

Consultation Response from KC, Highways Development Management		
2021/91638 Land at Hart Street, Newsome, Huddersfield, HD4 6LS		
Reserved matters application pursuant to outline application no.2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings		
Date Responded:02-06-2021	Responding Officer: Mark Berry	Responding Ref: 6-8NE-12

This is a reserved matters application pursuant to outline application no. 2016/91479 (appeal no. APP/Z4718/W/17/3173711) for the erection of 22, two and three bedroomed dwellings at land at Hart Street, Newsome, Huddersfield.

The proposals show 22 plots consisting of 8 pairs of semi-detached houses and 2 blocks of 3 houses with either direct frontage access on to Hart Street or Newsome Road or access via an internal road with access from Hart Street.

Plots 1 to 8, 13 to 15 and 19 to 22 have access via the proposed internal road (15 plots in total). Plots 9 to 12 and 16 to 18 have direct frontage access on to Hart Street or Newsome Road (7 plots in total).

Highways Development Management have several concerns regarding this proposal as follows.

1, Direct frontage access onto Newsome Road should be avoided. Newsome Road is heavily trafficked, and this is not recommended.

2, Swept paths should be provided to demonstrate that an 11.85 m refuse vehicle can enter and exit the site from Hart Street and turn within the site. All schemes must incorporate reasonable tolerances and safety margins. A good starting point is to allow 0.5m clearance to kerbing or vertical obstructions on each side of the swept path. Designs should therefore, where possible, aim to cater for vehicles larger than the above minimum standards.

3, 2.4 x 43m visibility splays should be shown from the site access onto Hart Street

4, Plot numbers 2, 13 to 15, 19 to 21 have insufficient off-street parking. Each plot should have 2 off-street parking spaces.

5, Sight lines at the junction of Hart Street and Newsome Road and Naomi Street and Newsome Road should be shown not to be compromised by these proposals. 2.4m x 43m sight lines should be shown from both Newsome Road and Naomi Street to the Newsome Road frontage.

6, It's not clear from the proposals which areas of the internal access road are intended for adoption. Parking spaces cannot be included within the adoptable area and all sections of any shared surface carriageway should have a 600mm hard margin to all sections.

7, Bin collection points should be provided to all dwellings or to any shared driveways to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.

8, Visitor parking should be provided at the rate of 1 space per 4 dwellings with access via the internal road. If visitor parking is to be on-street, swept paths should demonstrate that access and turning for the refuse vehicle is not obstructed.

9, The parking spaces to plot 7 are located on the junction radii and are too close to the junction With Hart Street to be considered save.