Highways Statement

Access Appraisal

Old Water Hill, Mirfield

3rd November 2025

Introduction

This Highways Statement has been written to assess the access layout for the proposed residential development of 9 dwellings off Huddersfield Road, Mirfield. The site is currently accessed to the northwest of the development plot via the existing dropped crossing access. It is proposed that the dwellings are accessed via a newly proposed access more suitable for the scale of the proposed development.

Speed survey

An automated traffic count (ATC) was undertaken from the 17th to the 22nd of October 2025 to determine the 85th percentile speeds of vehicles on Huddersfield Road, the weather was recorded as fair and dry. The results of the ATC showed that the 85th percentile speed of vehicles were 29.3 mph and 27.5 mph eastbound and westbound respectively. This requires 2.4m x 38m visibility splays to the east and 2.4m x 41m visibility splays to the west in accordance with Manual for Streets.

Development Proposals

Access

It is proposed that the existing access is closed, and a new access is formed to serve the 9 dwellings. The proposed site layout drawing shows the access relocated to the centre of the northern site boundary, with a 2m proposed footway along the site frontage. The proposed access is shown at 5.5m wide with 6m radii. The footways along the site frontage continue around the proposed access radii and c.10m into site before transitioning into a shared surface arrangement with a 5.5m carriageway and 0.6m margins at both sides.

Drawing 2510001 shows the visibility as required by the speed survey can be achieved in both directions from the proposed site access.

Via Solutions Ltd The Old Coach House, 1 Campbell Street, Pudsey, LS28 6DP
tel: 0113 3453957 **email:** highwaymen@viasolutions.co.uk

Parking

While Kirklees Highway Design Guide (2019) has no set local car parking standards it does give the following as an initial point of reference:

- 2–3-bedroom dwellings – 2 off street parking spaces
- 4+ bedroom dwellings – 3 off street parking spaces
- 1 visitor parking space per 4 dwellings

The internal layout shows vehicle parking in accordance with the suggestions in Kirklees Highway Design Guide. This includes off-street parking for each dwelling as shown on the individual driveways and 3 visitor parking spaces within the site.

A turning head is provided to the south of site to allow a refuse vehicle to turn in and out of site in forward gear. This is shown in Drawing 2510002.

Conclusion

Overall, the proposed access and internal layouts will operate effectively in terms of highways safety and capacity. Sufficient visibility splays are provided from the proposed access based on speed survey data and the internal layout can accommodate the level of parking and servicing anticipated for a development of this scale.

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APPENDIX A

ATC Survey Data



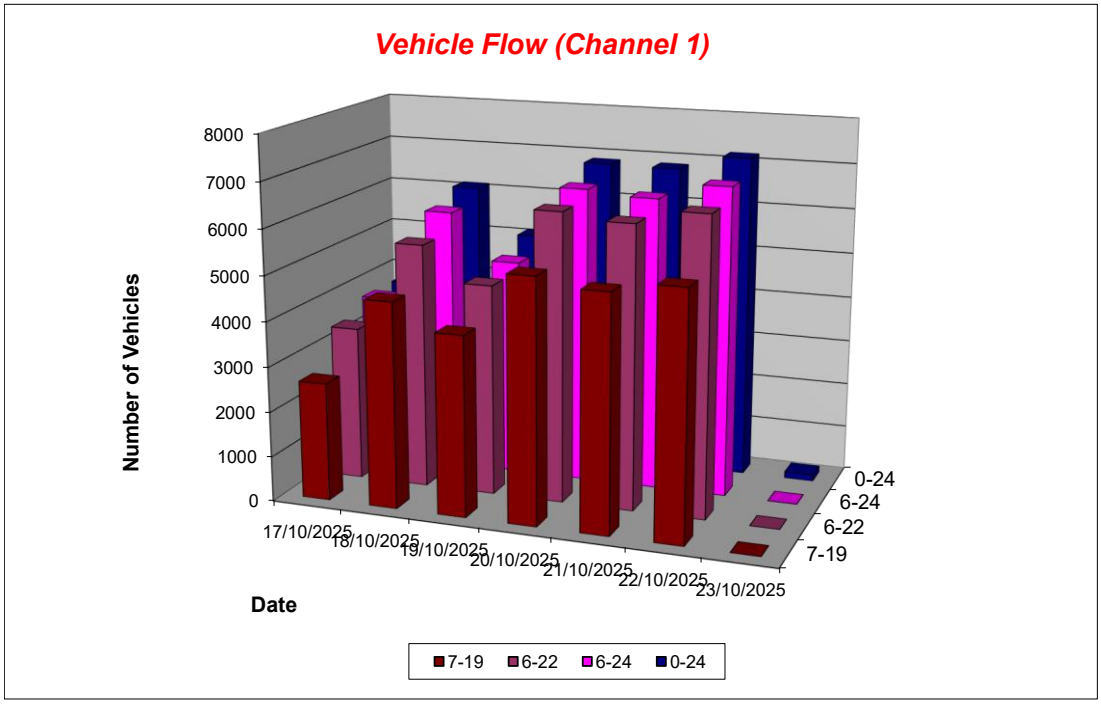
Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 1 - Westbound | **Vehicle Flow** | **Week 1**

Hr Ending	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday	Weekday Average	Average
1	0	88	81	31	58	67	58	54	64
2	0	48	56	24	48	24	33	32	39
3	0	29	35	17	32	28	31	27	29
4	0	20	31	24	25	24	15	22	23
5	0	31	26	42	63	39	0	48	40
6	0	57	42	146	147	159	0	151	110
7	0	153	74	316	317	345	0	326	241
8	0	132	84	521	478	482	0	494	339
9	0	337	151	500	474	449	0	474	382
10	0	387	289	419	423	441	0	428	392
11	0	426	368	415	369	462	0	415	408
12	0	361	448	446	439	407	0	431	420
13	0	429	469	432	434	393	0	420	431
14	445	407	517	435	436	428	0	436	445
15	449	428	415	405	447	392	0	423	423
16	405	430	398	474	467	471	0	454	441
17	475	378	338	421	485	499	0	470	433
18	464	464	269	481	353	513	0	453	424
19	378	378	238	417	370	464	0	407	374
20	338	275	257	307	292	317	0	314	298
21	257	220	199	208	251	259	0	244	232
22	211	226	154	183	206	235	0	209	203
23	186	241	93	130	139	176	0	158	161
24	133	165	59	59	87	95	0	94	100

