



Mathias Franklin
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**Consultation Response from KC,
Highways Development Management**
2024/90058 Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS

Reserved Matters application, including the considerations of appearance, scale, layout, and landscaping, for the erection of 67 dwellings, pursuant to outline permission 2020/92307 for the erection of residential development (up to 75 units) and the discharge of conditions 7 (include a Written Scheme of Archaeological Investigation (WSI) and Designer's Response), 8 (Foul and Surface Water Drainage Strategy), 9 (flood routing), 10 (mitigatory tree-planting), 11 (cycle parking), 12 (Arboriculture Assessment), 13 (Ecological Design Strategy), 14 (Ecological Impact Assessment), 15 (noise impact assessment)

Date Responded: 10/04/2025
Responding Officer: Ryan Kinder
Responding Ref: K11-11-2

2024/90058 Penistone Road/, Rowley Lane, Fenay Bridge.

RECOMMENDATION: No objection subject to conditions and a section 106 payments as detailed in the main body of the report.

Development Overview:

The site takes access off Rowley Lane with the nearest village being lepton, the site is located between the junctions of Penistone Road and Woodsome Drive. The site benefits from outline approval (ref 202/92307). The site is allocated within the Councils Local Plan under specific site reference HS2. The masterplan of the site is split into two allocations HS2 and HS3, to facilitate the developments as a whole it has been identified that a new roundabout is required to accommodate the number of dwellings proposed (circa 600 in total).

To facilitate the developments as a whole it is considered essential that the site overall can deliver the required highway improvement scheme in the form of the proposed roundabout. The associated costs for the highway works (roundabout) will be split proportionately across the subdivision of the two sites in total. The payment schedule for the contribution of the roundabout scheme should be paid towards in the form a signed section 106 agreement.

It should be noted that in the interim a highway improvement scheme is also proposed at the junction of Rowley Lane/Penistone Road, this is to facilitate the additional traffic movements associated with the development on an interim basis until such time that the proposed roundabout can be facilitated.

The feasibility of the delivery of the roundabout and associated retaining wall on the South western boundary of the site in terms of appearance, scale and required land has been investigated and discussed at length with the applicant. Detailed plans of which have been submitted and considered acceptable in principle. A condition to deliver the retaining wall will be suggested along with a section 106 contribution to deliver the roundabout.

Reference plans/documents:

- Planning Layout – ref C005/102-REV H dated 10/12/2024.
- stage 1 safety audit-ref LTP/24/6133 dated Feb 2025.
- stage 1 safety audit designers response- ref E23/8060/JM/004A dated May 2025.
- highway areas plan – C005/160 dated 11/04/2025.

Traffic Impact

The principle of traffic generation associated with the development has already been established and approved via the outline approval (ref 202/92307), to recap on this, information on the traffic generation for circa 75 dwelling is detailed below. It should be noted due to site constraints a slight reduction on the number of dwellings (67 no) is now proposed.

'The TRICS database has been used to estimate development related trips. Trip rates have been retrieved from the TRICS database for the 03/A 'Residential privately owned houses' land use for a weekday of 45 two way movements in the AM and 41 two way movements in the PM peak periods respectively'.

Site Access

The site access has been approved at the outline permission stage and therefore remains acceptable in principle with no further detail required at this stage.

Internal Layout/adoption

The internal layout is to be offered for adoption as indicated on the submitted highway areas plan (ref C005/160), the internal layout has been designed in accordance with the Councils SPD – Highway Design Guide with sufficient space for a refuse collection vehicle to enter the site for bin collection purposes.

Offsite Highway works

A scheme to mitigate additional traffic from the development has been submitted and is expected to be delivered on an interim basis prior to the proposed roundabout being implemented. This will be secured by appropriate condition as required. The delivery of the roundabout is to be secured by a section 106 contribution.

Travel Plan

An interim Travel Plan has been submitted, the final issue of the Travel Plan will require further work between the applicant and the Councils Travel Plan coordinator, an appropriate travel plan monitoring fee will be secured via a section 106 payment.

A stage 1 safety audit and designers response has been undertaken and submitted and considered acceptable.

Overall the proposal is considered acceptable, please include the following highways conditions:

Areas to be surfaced and drained

Unless otherwise agreed in writing, prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

Details of junction of new estate road

No development shall take place until details of the junction and associated highway works, between the proposed estate road and Rowley Lane have been approved in writing by the Local Planning Authority. No building shall be occupied until the works to provide the junction have been completed

in accordance with the approved details.

Construction access

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Defects Survey

The development shall not commence until a survey of the existing condition of the highway on Rowley Lane has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on Rowley Lane shall be submitted to and approved in writing by the Local Planning Authority.

All of the identified works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety and to ensure the maintenance of the highway.

Off-site Highway Improvements.

Notwithstanding the details shown on plan prior to development commencing, a detailed scheme for the improvement to the junction of Rowley lane/Penistone Road shall be submitted to and approved in writing by the LPA. The scheme shall include full sections, details of speed reducing features, construction specifications, drainage works, street lighting, white lining, signing, surface finishes and treatment of junction/forward sight lines together with an independent Safety Audit covering all aspects of the work. Unless otherwise agreed in writing by the LPA, all of the agreed works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety

Management of waste – Condition

Where implementation of the development hereby approved is to be phased and / or any of the dwellings hereby approved are to become occupied, prior to the completion of the development and the adoption of the Estate Streets (including where it has been agreed that the streets are to remain private), details of the temporary and permanent arrangements for the storage and collection of waste from the dwellings, and the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The arrangements and collection points so approved shall be implemented prior to first occupation of the development and shall thereafter be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason:- To ensure satisfactory arrangements are implemented in relation to waste, including during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees

Local Plan.

Management of waste – Informative

This condition is required as the Waste Collection Authority will not enter construction sites, nor will they routinely enter private drives or unadopted streets. Therefore, should the applicant's intentions regarding the adoption of streets change from that considered at the planning approval stage, this may necessitate changes to the developments waste strategy and the facilities that have been agreed in principle, which may require applications to vary the approved plans. For further information regarding the Waste Collection Authority requirements, see the following guidance note:

<https://www.kirklees.gov.uk/beta/planning-applications/pdf/waste-management-design-guide-new-developments.pdf>.

Retaining wall

Prior to development commencing, a scheme detailing the location and cross[1]sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the south western boundary of the site for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the proposed development for that phase and thereafter retained during the life of the development. Reason: To ensure that suitable and safe means of access is available for the development.

Section 106 payments:

The sum of £10,000 is payable for travel plan monitoring fees.

The sum of £285,000 is payable towards the implementation of the highway improvement works.