

26th September 2018

Stephen Sadler
Head of Planning
Walker Morris LLP
Kings Court
Leeds
LS1 2HL

Dear Stephen,

**Shaw Laithe Farm, Land off Lower Edge Road, Elland – Proposed Residential Land Allocation including Educational Land Provision
Highways/Transportation Update (Our Ref: 16015)**

Thank you for providing me with a copy of the updated Site Assessment report for site LP0978. As you are aware Optima produced an Access Appraisal and Transport Assessment in support of the allocation which considered the key issues of access, parking, sustainability, trip generation and traffic impact amongst others.

Although it is understood and acknowledged that LP0978 remains a preferred residential allocation, it is noted that the highway section of the updated Site Assessment does not appear to make reference to the conclusions presented within the Access Appraisal and Transport Assessment.

As such this letter seeks to summarise the points referenced in the site assessment and highlight the relevant findings and conclusions of the Access and Transport Assessment for completeness.

Site Observations and Planning Application

“Limited frontage onto Lower Edge Road although may be sufficient to provide the required splays subject to results of speed surveys. Access will need to be considered in conjunction with site 0220 opposite and the large Employment Site 1447”.

Firstly, it is understood that the residential site 0220 and employment site 1447 are no longer preferred allocations. However the Access Appraisal and Transport Assessment considered the suitability of an access onto Lower Edge Road which accommodated allocation LP0978 as well as the potential residential site 0220 opposite. The proposed access to allocation LP0978 as shown on drawing 16015/GA/01 rev A (attached) is not affected by the site opposite and remains at the optimal location whether or not the site opposite comes forward in the future. The findings of the Access Appraisal and Transport Assessment therefore remain valid.

The proposed location of the access and associated visibility splays at the access have been designed following the results of a vehicle speed survey. Full results are presented within the Access Appraisal and Transport Assessment, which are reiterated below for ease of reference.

Table 1.1 Vehicle Speed Survey

Lower Edge Road	Eastbound 214 readings	Westbound 230 readings
Mean Speed	17 mph	22 mph
85 th percentile speed	21 mph	26 mph
85 th percentile speed	19 mph	23 mph

Visibility splays in full accordance with Manual for Streets (MfS -2007 & MfS2 – 201) have been accommodated based on the 85th percentile wet weather vehicle speeds summarised within Table 1.1.

The principle of an access onto Lower Edge Road has also been agreed with Highway Development Control as confirmed within correspondence dated 29/01/18 (attached).

Mitigation

“Creation of an acceptable new access to adoptable highway standards. Consideration to be given to interaction of access for site 1447. TROs required to remove on-street parking adjacent to access”.

As noted above, it is understood that site 1447 is no longer a preferred allocation. Suitable access from Lower Edge Road has been demonstrated to be achievable in accordance with both local and national guidance.

The proposed access comprises of a 6.75m wide carriageway, 6m radii and 2.0m footways to each flank. The access has been designed in accordance with the former West Yorkshire Metropolitan County Council Highway Design Guide to an adoptable standard.

The proposed development includes a new school drop off facility which will help alleviate on street parking issues along Lower Edge Road and Shaw Lane. The precise level of off street parking would be discussed and agreed with the Councils Sustainable Travel and Highway Officers and would be supplemented with Traffic Regulation Orders on the local highway network.



Conclusion

The key issues highlighted within the Site Assessment Report relate to access and parking, which have been fully addressed within the Access Appraisal and Transport Assessment.

It has been demonstrated that suitable access and mitigation can be provided to accommodate the proposed residential allocation on the local highway network.

I trust that the above is of assistance.

Yours sincerely,



Martin Whittaker
Associate Director
0113 245 1679

Encs: Drawing 16015/GA/01 rev A
Email correspondence dated 29/01/18





KEY

- INDICATIVE TITLE BOUNDARY (REF LP0978)
- SITE REF LP0220 INDICATIVE BOUNDARY
- - - VISIBILITY SPLAYS
- - - INDICATIVE HIGHWAY ADOPTION BOUNDARY