7-19	2616	4557	3984	5366	5175	5401	0	5305	4912
6-22	3422	5431	4668	6380	6241	6557	0	6397	5886
6-24	3741	5837	4820	6569	6467	6828	0	6648	6146
0-24	3741	6110	5091	6853	6840	7169	137	6982	6451



Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 1 - Westbound **Average Speed** **Week 1**

Hr Ending	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday
1	-	26.8	26.9	26.1	26.5	27.7	25.4
2	-	27.4	27.5	26.3	26.6	27.3	26.5
3	-	28.4	26.2	26.6	27.3	27.9	27.3
4	-	26.7	27.6	28.9	27.7	28.3	21.4
5	-	25.6	27.7	27.9	26.8	27.3	-
6	-	27.7	27.4	26.5	26.0	26.2	-
7	-	26.6	27.3	25.7	25.1	25.0	-
8	-	26.1	26.6	18.3	15.4	16.2	-
9	-	24.9	26.2	19.5	19.0	20.9	-
10	-	23.5	25.2	18.8	17.7	18.4	-
11	-	16.9	22.9	14.5	13.7	10.9	-
12	-	12.1	16.5	19.5	9.8	9.1	-
13	-	13.9	20.2	16.8	15.4	12.9	-
14	13.1	13.9	19.6	18.9	19.9	11.6	-
15	17.4	18.1	23.5	12.5	15.9	15.5	-
16	14.6	22.2	24.0	18.4	18.7	19.4	-
17	19.1	23.6	25.1	20.6	17.1	18.2	-
18	17.5	22.3	24.4	17.6	10.1	17.9	-
19	22.8	24.4	24.4	21.5	20.0	20.9	-
20	24.4	25.5	24.5	23.4	22.1	24.2	-
21	25.2	25.3	24.6	25.1	24.5	25.2	-
22	26.4	26.0	24.9	26.2	25.9	25.5	-
23	26.4	25.6	26.0	25.9	25.7	26.5	-
24	26.1	25.9	25.9	26.6	26.3	26.5	-

10-12	-	14.7	19.4	17.1	11.6	10.0	-
14-16	16.1	20.2	23.8	15.7	17.3	17.6	-
0-24	19.8	21.3	23.1	19.7	18.3	18.5	25.7

Mean (ALL)	20.0
Weekday Inter-Peak	15.1

Channel 1 - Westbound **85th Percentile**

Hr Ending	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday
1	-	30.8	30.5	30.5	29.9	33.4	30.0
2	-	30.3	31.7	31.7	31.2	32.8	31.0
3	-	32.4	30.3	31.8	31.0	31.8	31.8
4	-	31.2	32.5	36.1	31.3	31.9	25.0
5	-	29.9	33.6	32.8	30.8	31.6	-
6	-	32.0	31.2	30.4	29.6	30.3	-
7	-	30.2	32.6	29.2	29.0	28.6	-
8	-	29.8	30.5	25.3	22.7	23.4	-
9	-	28.3	29.7	25.1	25.4	26.0	-
10	-	28.0	29.3	25.3	24.0	25.8	-
11	-	24.3	26.8	21.1	20.4	15.4	-
12	-	18.4	23.8	25.4	13.9	11.9	-
13	-	21.3	25.7	24.3	22.6	20.2	-
14	19.5	20.9	25.7	25.1	25.9	17.5	-
15	24.2	25.3	27.6	18.8	22.7	22.6	-
16	21.5	27.3	27.2	24.3	24.5	26.0	-
17	25.5	27.8	28.5	26.7	24.0	25.0	-
18	24.9	27.7	28.0	26.5	15.4	24.4	-
19	27.4	27.7	27.8	26.1	26.3	26.7	-
20	28.1	29.3	28.0	27.5	27.4	28.0	-
21	29.1	28.9	28.5	28.5	28.7	28.8	-
22	30.6	29.7	28.3	29.6	29.4	29.0	-
23	30.0	29.2	29.3	29.3	29.1	29.8	-
24	29.7	29.6	30.1	30.0	30.5	29.9	-

10-12	-	22.0	26.2	23.9	17.4	13.9	-
14-16	23.1	26.8	27.5	22.5	23.8	24.7	-
0-24	27.3	28.6	28.6	26.9	26.0	26.4	30.5

