Consultation Response from KC, Highways Development Management
2025/90456 adj, 6, Rowley Hill, Lepton, Huddersfield, HD8 0JF
Erection of two dwellings, formation of vehicular access and associated external works
Date Responded: 8-5-2025. Responding Officer: Mark Berry. Responding Ref: 11-17NW-4.

This application seeks approval to the erection of two dwellings, formation of vehicular access and associated external works at land adjacent to 6, Rowley Hill, Lepton, Huddersfield

A Transport Note is provided in support of this application prepared by HDC Support Ltd. This is summarised as follows.

"The site is located off Rowley Hill, a single lane carriageway that links Rowley Lane (B6433) and Penistone Road (A629) with Station Road in Lepton to the north.

Rowley Hill is subject to a 30-mph speed limit and benefits from street lighting.

Rowley Hill varies in width between 4.5m reducing to 3.7m at its narrowest point.

A limited speed survey was carried out on Tuesday 28th May 2024 between 10.24hrs and 12.00hrs to determine the 85th percentile speeds on Rowley Hill in both directions. The 85th percentile speeds are used to determine sight lines based on free-flowing traffic speeds in both directions.

The results of the speed survey were 29.84 kph (18.5 mph) uphill away from Rowley Lane and 29.29 kph (18 mph) downhill towards Rowley Lane.

The proposal is for the construction of two new dwellings served from a private shared access with either a single or double garage. Internal dimensions being either of 3.0m x 6.0m (single) or 6.0m x 6.0m (double). Both dwellings can accommodate at least 3 vehicles within their own curtilage.

The access will be 6.0m wide reducing to 4.5m in width including internal turning for a private vehicle.

The existing wall fronting Rowley Hill will be lowered to no more than 900mm above carriageway level. This will allow sightlines of 28m looking uphill and 28m looking downhill which are commensurate with vehicle speeds and the necessary stopping distances required as per Manual for Streets guidance.

A communal refuse bin collection points some 10m within the site is proposed to reduce any need for a refuse vehicle to enter the site. Access for a fire appliance is met in terms of ensuring access to all parts of the dwellings".

Highways Development Management (HDM)comments.

HDM would agree with most of the findings of the HDC Technical Note other than visibility onto Rowley Hill.

Kirklees COUNCIL

Whilst the length of the sight lines onto Rowley Hill are sufficient and in accordance with recommended guidelines the angle at which the proposed driveway meets Rowley Hill is acute and would result in drivers needing to look behind in both directions to be able to see oncoming traffic which can't be in the best interests of highway safety.

HDM would therefore recommend refusal of these proposals on Highway Safety grounds.