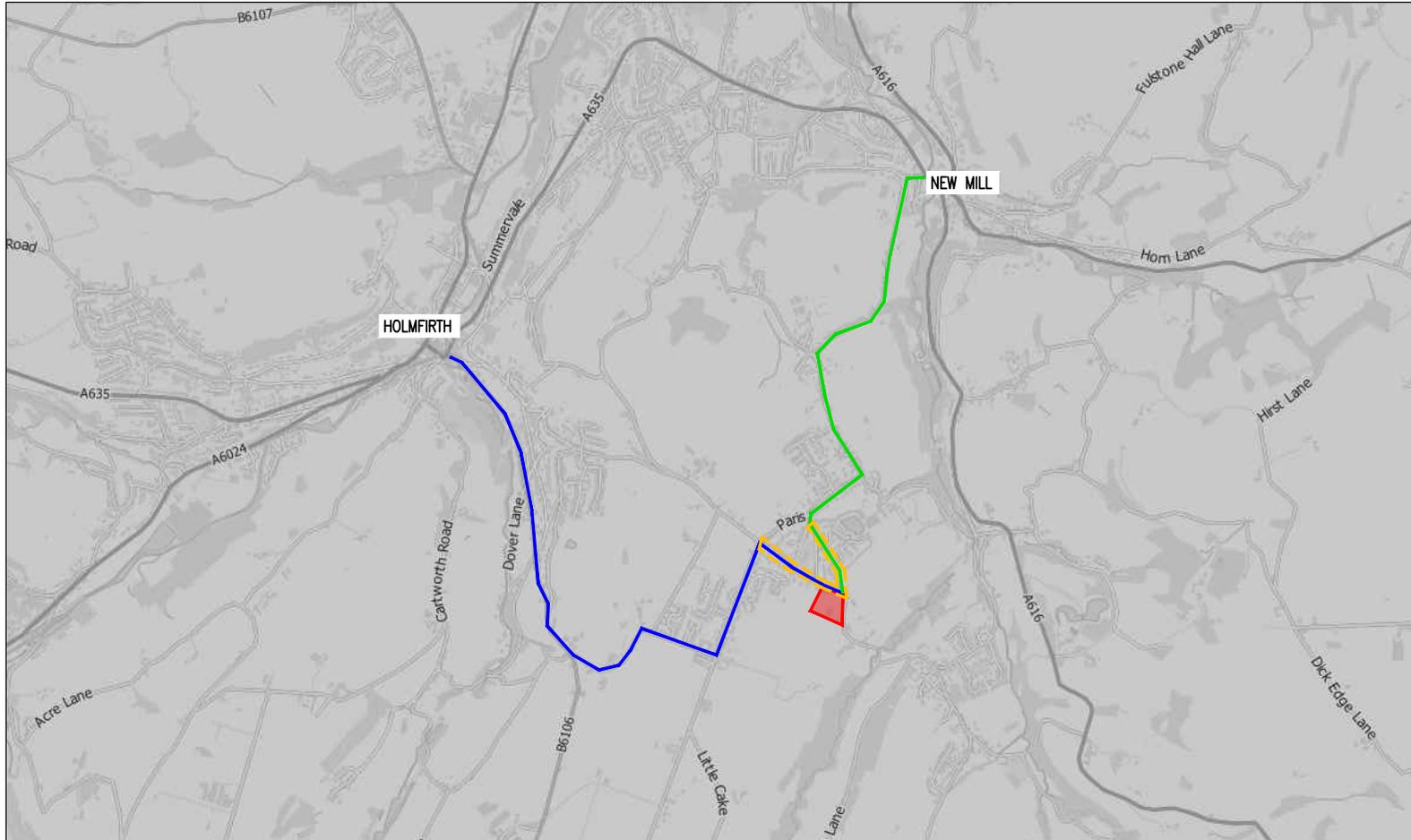
Photograph 14: Chainage 130m – Surface course intact



DO NOT SCALE

KEY

- ▬ SITE BOUNDARY
- ▬ CONSTRUCTION ROUTE A
- ▬ CONSTRUCTION ROUTE B
- ▬ SURVEY EXTENTS



REV	DATE	BY	DESCRIPTION	APP
P01	01/01/01	XX	FIRST ISSUE	XX

DRAWING STATUS: SO - WORK IN PROGRESS



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT CHIPPINGS, HEPWORTH

TITLE: CONSTRUCTION ROUTE PLAN

DRAWN: AS	APPROVED: CY
-----------	--------------

SCALE @ A4: 1:200	DATE: August 25
-------------------	-----------------

DRAWING No: 21093 - ROUTE PLAN	REV: P01
--------------------------------	----------