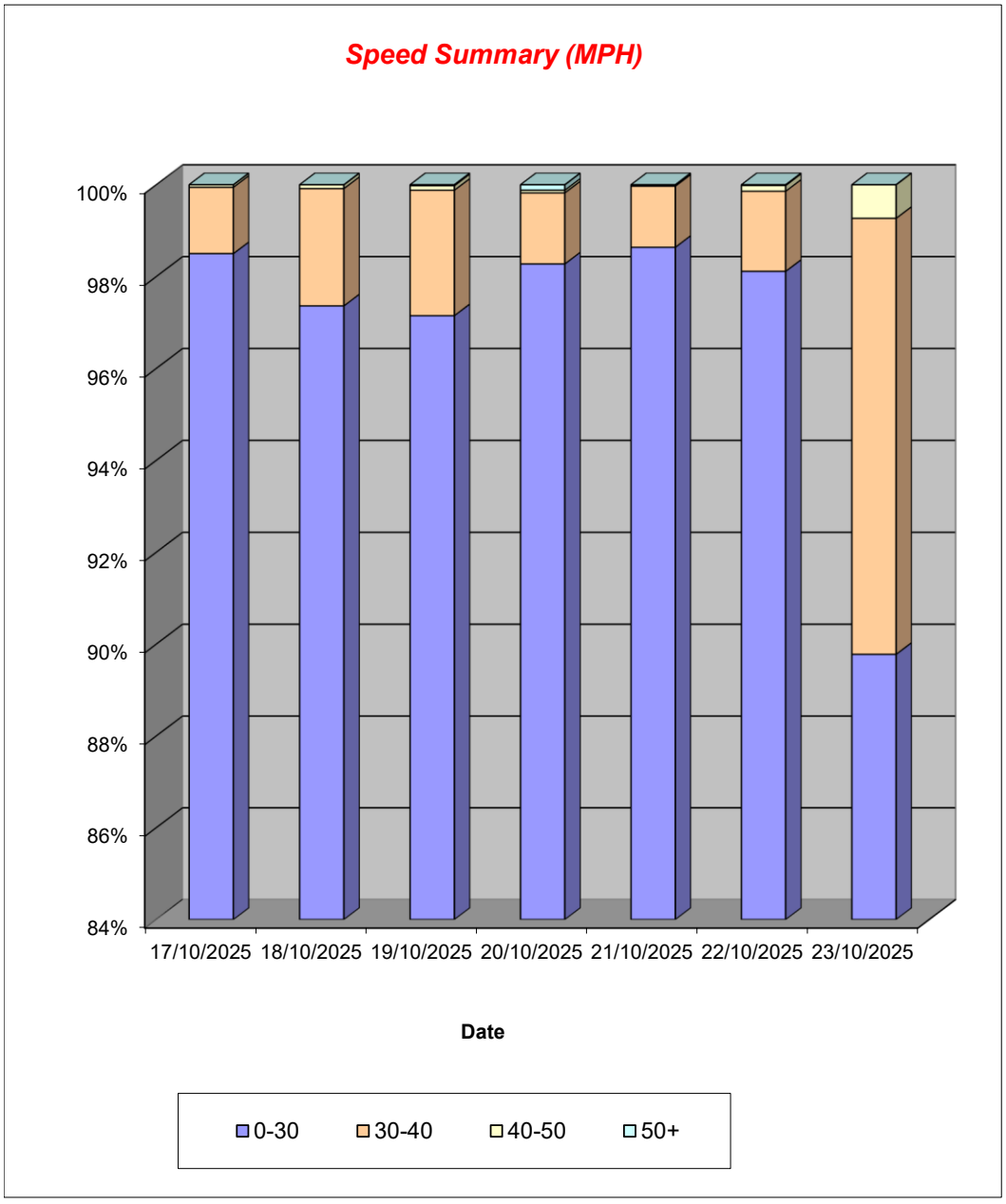
85th %ile (ALL)	27.5
Weekday Inter-Peak	22.1

Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 1 - Westbound | **Speed Summary** | **Week 1**

Speed (MPH)	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday
0-30	3685	5949	4946	6735	6747	7034	123
30-40	54	156	139	106	91	125	13
40-50	2	5	5	4	2	9	1
50+	0	0	1	8	0	1	0
TOTAL	**3741**	**6110**	**5091**	**6853**	**6840**	**7169**	**137**



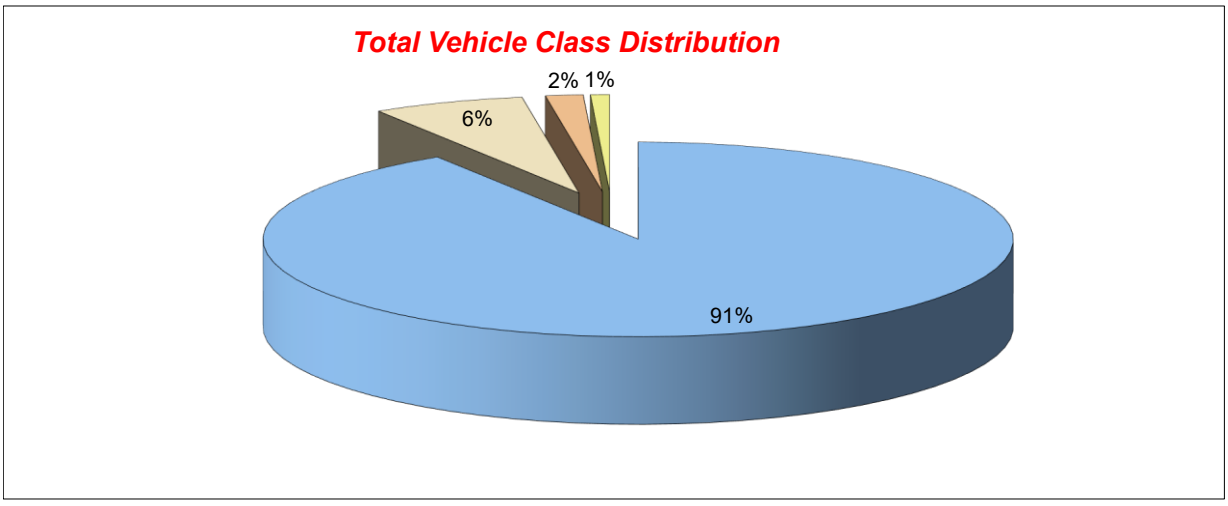
Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 1 - Westbound | **Vehicle Class** | **Week 1**

Classes / Day / Time	Car / LGV / Caravan - 1	MGV - 2	OGV1 / Bus - 3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
17/10/2025					
7-19	2417	143	40	16	2616
6-22	3162	187	54	19	3422
6-24	3456	201	60	24	3741
0-24	3456	201	60	-24	3693
18/10/2025					
7-19	4254	258	35	10	4557
6-22	5067	307	43	14	5431
6-24	5456	322	44	15	5837
0-24	5701	337	53	19	6110
19/10/2025					
7-19	3755	194	21	14	3984
6-22	4415	214	25	14	4668
6-24	4560	219	26	15	4820
0-24	4811	237	27	16	5091
20/10/2025					
7-19	4741	460	112	53	5366
6-22	5651	536	129	64	6380
6-24	5812	543	140	74	6569
0-24	6038	580	153	82	6853
21/10/2025					
7-19	4657	381	88	49	5175
6-22	5604	457	111	69	6241
6-24	5804	469	119	75	6467
0-24	6080	515	147	98	6840
22/10/2025					
7-19	4927	348	81	45	5401
6-22	5967	418	109	63	6557
6-24	6208	431	117	72	6828
0-24	6469	474	133	93	7169
23/10/2025					
7-19	0	0	0	0	0
6-22	0	0	0	0	0
6-24	0	0	0	0	0
0-24	109	10	8	10	137

