

**Consultation Response from KC,
Highways Development Management**
2025/92728 land at, Dowker Street, Milnsbridge, Huddersfield, HD3 4JU
Erection of 33 dwellings with associated car parking and landscaping
Date Responded: 30/01/2026
Responding Officer: Ryan Kinder
Responding Ref: K2-18SE/38

2025/92490 Former Dowker Works – Dowker Street, Milnsbridge.

RECOMMENDATION: No Objection subject to conditions and section 106 contributions of £10,000 to facilitate the provision of a TRO for on street waiting restrictions.

Development Overview:

The site takes access off Dowker Street in the village of Milnsbridge, the site is located between the junctions of George Street and Armitage Road. Following on from a previous planning approval (2023/92490). A revised scheme has been applied to remove 2 no dwellings and an overall reduction in parking provision due to the presence of the culvert substantially different on site to that previously surveyed.

Reference plans/documents:

- Proposed Site Plan – ref DS-BTP-00-SP-DR-A-4016_105.10 REV 1 dated 11.11.25
- Transport Statement – ref RHC-23-068-TS- REV A dated October 2025
- Access design and Visi Extents – ref RHC23-068-02- REV G dated 20.10.2025
- Refuse Vehicle swept paths – ref RHC-23-068-05 REV D dated 20.10.2025
- Highways Area Plan – ref DS-BTP-00-SP-DR-A-4016_104 dated 20.11.25.
- Stage 1 safety audit – ref 24-1535.01-RSA1 dated December 2024.
- Safety audit designers response – ref 24-1535.01-RSA1.
- Construction Environmental Management Plan – ref BD1031- REV 01 dated 09.04.25

Traffic Impact/Junction Assessment:

The TRICS database has been used to estimate development related trips. The trip rates have been derived from the TRICS database for 'Residential- Houses and apartments land use for AM and PM peak periods these are detailed in the table below:

Traffic Generations

	Arrivals	Departures	Two-Way
Weekday AM peak	2	7	9
Weekday PM peak	7	4	11

The total forecast traffic generation of 9 and 11 two way vehicle movements in the AM and PM peak periods respectively is not expected to have any detrimental effect on the exiting network and therefore considered acceptable with a priority give way arrangement onto Dowker Street as proposed. It is noted there is a slight reduction from the previous approval with the removal of 2 units.

Adoption Issues:

The access road shall be built to adoptable standards, as set out in the Kirklees Highway Design Guide SPD and Highways Guidance Note – Section 38 Agreements for Highway Adoptions March 2019 (version 1) and associated documents. A plan detailing the extends of the internal layout to be

adopted has been submitted and considered acceptable.

Vehicular access:

It is proposed to access the site via one existing singular point of access off Dowker Street which is adopted, Suitable visibility splays have been demonstrated of 2.4m x 43m and will be secured via condition. It is noted that the splay cuts across the back of the footway slightly however no boundary wall is proposed in front of the dwellings and will hard surfaced at the same level of the footway to keep visibility splays clear of obstructions.

To facilitate egress from the site for refuse collection vehicles a TRO is proposed opposite the site access in the form of waiting restrictions this will prevent on street parking see (Access design and Visi Extents – ref RHC23-068-02- REV G).

Internal Layout

The applicant has advised that the internal layout will be adopted, suitable access for a refuse collection vehicle has been demonstrated with both bin presentation points and communal points provided for each dwelling.

Parking

The total parking provision for the development of 33 dwellings will be 35 spaces, whilst it acknowledged that this maybe considered a shortfall from the previous provision, the location being in the centre of Milnsbridge is considered to be a highly sustainable location with good links to amenities on foot and accessibility to local transport. Given this, it is on balance considered acceptable from a highways perspective.

Stage 1 safety audit.

A revised stage 1 safety audit has been carried out in accordance with GG119 for the revised site layout, the findings of this are to be agreed in more detail should a committee decision be made, it is suggested that this be dealt with via delegation back to officers.

A construction Environmental Management Plan has been submitted and considered acceptable, this will negate the condition relating to its submission (from a highways perspective only).

The same highways conditions will be suggested as per the previous planning approval (2023/92490) with the addition of a section 106 payment required to facilitate the implementation of a TRO for the sum of £10,000.

Overall the proposal is considered acceptable from a highways perspective.