

**Consultation Response from KC,
Highways Development Management****2025/91905 Land at, Woodhead Road, Honley, Holmfirth, HD9 6PU****Erection of temporary veterinary surgery and associated works****Date Responded: 18/09/2025****Responding Officer: CNB****Responding Ref: K3-49/2**

This application is for the erection of a temporary veterinary surgery (user class E) including car parking with an access on to A6024 Woodhead Road, a 30mph two-way single carriageway main distributor road of approximately 9m width with footways on both sides and street lighting present. There is an advisory cycle lane on the side of the site that starts part way along the site frontage.

The A6024 hosts a medium frequency bus route and there are stops within 130m of the proposed access to the site.

The site is currently under planning consideration (24/90548) for a 10 consultation-room veterinary hospital with a 50-space car park and new kerbed access with pedestrian improvements on A6024 Woodhead Road. HDM highways has agreed the access design and layout proposals and the proposed designs have been through an independent stage 1 safety audit process.

The application was accompanied by a Highways Note dated July 2025 from Via Solutions and layout and swept path drawings.

The proposals are for a veterinary surgery with 2 permanent and one part time consultation rooms and an informal unsurfaced car park of 6 customer and 3 staff parking spaces with an access on to A6024 Woodhead Road using the existing dropped kerb access. The proposals are temporary for approximately 3 years while the permanent veterinary hospital is constructed on site. The construction site will occur adjacent to the current proposal site and will use the same access for the construction phase, with the current application car park being assimilated into the proposed 50-space car park as part of the larger proposal with the temporary vet building being removed and the land returned to garden and a cycle store. The proposed improvements to the highway along the front of the site, widening of the footway and pedestrian refuge island, are expected to be constructed after the current temporary application has been in operation and that may impose limitations of the access to the current proposal site while these works are taking place.

Drawing No 2504301 RevP03 shows the proposed layout of the temporary access as being 6m wide and with a 4m radii curve. Visibility splays of 2.4m x 54m to the right and 2.4m x 80m to the left are shown as being achievable. These visibility splay y-lengths are acceptable given the submitted speed survey 85th percentile results of 33.1mph northwest-bound and 34.9mph southeast bound (as provided in Appendix A of the Highways Note).

Drawing No 2504303 Rev P03 shows a swept path analysis indicating that a large car can safely enter and exit the site and can access the parking spaces and turn within the site to allow entry and exit in forward gear. Drawing No 2504302 Rev P03 shows a swept path analysis for waste collection at the site and indicates a 12m refuse wagon can safely access the site for waste collection. It is assumed that, when not in use for waste collection, the space indicated on drawing No 2504302 Rev P03 can also be used for large deliveries for the construction of the veterinary hospital.

The proposals show 6 customer and 4 staff parking spaces (as shown on drawing No 1101 Rev9), and

this would be acceptable for the two temporary consulting rooms. The temporary parking area is to remain unfinished without a tarmac wearing course although some drainage to deal with run-off is also proposed.

Cycle parking is proposed adjacent to the temporary building's entrance (as shown on drawing No 1101 Rev9) although no details of the type of cycle storage has been included, it is assumed that Sheffield Stand style hoops would be provided and for this type of temporary arrangement this is acceptable, however we would still like to see details of the proposed temporary cycle parking and this can be conditioned. We would not expect many customers to arrive by cycle due to the requirement to carry pets and so only a single stand would be necessary unless additional ones are required for staff.

Waste storage is shown on drawing No. 1101 Rev9 adjacent to the temporary building and cycle parking and a temporary waste collection point being shown adjacent to the proposed temporary access on drawing No 2504301 RevP03 and these are acceptable.

With this we consider that the proposals for a temporary veterinary office are acceptable on highways grounds with the following condition.

Condition

Before development commences, details of suitable cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: To comply with the Council's sustainability objectives and to meet the requirements set out in Local Plan Policy LP22 part g.