Average					
7-19	3536	255	54	27	3871
6-22	4267	303	67	35	4671
6-24	4471	312	72	39	4895
0-24	4666	336	83	42	5128



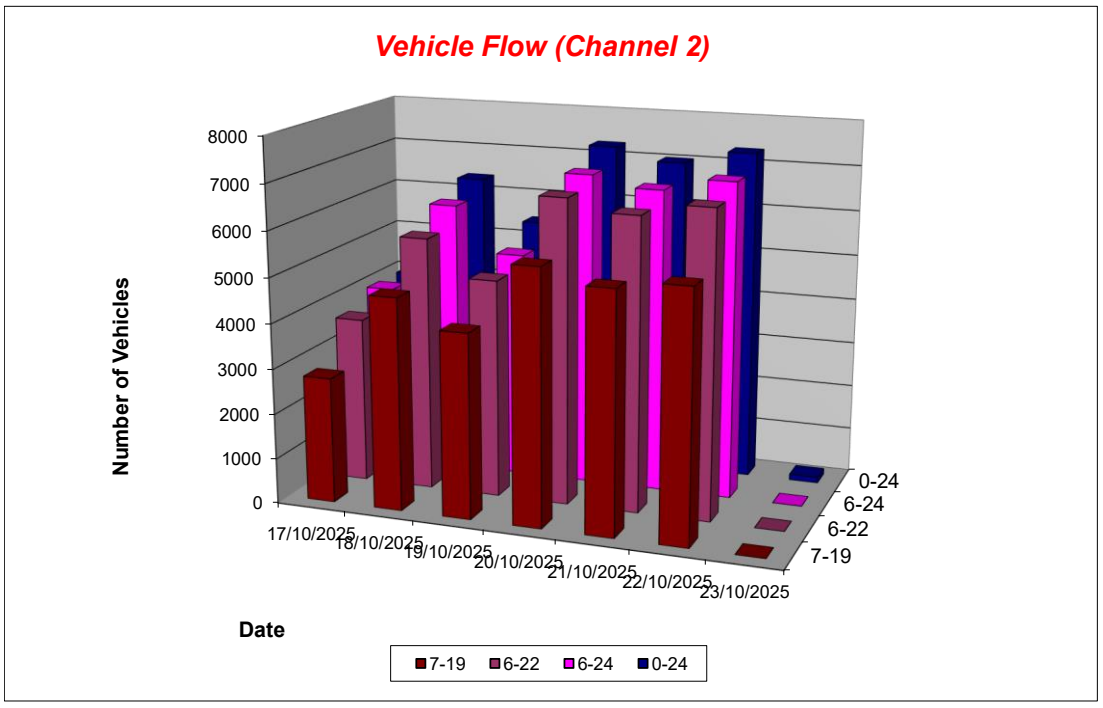
Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 2 - Eastbound | **Vehicle Flow** | **Week 1**

Hr Ending	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday	Weekday Average	Average
1	0	103	156	54	41	55	73	56	80
2	0	54	76	29	25	22	31	27	40
3	0	33	49	20	26	23	18	22	28
4	0	30	34	25	28	43	5	25	28
5	0	33	40	54	39	49	0	47	43
6	0	65	55	178	157	148	0	161	121
7	0	119	72	331	357	360	0	349	248
8	0	133	76	533	504	539	0	525	357
9	0	261	168	458	472	461	0	464	364
10	0	340	305	463	423	481	0	456	402
11	0	449	416	446	403	385	0	411	420
12	0	427	413	469	369	390	0	409	414
13	0	444	463	461	502	441	0	468	462
14	448	440	454	462	442	370	0	431	436
15	451	510	426	431	517	488	0	472	471
16	472	434	364	467	514	507	0	490	460
17	426	421	341	476	374	426	0	426	411
18	495	454	363	500	378	484	0	464	446
19	483	375	285	437	387	492	0	450	410
20	365	339	251	355	353	380	0	363	341
21	303	239	234	225	250	288	0	267	257
22	229	229	186	202	209	234	0	219	215
23	178	214	131	141	151	157	0	157	162
24	154	210	85	71	92	94	0	103	118

7-19	2775	4688	4074	5603	5285	5464	0	5465	5051
6-22	3672	5614	4817	6716	6454	6726	0	6663	6111
6-24	4004	6038	5033	6928	6697	6977	0	6922	6391
0-24	4004	6356	5443	7288	7013	7317	127	7260	6730



Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 2 - Eastbound **Average Speed** **Week 1**

Hr Ending	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday
1	-	28.4	28.0	27.7	27.6	27.1	28.1
2	-	28.4	28.8	28.7	28.2	26.0	28.8
3	-	28.2	29.0	31.6	28.9	30.3	29.1
4	-	27.9	27.9	27.0	28.8	29.1	28.5
5	-	28.0	27.7	28.7	29.2	30.1	-
6	-	29.0	28.3	27.2	26.8	27.7	-
7	-	28.1	28.2	27.3	25.8	26.6	-
8	-	27.3	27.9	25.2	24.5	24.6	-
9	-	26.3	27.1	23.9	23.2	24.2	-
10	-	25.5	25.8	23.6	22.9	23.7	-
11	-	24.1	23.7	22.8	22.7	22.0	-
12	-	23.3	23.0	23.8	21.8	21.0	-
13	-	23.6	23.1	23.2	22.6	19.7	-
14	22.4	23.7	24.5	23.9	23.7	22.4	-
15	22.5	24.9	25.7	22.0	22.5	22.6	-
16	22.6	25.3	26.4	23.0	22.8	23.8	-
17	25.3	26.2	27.0	24.7	24.2	24.3	-
18	24.9	25.0	26.4	24.8	23.3	24.5	-
19	25.2	26.4	25.9	23.0	24.7	24.5	-
20	25.9	26.5	26.0	25.4	25.8	25.8	-
21	26.3	26.7	26.8	26.7	27.0	26.2	-
22	27.9	27.4	26.9	26.2	26.1	26.6	-
23	27.4	26.9	27.7	27.6	27.1	28.2	-
24	27.7	27.1	27.8	27.9	28.2	28.3	-
10-12	-	23.7	23.4	23.3	22.3	21.5	-
14-16	22.6	25.0	26.0	22.5	22.7	23.2	-
0-24	24.8	25.5	25.7	24.4	24.1	24.2	28.4

