

**Consultation Response from KC,
Highways Development Management**

2025/90891 Land at, Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ

Variation of conditions 1 (Plans), 2 (Materials), 6 (Landscaping), 7 (Landscape Management Plan), 14 (Ecological Design Strategy) on previous permission 2021/91933 for reserved matters application pursuant to outline permission 2018/90776 for erection of 10 dwellings

Date Responded: 10-6-2025.

Responding Officer: Mark Berry.

Responding Ref: 4-1-50.

This application seeks approval to the variation of conditions 1 (Plans), 2 (Materials), 6 (Landscaping), 7 (Landscape Management Plan), 14 (Ecological Design Strategy) on previous permission 2021/91933 for reserved matters application pursuant to outline permission 2018/90776 for erection of 10 dwellings at land at, Yew Tree Road, Birchencliffe, Huddersfield,

It is proposed to make alterations to the approved 2021 scheme and to amend house types to reflect the requirements of the new developer of the site Newett Homes.

The proposals amend the highway layout, house types and the location of some plots.

Highways Development Management comments.

The previously approved layout showed a refuse vehicle turning head and was linked through to the western phase to potentially create a loop which was considered acceptable. These proposals remove the previously approved refuse vehicle turning head meaning that whilst this proposal could be considered acceptable as a linked site it doesn't work as a free-standing site.

These proposals cannot therefore be considered acceptable.