NOTES

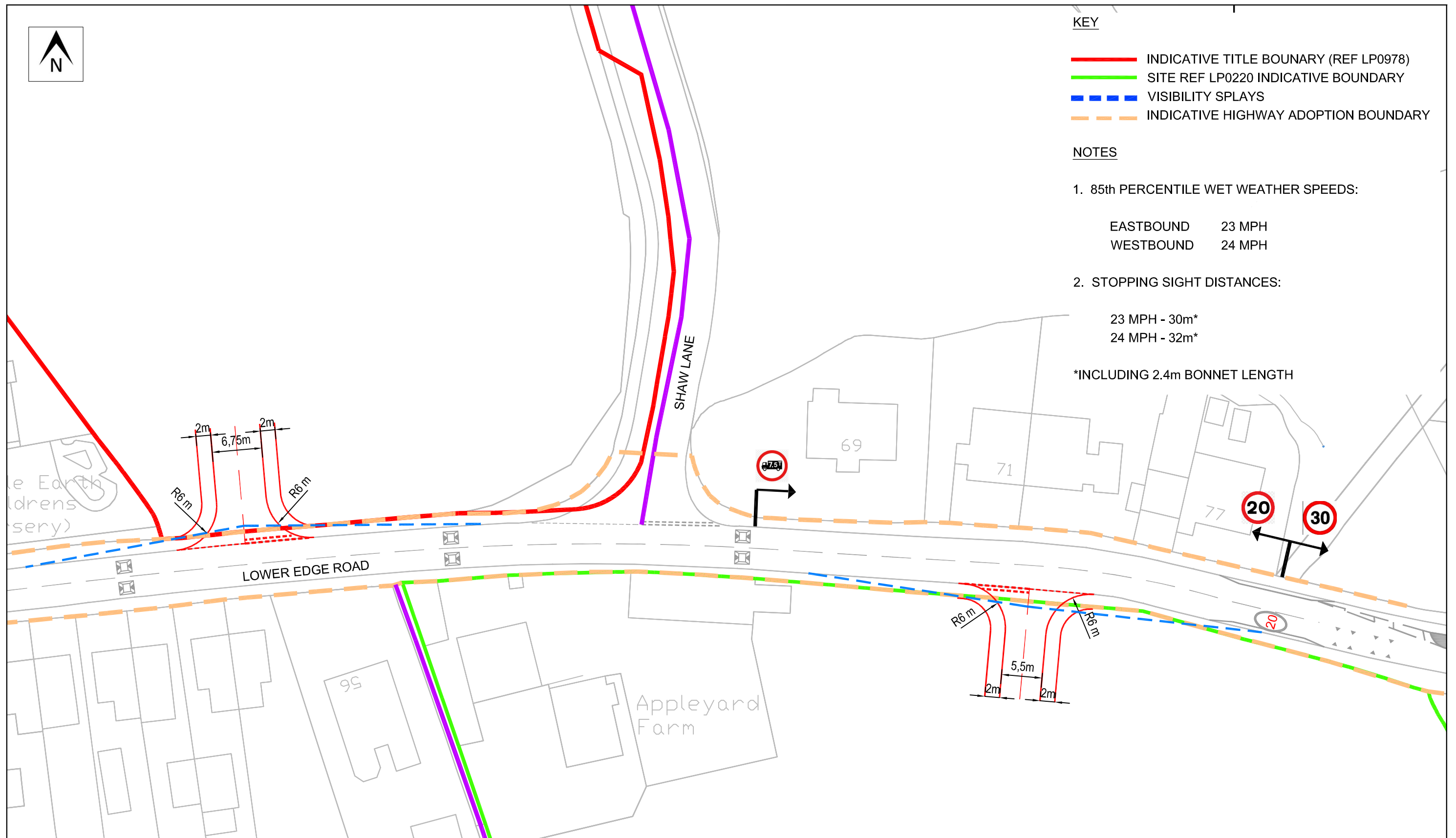
1. 85th PERCENTILE WET WEATHER SPEEDS:

EASTBOUND 23 MPH
WESTBOUND 24 MPH

2. STOPPING SIGHT DISTANCES:

23 MPH - 30m*
24 MPH - 32m*

*INCLUDING 2.4m BONNET LENGTH



						PROJECT PROPOSED RESIDENTIAL ALLOCATION LOWER EDGE ROAD, ELLAND	CLIENT P AND J BOYLE & SON			
A	14/09/17	NJ	ACCESS WIDTH INCREASED	MEW	MEW	DRAWING TITLE	CHECKED MEW	APPROVED MEW	DRG No. 16015/GA/01	
REV	DATE	BY	DESCRIPTION	CHK	APP	POTENTIAL ACCESS ARRANGEMENTS	DRAWN BY: NJ	SCALE @ A3 1:500	DATE 28/07/17	REV. -
STATUS PRELIMINARY										

Intelligent Highways Solutions
Atlas House, 31 King Street, Leeds, LS1 2HL
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Martin Whittaker

From: Andrew Dmoch <Andrew.Dmoch@calderdale.gov.uk>
Sent: 26 January 2018 14:08
To: Martin Whittaker
Subject: RE: Lower Edge Road, Elland

Good Afternoon Martin

Following our meeting I can confirm that there is no in-principle objection for a new direct vehicular access onto Lower Edge Road for the number of dwellings envisaged.

Unfortunately I am unable to review the submitted assessment in detail as an application has not been submitted. Any such proposal would need to be assessed in terms of appropriate visibility splays, access capacity, road safety considerations etc.

As discussed, your client has the option of requesting a formal pre-app which would include a more detailed highway response

Regards

Andrew Dmoch
Highway Development Control Manager
Calderdale Metropolitan Borough Council
Westgate House
Halifax HX1 1PS
Mob: 07702 656952

From: Martin Whittaker [mailto:Martin.Whittaker@optimahighways.com]
Sent: 26 January 2018 09:49
To: Andrew Dmoch
Subject: RE: Lower Edge Road, Elland

Morning Andy,

Further to our meeting on the 8th January 2018, as discussed I would be very grateful if you could confirm your in principle agreement to the access arrangements off Lower Edge Road presented within our Transport Assessment.

Kind regards

Martin

Martin Whittaker MIHE MSoRSA

Associate

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