Average (ALL)	24.7
Weekday Inter-Peak	22.6

Channel 2 - Eastbound **85th Percentile**

Hr Ending	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday
1	-	32.4	31.8	31.5	31.0	30.8	32.3
2	-	32.4	34.1	33.0	31.4	29.4	33.7
3	-	31.5	35.4	39.3	33.8	38.5	33.9
4	-	31.3	31.6	32.5	37.9	33.7	30.7
5	-	31.8	31.3	32.7	33.5	34.7	-
6	-	32.3	31.9	31.6	31.2	31.3	-
7	-	31.8	32.0	31.0	29.5	30.4	-
8	-	30.8	32.2	29.4	28.4	28.6	-
9	-	30.2	31.8	28.4	28.1	28.0	-
10	-	29.7	30.1	27.7	27.7	28.1	-
11	-	28.1	28.3	27.4	26.7	26.6	-
12	-	27.7	28.0	27.7	26.0	25.6	-
13	-	27.8	27.7	27.4	27.5	25.1	-
14	26.9	27.8	28.6	28.0	28.1	27.3	-
15	27.6	28.8	29.8	26.8	26.7	27.1	-
16	26.6	29.4	30.3	27.3	27.6	28.3	-
17	29.2	30.0	30.5	28.9	28.4	30.4	-
18	28.9	29.3	30.0	28.3	27.9	28.7	-
19	29.1	29.9	29.5	27.7	29.0	28.7	-
20	29.9	30.1	29.6	29.2	29.5	29.3	-
21	30.3	30.5	30.5	31.0	30.2	29.7	-
22	32.2	30.8	30.5	30.0	30.1	30.5	-
23	31.2	30.8	30.7	31.1	30.3	31.5	-
24	31.0	30.5	33.0	33.1	31.7	31.5	-
10-12	-	27.9	28.2	27.6	26.4	26.1	-
14-16	27.2	29.0	30.0	27.1	27.2	27.7	-
0-24	29.4	29.7	30.2	29.0	28.8	29.1	32.8

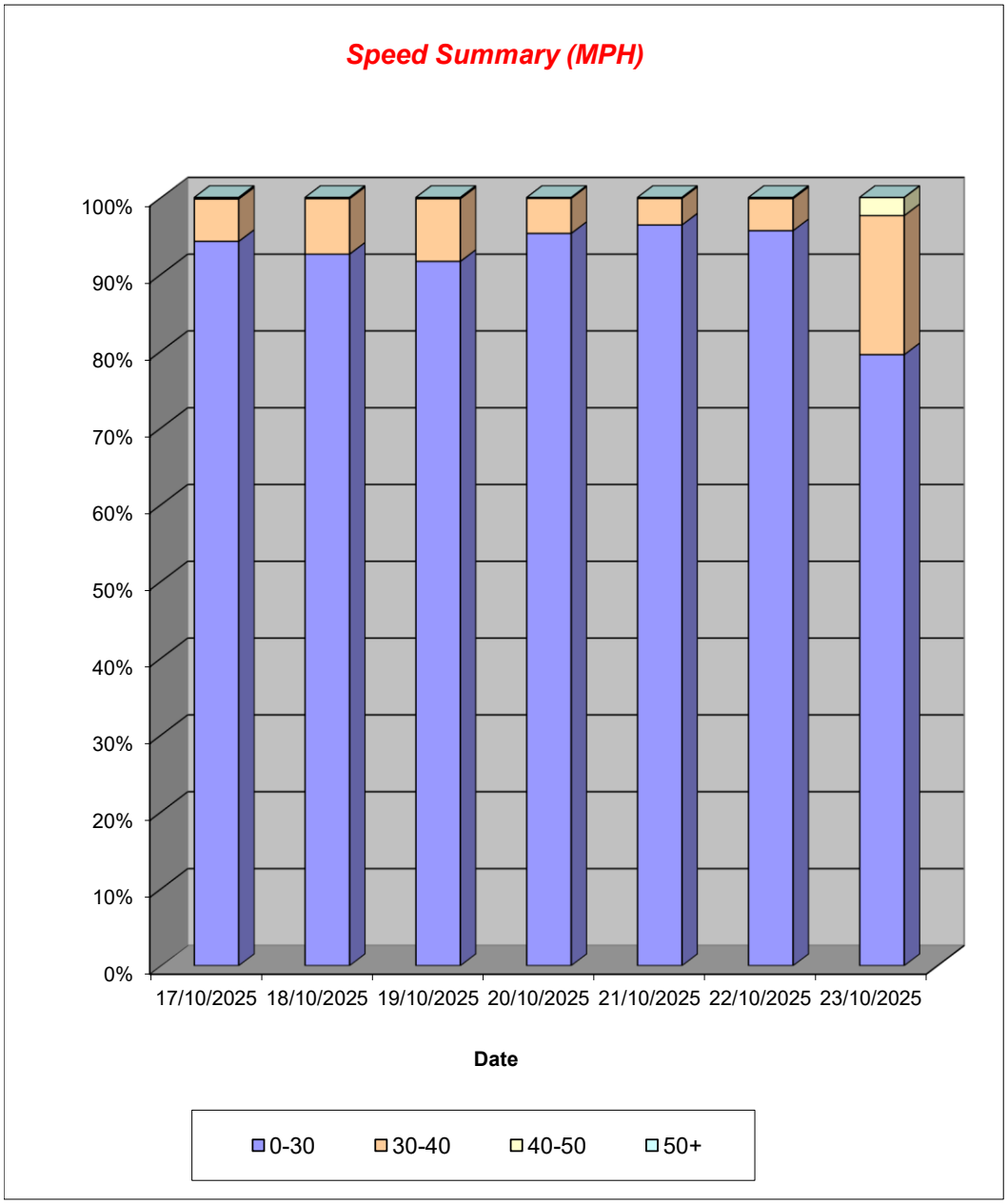
85th %ile (ALL)	29.3
Weekday Inter-Peak	27.1

Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 2 - Eastbound | **Speed Summary** | **Week 1**

Speed (MPH)	17/10/2025 Friday	18/10/2025 Saturday	19/10/2025 Sunday	20/10/2025 Monday	21/10/2025 Tuesday	22/10/2025 Wednesday	23/10/2025 Thursday
0-30	3775	5887	4990	6947	6762	7001	101
30-40	221	459	444	333	242	305	23
40-50	7	10	6	5	8	6	3
50+	1	0	3	3	1	5	0
TOTAL	**4004**	**6356**	**5443**	**7288**	**7013**	**7317**	**127**



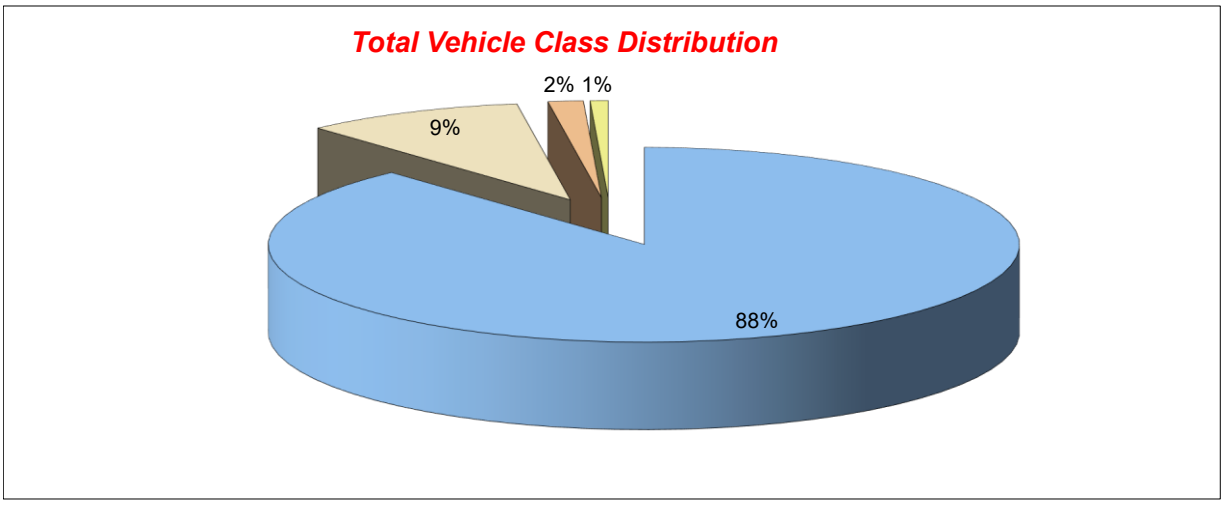
Mirfield ATC, A644 Huddersfield Road

Produced by Road Data Services Ltd.

Channel 2 - Eastbound | **Vehicle Class** | **Week 1**

Classes / Day / Time	Car / LGV / Caravan - 1	MGV - 2	OGV1 / Bus - 3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
17/10/2025					
7-19	2416	277	58	24	2775
6-22	3229	344	70	29	3672
6-24	3526	369	77	32	4004
0-24	3526	369	77	32	4004
18/10/2025					
7-19	4276	374	31	7	4688
6-22	5122	447	36	9	5614
6-24	5506	486	37	9	6038
0-24	5786	513	42	15	6356
19/10/2025					
7-19	3729	315	22	8	4074
6-22	4396	388	23	10	4817
6-24	4591	405	26	11	5033
0-24	4958	446	28	11	5443
20/10/2025					
7-19	4785	631	119	68	5603
6-22	5764	740	136	76	6716
6-24	5953	757	140	78	6928
0-24	6266	790	147	85	7288
21/10/2025					
7-19	4534	584	108	59	5285
6-22	5587	677	122	68	6454
6-24	5795	703	130	69	6697
0-24	6065	726	141	81	7013
22/10/2025					
7-19	4761	553	99	51	5464
6-22	5907	646	116	57	6726
6-24	6131	669	119	58	6977
0-24	6421	703	129	64	7317
23/10/2025					
7-19	0	0	0	0	0
6-22	0	0	0	0	0
6-24	0	0	0	0	0
0-24	114	8	4	1	127

Average					
7-19	3500	391	62	31	3984
6-22	4286	463	72	36	4857
6-24	4500	484	76	37	5097
0-24	4734	508	81	41	5364



APPENDIX B

Proposed Layout



HUDDERSFIELD ROAD

51.8m

51.8m

Water Hall

Mirfield Community Fire Station

Remove T5

2.4m X 43m VISIBILITY SPLAY

2.4m X 43m VISIBILITY SPLAY

Existing wall to be taken down and rebuilt behind visibility splay at a max height of 1m

Retain existing tree

T3

Hedgerow reinstatement to boundary

T1

Existing trees

Remove G4

Visibility Splay

NST

Remove trees to allow access. Retain trees where viable

Existing wall to be taken down and rebuilt behind visibility splay at a max height of 1m

T6

T7

Existing trees

Retain existing tree

Existing 1m high wall

Hedgerow reinstatement to boundary

Garden for Plot 1

Retain existing tree

Visitor Parking

OPEN SPACE

Proposed trees

Mixed scrub area

Existing trees

ACCESS ROAD

1.

