

Consultee Comments for Planning Application 18/00370/OT

Application Summary

Application Number: 18/00370/OT

Address: Land Off Main Street Carlton WF3 3RW

Proposal: Outline planning application for 129 residential dwellings with all matters reserved except access|cr|

Case Officer: Mr Ian Cyhanko

Consultee Details

Name: - Highways Team

Address: Leeds City Council, Leonardo Building, 2 Rossington Street, Leeds LS2 8HD

Email: consult@highways.team

On Behalf Of: Highways

Comments

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Accessibility Standards set out in the Core Strategy require sites to be within a 5 minute walk of a bus stop offering a 15 minute service frequency to Employment, Health, Education and Town/City Centres. Bus services through the village offer a 20 minute frequency to Leeds and Wakefield but fall short of the standards. Walking times are recommended for access to Local Services (15 mins/1200m); Primary Health/Education (20 mins/1600m); and Secondary Education (30mins/2400m). The pedestrian link through Ashton Crescent would improve connections to the wider highway network to the west of the site and the standards are met for access to Primary Health/Education (Lofthouse and Robin Hood Surgeries + Carlton/Lofthouse/Rothwell Primary Schools) and to Secondary Education (Rodillian Academy). Local Services within the recommended 1200m distance of the centre of the site are limited, with only Carlton Post Office meeting the standards. However, Morrisons and other outlets on Commercial Street in the centre of Rothwell offer a large collective of services approx. 1600m from the centre of the site (20 mins). In summary, the site meets with the Core Strategy Accessibility Standards for access to employment, education and health but falls short of those standards for access to local services and town centres. Accordingly, the principle of a significant level of residential development in this location should be considered against housing need in this part of the city and other planning merits.

The submitted Road Safety Audit has been assessed and the proposed junction is acceptable, the revised visibility splays are commensurate to the speed of vehicles on the road and are adequate for speeds of 25mph. However, the location of the informal crossing point on Main Street would be very close to the proposed entrance for the new housing estate and one of the accesses to the car

park for Carlton Social Club. The informal crossing may not be necessary or a better location might be considered but given the small detail it could be dealt with through a Reserved Matters application.

Improvements to local junctions would be necessary to offset the developments impact on congestion on the surrounding highway network. To that end a levy of £2500 per house would be appropriate, as set out in the initial highway consultation response.

No highway objections are raised to the proposed access arrangements subject to Leeds Travelwise comments dated 27th April and the following conditions and obligations, with all other matters reserved:-

OFF-SITE CONTRIBUTION TO HIGHWAY WORKS

A contribution of £322,500 should be provided toward improving junctions at A61/Sharp Lane/Copley Lane and A61/Wood Lane.

CHVS2Z APPROVED VISIBILITY SPLAYS

The access(es) hereby approved shall not be brought into use until works have been undertaken to provide the visibility splays shown on the approved plan ref 17064/GA/01 B to an adoptable standard. These visibility splays shall be retained clear of all obstructions for the lifetime of the development.

CHCZ PROVISION FOR CONTRACTORS DURING CONSTRUCTION

Development shall not commence until details of access, storage, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided for the duration of construction works.

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