

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

**2025/93022 Land off, Fieldhead Lane, Birstall, Batley**

**Discharge of details reserved by condition 2 (estate roads) on previous permission 2022/92675 for variation of condition 2 (internal road specification) on permission 2020/93254 for variation of conditions 1 (Plans and Specification), 10 (Waste Collection), 11 (Electric Vehicle Charging Point) on previous reserved matters approval 2019/92710 pursuant to outline permission 2017/93347 for erection of 32 dwellings**

**Date Responded:11-12-2025.**

**Responding Officer: Mark Berry.**

**Responding Ref: 13-4SW-6.**

This application seeks approval to the discharge of details reserved by condition 2 (estate roads) on previous permission 2022/92675 for variation of condition 2 (internal road specification) on permission 2020/93254 for variation of conditions 1 (Plans and Specification), 10 (Waste Collection), 11 (Electric Vehicle Charging Point) on previous reserved matters approval 2019/92710 pursuant to outline permission 2017/93347 for erection of 32 dwellings at land off, Fieldhead Lane, Birstall, Batley.

Condition 2. There shall be no construction works associated with the installation of any part of the approved Highway and/or Drainage infrastructure until a scheme detailing the proposed internal adoptable estate roads has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surfacing, and the treatment of sight lines, together with a safety audit covering all aspects of the work. The agreed scheme shall be implemented in accordance with an agreed timetable and thereafter retained for the lifetime of the development. Reason: In the interests of highway safety, in accordance with Policy LP21 of the Kirklees Local Plan.

The condition refers to proposed internal adoptable estate roads, the plans submitted refer to privately maintainable internal roads and include a 278 Legal Adoption Plan which just shows the bell mouth at the junction with Fieldhead Lane being but forward for adoption with the works to be included within a 278 Agreement.

Highways Development Management comments.

- 1, Have the 278 Agreement works been agreed with the Highway Design Section.
- 2, If the internal roads are to remain private does the wording of condition 2 need to be amended to omit any reference to internal adoptable estate roads.
- 3, No street lighting is shown to the proposed internal roads which is unacceptable.
- 4, No timescale is proposed.
- 5, No Road Safety Audit is provided Once the internal estate road details are agreed the applicants should submit a Road Safety Audit Brief and the CVs of the Auditors for approval be the Highway Safety Section. These approvals are required before the RSA is undertaken.