Consultation Response from KC,
Highways Development Management

2025/93383 Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX

Discharge of details reserved by conditions 4 (design and appearance), 5 (archaeological investigation), 6 (boundary treatments), 9d (flood proofing), 10 (drainage scheme), 11 (flood routing), 12 (temporary drainage scheme), 13 (lighting design strategy - biodiversity), 14 (Phase II Intrusive Site Investigation Report), 18 (electric vehicle charging), 19 (Construction Environmental Management Plan), 20 (highway retaining walls), 21 (surface water attenuation in highway), 22 (materials for retaining walls), 23 (Tree Protection Plan), 24 (Waste Management Plan), 25 (temporary waste arrangements), 26 (highway condition survey), 27 (re-surfacing scheme), 28 (parking layby scheme), 30 (CEMP: Biodiversity) and 31 (Landscape Ecological Design Strategy) of previous permission 2021/90800 for redevelopment and change of use of former mill site to form 19 residential units.

Date Responded: 12/02/2026
Responding Officer: Ryan Kinder
Responding Ref:K3-27/23

2025/93383 Hinchliffe Mill, Water Street, Holmbridge

Discharge of condition application for conditions 26 (highway condition survey), 27 (re-surfacing scheme) and 28 (parking layby scheme) on previous permission 2021/90800.

Condition 26) Development shall not commence until a survey of the existing condition of the highway on the following roads: Co-op Lane, Ford Gate, Spring Lane / Dam Head, Dobb Top and Water Street has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any dwellinghouse is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on the aforementioned streets attributable to the types of vehicles serving the development during the construction period shall be submitted to and approved in writing by the Local Planning Authority. All of the identified works shall be implemented before no more than 50% of the dwellinghouses on the site are occupied.
Reason: In the interests of highway safety, and to accord with Policy 11 of the Holme Valley Neighbourhood Plan and Policy LP21 of the Kirklees Local Plan.
This pre-commencement condition is necessary to ensure measures are implemented to avoid increased risks to highway safety.

The applicant has submitted a condition survey and remediation statement (ref 2501- Rev 3) dated December 2025. The information contain within is acceptable to enable condition 26 to be discharged accordingly.

Condition 27) Prior to the commencement of superstructure works, a scheme of works to re-surface the private roads forming the accesses into the site (Water Street / Dam Head / Pond Track to units 1 and 2) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide the following:
a) A condition survey and justification statement including photographic imagery setting out which areas of the access roads require re-surfacing; and
b) A remediation statement for the areas requiring resurfacing to include the materials and methods for repairing the carriageway.
The re-surfacing shall be implemented in accordance with the approved scheme prior to the occupation of no more than 14 dwellinghouses on the site and thereafter maintained to that standard for the lifetime of the development.

Reason: Given the sub-standard nature of the accesses, the potential for the access surfaces to further degrade through re-intensification of the use, and the resultant impacts on highway safety through increased stopping distances, and to accord with Policy LP21 of the Kirklees Local Plan.

The applicant has submitted a condition survey and remediation statement (ref 2501- Rev 3) dated December 2025. It should be noted that the extent of the resurfacing on Dam Hill has been cut short of the junction with Dobb Lane due to third party ownership outside of the RLB of the site and adopted highway. The information contain within is acceptable to enable condition 27 to be discharged accordingly.

Condition 28) Notwithstanding the details shown on the approved drawing 3372 (0-) 623 rev I, a scheme detailing arrangements and specification for the parking layby on Dam Head including surfacing and drainage of the parking bays shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works of units 1, 2, 17, 18 and 19. The parking layby shall be completed in accordance with the details shown on the approved plans prior to the occupation of units 1, 2, 3, 4, 17, 18 and 19 and shall be retained exclusively for the use of residents of Spring Lane thereafter.
Reason: In the interests of highway safety, and to accord with Policy 11 of the Holme Valley Neighbourhood Plan and Policy LP21 of the Kirklees Local Plan.

A scheme for the provision of a parking layby has been prepared and submitted by Paragon Highways (ref PRGN-2501-HGN-DR-CH-0001) dated Nov 25. Given the proximity of the proposal being not in the vicinity of the adopted highway, no AIP for the retaining wall is required and therefore acceptable for condition 28 to be discharged accordingly.