

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

**2025/91579 The Homestead, Hurst Knowle, Almondbury, Huddersfield, HD5 8SG**

**Demolition of the former Homestead care home and erection of 28 dwellings, comprising 20 apartments and 8 bungalows, with access from Hurt Knowle and associated external works including landscaping**

**Date Responded: 27-8-2025.**

**Responding Officer: Mark Berry.**

**Responding Ref: 11-6NW-13.**

This application seeks approval to the demolition of the former Homestead care home and erection of 28 dwellings, comprising 20 apartments and 8 bungalows, with access from Hurt Knowle and associated external works including landscaping at The Homestead, Hurst Knowle, Almondbury, Huddersfield.

The application is supported by a Transport Statement (TS) prepared by Optima Highways & Transportation Ltd. This is summarised as follows.

**Access.**

*“Access to the Site will be formed onto Hurst Knowle in a similar location to the existing care home car park entrance. The internal roads will be laid out as a private shared surface and comprises of 5.5m wide shared surface and 6.0m junction radii.*

*The access accommodates visibility splays of 2.4m x 43m in both directions, which comply with the recommended Stopping Sight Distances contained within the Kirklees Highway Design Guide and Manual for Streets based on the 30mph speed limit.*

*Any redundant, former accesses will be permanently closed.*

*This proposal is for the construction of an assisted living scheme comprising of 28 one bed units including 8 bungalows and 22 apartments.*

**The proposed development.**

*The proposed development provides supported living accommodation, where occupiers are likely to suffer from learning and physical disabilities, which restricts many residents from having a driving licence.*

*For the reasons set out above, car parking provision is generally only required to accommodate staff and visitors of the supported living dwellings. The applicants Highstone operate several supported living schemes across Kirklees, Doncaster, Barnsley, Wakefield and Calderdale, all of which have reduced parking provision due to the nature of the supported living model. 1 car parking space has been allocated to each of the bungalows (1 space per dwelling) and 12 spaces are allocated to the apartments (1 per 2 dwellings), to cater for the anticipated demand.*

**Trips generated**

*The TRICS 7.11.4 database has been utilised to calculate representative and appropriate vehicular trip rates for the former care home use during the typical network peak hours and for the vehicular trip rates for the proposed supported living scheme to provide a comparison.*

**Conclusion**

*The TS concludes that the proposed sheltered accommodation generates low volumes of peak hour*

*traffic, similar volumes to the previous use of the Site as a care home and the development will not therefore result in a material change in traffic volumes when compared against the former use of the Site”.*

Vehicle swept paths are also provided which demonstrate that a Kirklees refuse vehicle enter, exit and turn within the site.

Highways Development Management (HDM) comments.

HDM would generally agree with the conclusion of the Optima TS, however there are concerns as follows.

1, No pedestrian access is shown to be provided into the site. A 2.0m wide footway should be provided.

2, The TS refers to *“car parking provision is generally only required to accommodate staff and visitors of the supported living dwellings. The applicants Highstone operate several supported living schemes across Kirklees, Doncaster, Barnsley, Wakefield and Calderdale, all of which have reduced parking provision due to the nature of the supported living model”.*

No information is provided to justify the number of parking spaces proposed based on the applicants experience at these sites.