Existing dwelling to be divided into 2No. dwellings

Retain existing tree

2.

Garden for Plot 2

Parking for Plot 2

Retain tree

3.

Existing out-building to be converted into 1No. dwelling

P.

4.

5.

6.

Proposed trees

Existing trees to remain outside of plot boundaries

Mixed scrub area

Existing trees

OPEN SPACE

Existing trees to remain outside of plot boundaries

Remove trees to allow access. Retain trees where viable

Proposed trees

Visitor Parking

7.

8.

P.

Refuse Turning Area

Visitor Parking

Existing trees

Mixed scrub area

New trees

Proposed trees

New trees

9.

Plot floor levels to account for Flood Zone

Proposed trees

HABITAT ZONE

Mixed scrub area

Existing trees

10M LINE FROM CANAL

FLOOD ZONE 2

FLOOD ZONE 3

47.2m

HURST LANE

Play Area

Gill Bridge

LOWLANDS ROAD

27

25a

25

23

1a

13

15

15a

7

3

1:500 0 10 20 30 40 50 m

NOTES

This drawing has been prepared specifically for the purpose of obtaining Planning and or Building Regulations Approval. Its suitability for other purposes without additional supplementary details and specifications cannot be guaranteed.

All dimensions are to be checked on site, any discrepancies are to be reported to the designer before work commences. Use only figured dimensions.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is not to be copied or divulged to a third party without written permission.

N

NOTES

⊠ Bin Presentation Points for Private Drives. All other plots to present at end of driveways

MATERIALS

- Existing buildings to be retained in natural stone
- Proposed new build dwellings to be in natural stone or high quality brick
- uPVC windows

Heneghan ARCHITECTURE
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Revisions

R01	Preliminary Issue	28.04.25
R02	Ecology and Highway Updates	16.10.25
R03	Highway Amendments	17.10.25

Project:

Residential Feasibility

at Old Water Hall
29 Huddersfield Road
Mirfield

for Mr & Mrs. Higgins

Indicative Site Layout

Purpose of issue: OUTLINE PLANNING

Drawn	DRH
Date	September 2025
Scales	1:500 @ A2
Drawing No.	2533 - 0301 - R03

DO NOT SCALE

HUDDERSFIELD ROAD

KEEP CLEAR

2.4m X 41m VISIBILITY SPLAY

2.4m X 38m VISIBILITY SPLAY

51.8m

51.8m

East-Thorpe Place

Water Hall

Mirfield Community

Fire Station

REV	DATE	BY	DESCRIPTION	APP
P01	20/10/25	JL	FIRST ISSUE	-

DRAWING STATUS:
S0 - WORK IN PROGRESS

VIASOLUTIONS

PROJECT:
OLD WATER HILL, MIRFIELD

TITLE:
VISIBILITY SPLAYS

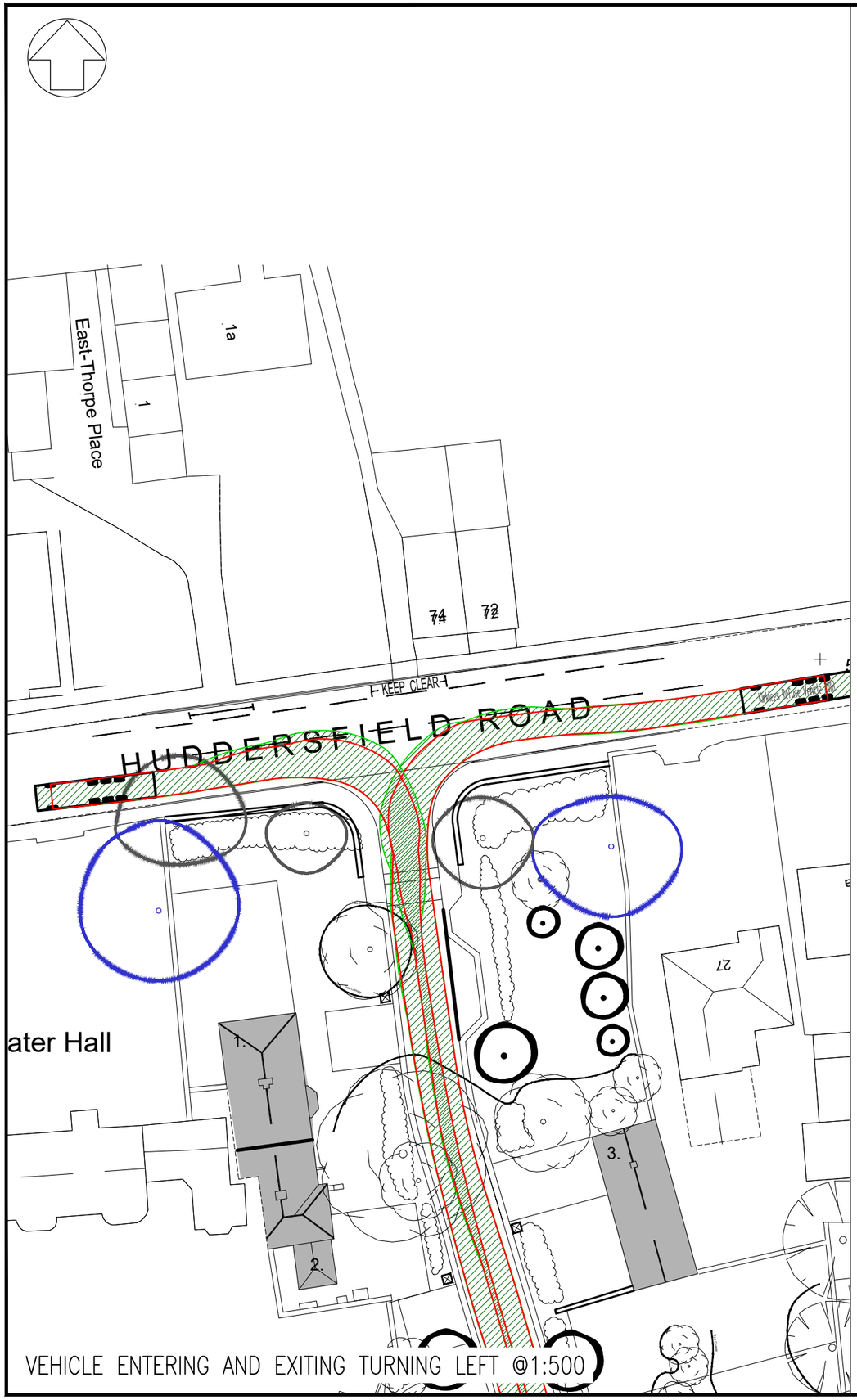
DRAWN:	APPROVED:
JL	-
SCALE @ A3:	DATE:
1:500	October 25

