

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

2025/93449 Land east of, Abbey Road North, Shepley, Huddersfield, HD8 8FG

Discharge of details reserved by conditions 27 (crime prevention), 29 (boundary treatments), 30 (external lighting) and 31 (landscaping) of previous permission 2024/90991 for variation of conditions 2 (plans) and 28 (materials) of previous permission 2020/93358 for erection of 52 dwellings

Date Responded: 21/05/2026

Responding Officer: CNB

Responding Ref: K12-39/29

This application is for the discharge of conditions 27, 29, 30 and 31 of previous VoC permission 24/90991 for the erection of 52 dwellings (20/93358).

These highways DM comments are concerned with Condition 29 only and are based on submitted information relating to the forward visibility on The Knowle around the proposed retaining wall.

The Knowle is a very narrow (approx. 3m width) rural access track with a degraded surface, no passing places or street lighting that connects A629 Abbey Road North with existing dwellings on The Knowle to the southeast of the application site. The route along the southern section of The Knowle from the dwellings to A629 Abbey Road South is viewed as a far more attractive route to motorists as it is wider, better surfaced and lit. Due to these factors it is assumed that traffic flows on the northern section of The Knowle will be very low.

Condition 29

Prior to the commencement of superstructure works, notwithstanding what is shown in the enclosures plan (reference: 8834-BOW-A0-00-DR-A-1021 rev P10) hereby approved, details (including sections and details of levels) of all boundary treatments, and any retaining walls and gabions, shall be submitted to and approved in writing by the Local Planning Authority. The details shall correspond with measures relating to flood routing to be submitted pursuant to condition 19 and shall provide for the movement of hedgehogs. The development shall be implemented in accordance with the details so approved and shall be retained thereafter.

Reason: In the interests of visual amenity, highways safety and biodiversity, to minimise flood risk, to ensure the amenities of existing neighbouring residential units and the residential units hereby approved are protected, and to accord with Policies LP21, LP24, LP27 and LP30 of the Kirklees Local Plan, and Chapters 9, 12 and 15 of the National Planning Policy Framework.

Within the submissions by the applicant for the discharge of condition 29 was drawing No 2604 101 Rev P01 Forward Visibility Splay The Knowle. This indicates that an 18m forward visibility can be achieved around the bend on The Knowle and using Manual for Streets forward visibility calculations this would be suitable for vehicle speeds of up to 15mph.

It is noted that The Knowle has an existing low stone wall and vegetation on the inside of the bend and it is expected that this existing would have more of an impact on forward visibility than the proposed retaining wall structure that is to be set back behind the stone wall and existing post and wire fence. We would expect that if the post and wire fence and the vegetation were removed then the visibility around the bend before it would be impacted by the new retaining wall would be up to 22m, possibly greater, and this would take the maximum speeds up to approximately 18mph.

No speed surveys were provided by the applicant, however due to the narrow width of The Knowle and the very sharp bend around the northern point of the site, we would not expect speeds to be much above this.

With these low speeds and the expected low vehicular use we would not consider that the forward visibility will be adversely impacted by the proposed retaining wall and we can support the discharge of condition 29.