

Public Rights of Way (“PROW”) consultation

Planning application: 2016/60/94117/E

Address: Land off Lees Hall Road, Dewsbury

Proposal: Outline application for residential development

Kirklees Council PROW officer: Giles Cheetham

Summary: **PROW comment and note, with conditional objection**

Comments:

Application is outline with access approval being sought. It is not clear if this “access” approval sought is solely the main vehicular access or all access in/for the site. Section 3 of the submitted application form identifies only layout, appearance, scale and landscaping as reserved for later consideration.

If access is anything other than main vehicular access from Lees Hall road **then PROW objects** to the application as made.

The provision of public non-vehicular access routes into and across the site would be sought at the relevant time in the planning process for the benefit of existing and future residents. Off-site highway improvements to the existing PROW network would be sought and expected. It may simplify future submissions if public footpath Dewsbury footpath 17 is incorporated in layout designs with detailed proposals of improvement works including widening. The land carrying Dews 17 would appear to form part of the same landholding as the red line boundary application site.

Details of design for access routes, crossing points etc. are to be submitted and agreed at the relevant point(s) in the planning process.

In the event that planning consent is granted, please add usual PROW footnote to any consent regarding interference/obstruction of public footpath Dewsbury 17, including PROW contact details.

Further details available from the public rights of way unit:

Public Rights of Way

Investment and Regeneration Service

Kirklees Council, PO Box B93, Civic Centre III, Huddersfield, HD1 2JR

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