DRAWING No:	REV:
2510001	P01

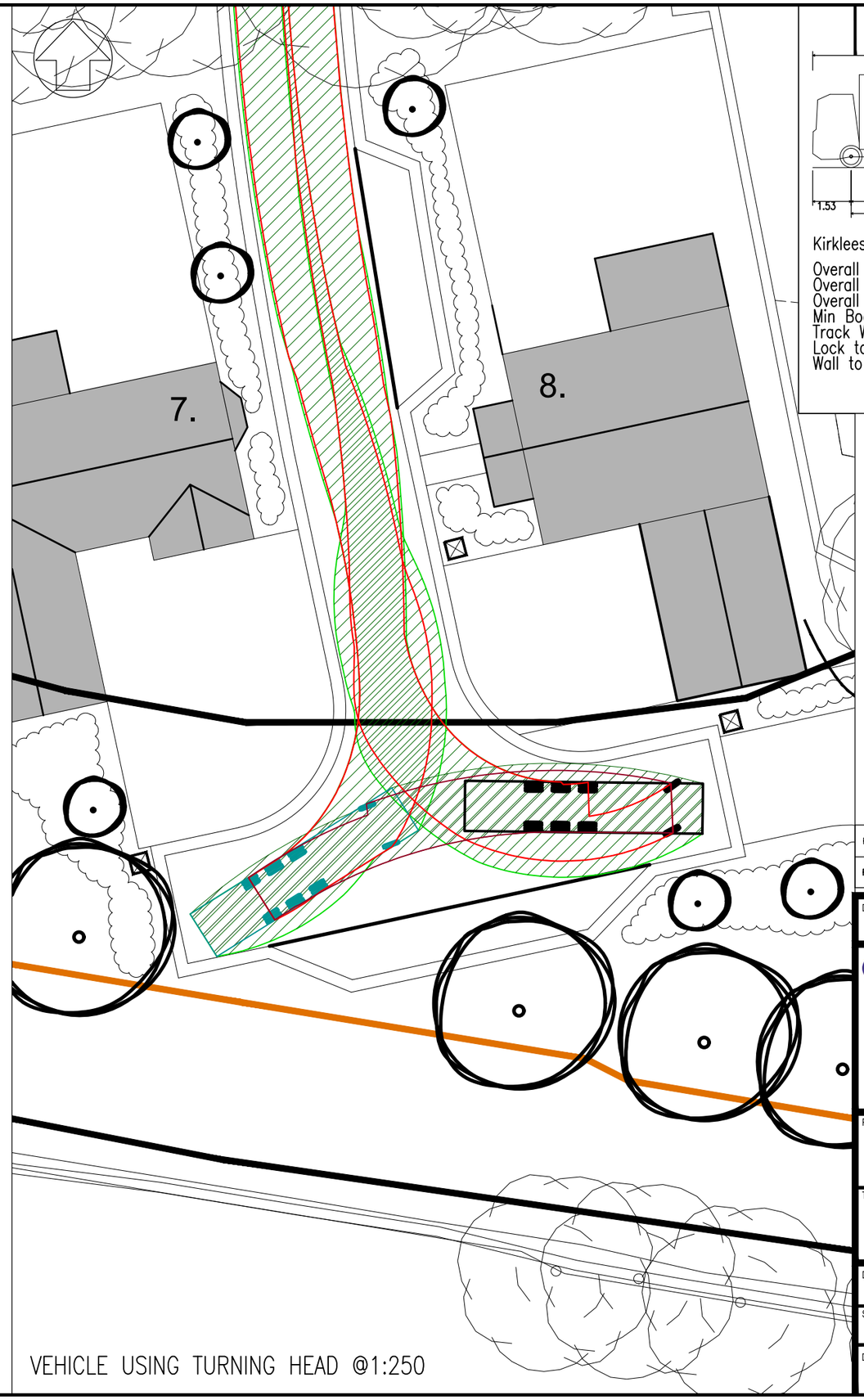
APENDIX C

Vehicle Tracking



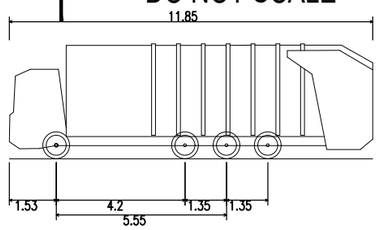


VEHICLE ENTERING AND EXITING TURNING LEFT @1:500



VEHICLE USING TURNING HEAD @1:250

DO NOT SCALE



Kirklees Refuse Vehicle 2018

Overall Length	11.850m
Overall Width	2.500m
Overall Body Height	3.749m
Min Body Ground Clearance	0.302m
Track Width	2.490m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.000m

REV	DATE	BY	DESCRIPTION	APP
P01	03/11/25	HT	FIRST ISSUE	JL

DRAWING STATUS: S0 - WORK IN PROGRESS

VIASOLUTIONS

PROJECT: OLD WATER HILL, MIRFIELD

TITLE: VEHICLE TRACKING

DRAWN:	APPROVED:
HT	JL
SCALE @ A3: AS SHOWN	DATE: November 25

DRAWING No: 2510002 REV: P01

