
From: Steven Wright
Sent: 18 April 2018 09:50
To: 'posltd@virginmedia.com'
Cc: Richard Hollinson
Subject: Response to Inspectors question re site SL2297 (Flockton)

Morning Yvonne,

The council's response in to the additional Spawforths evidence on site SL2297 is set out below. This relates to action 278 on the Stage 4 mods and actions list. The council are not proposing a change to this allocation.

Thanks, Steve.

Inspector's request

Could you ask the Council to provide me with a response to the additional access information provided by Spawforths, which includes confirmation as to whether the Council's position regarding deliverability of housing and designation of SL2297 as safeguarded land remains the same, or is now altered. This should be provided as soon as possible, on the basis that the Council may wish to reflect any changes in the forthcoming updated housing trajectory.

Council response: Local Plan Site:SL2297

The council have reviewed the note provided by Spawforths in relation to potential access to SL2297. Given the location of the proposed access onto on the busy A637, Barnsley Road leading on the inside of a sweeping bend and its relatively short stagger distance from the junction of Hill Top Road, the council consider that a residential development of circa 50 dwellings (plus the residential served off the existing access) would be detrimental highway safety and efficiency in terms of insufficient forward visibility and access visibility requirements, and associated conflicting movements with the proposed access and Hill Top Road.

There is a reasonable prospect that site specific constraints can be overcome and the site is capable of coming forward for development post 2031. In this case further third party land would need to be acquired to provide an alternative access which is not currently available. The council position remains that this site should be safeguarded land in the Local Plan.