5no New Dwellings
Land Off Barnsley Road/Dartree Walk, Darfield

Road Condition Survey

Introduction

The existing roads around the site have been inspected and a photographic record made of the condition, in order to discharge Condition 8 of planning approval notice 2015/0915. The date of the inspection was 1st November 2016, during the afternoon. The weather conditions were dry. Some leaves were present in the sides of the roads and paths.

Site Visit

The existing roads adjacent to the site were assessed and it was determined that the construction traffic would approach the site via Dartree Walk. No site access would be available from Barnsley Road.

Dartree walk in an adopted, unclassified road serving 16 dwellings on Dartree Close and is the main access for the Upperwood Academy primary school. At the time of the site visit the road became used by parents picking up children from the school, some mounting the kerb and parking on the pavement.

Along a part of the site frontage are “School - Keep - Clear” road markings. A lamp post and grit bin are located on the site frontage, but will not be affected by the proposed works.

Construction work is in progress adjacent to the application site and is accessed via Dartree Walk.

Report

The road surface is generally in a poor condition, with many patched repairs that have since deteriorated further. The road is in need of remedial repair work.

The footpath and kerbs in front of the site are in a reasonable condition, although the surface aggregate is exposed. Vehicles were noted as mounting the kerbs and parking on the pavement.

The footpath on the opposite side of Dartree Walk is not in the same condition and there are black rubber marks on the kerbs, indicating that vehicles frequently mount the kerbs in these locations. There are also signs that the kerbs have been disturbed and damage has been caused to the footpath surfacing, indicated by cracks in the tarmac.

There would appear to have been some resurfacing of Dartree Close in the past. Some kerbs have been replaced and look newer around the radius of the access to Dartree Close.

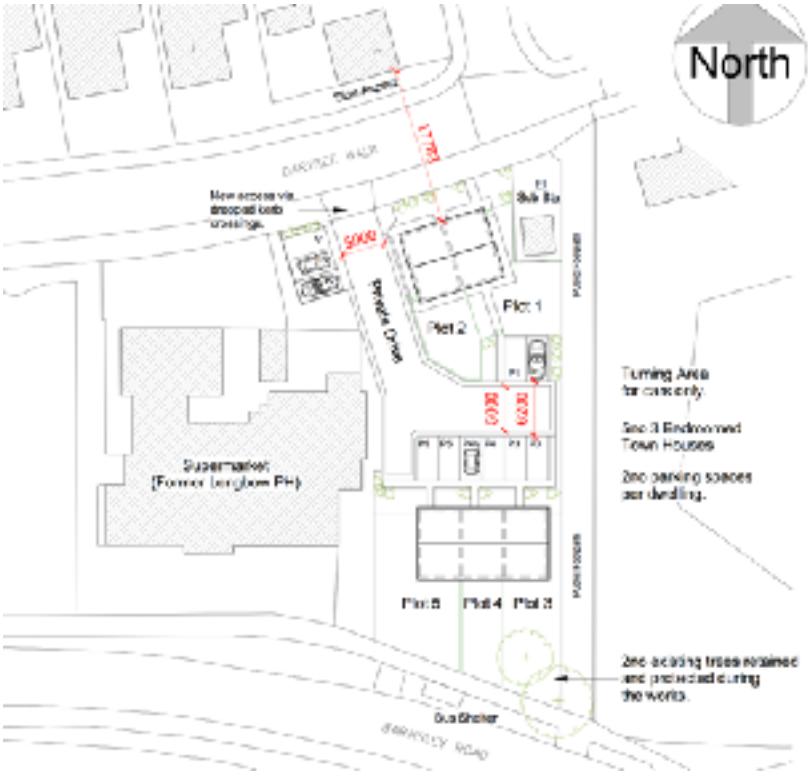
The road surface on Dartree Walk will continue to break down and deteriorate further through normal use, particularly through the winter months. This deterioration cannot be attributable to construction traffic, as the road is already in a poor condition and state of repair.

A detailed photographic record and key plan are included in Appendix 2. The original high resolution photographs are available for closer inspection if required.

Appendix 1 - Existing/Proposed Site Plans



Plan 1 - Existing Site Plan (NTS)



Plan 2 - Proposed Site Plan (NTS)

Appendix 2 - Photographic Record



Photo 1 - Dartree Walk towards the School access.



Photo 2 - Easterly view towards the School on opposite side of road to the site. Poor repairs clearly evident, along with resurfacing of Dartree Close.



Photo 3 - View towards the proposed access (construction work evident to the right of the photo and disturbed surface down centre of road).



Photo 4 - View towards the West along Dartree Walk. Disturbed surface down the centre of the road, with some potholes visible between the two blue cars.



Photo 5 - View towards the South from Dartree Close towards the Elec Sub-Station. Poor repairs evident to Dartree Walk, resurfacing of Dartree Close and some newer looking kerbs and pavement repairs to to right hand pavement.



Photo 6 - View towards the South from Dartree Close towards the site frontage



Photo 7 - Newer kerbs around the access to Dartree Close. Cracking to tarmac to footpath clearly evident, along with tyre marks on the kerbs.Poor road surface in Dartree Walk visible in the background.



Photo 8 - View towards the West from the School entrance, along the site frontage. Poor road condition evident from the school access right the way along Dartree Walk in front of the site.



Photo 9 - View from the School Access towards the West. Note vehicles parked on the pavement and defective pavement in the foreground.



Photo 10 - View along Dartree Walk towards the East. This will be the approach to the site. Defective road surface and potholes in the foreground, along the centre of the road.

END.