

**Storthes Hall, Kirkburton
Highway Condition Survey 2**

June 2026 (Initial Issue)

Prepared on behalf of
Ubrique Investments Limited.

Quality Management

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Content page

1. Introduction.....	1
2. Survey Results.....	3
3. Summary.....	22

IMAGES

Image 1.1 Agreed Survey Scope.....	2
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TABLES

Table 1.1 Terms and Definitions.....	2
Table 2.1 Defect A (Image 27).....	4
Table 2.2 Defect B (Image 34).....	5
Table 2.3 Defect C (Image 87-88).....	6
Table 2.4 Defect 1 (Image 1).....	7
Table 2.5 Defect 2 (Image 172).....	8
Table 2.6 Defect 3 (Image 10).....	9
Table 2.7 Defect 4 (Image 17).....	10
Table 2.8 Defect D (Image 12).....	11
Table 2.9 Defect 5 (Image 70).....	12
Table 2.10 Defect 6 (Image 73-78).....	13
Table 2.11 Defect 7 (Image 80-81).....	14
Table 2.12 Defect 8 (Image 148).....	15
Table 2.13 Defect 9 (Image 153).....	16
Table 2.14 Defect 10 (Image 154).....	17
Table 2.15 Defect 11 (Image 155).....	18
Table 2.16 Defect 12 (Image 159).....	19
Table 2.17 Defect 13 (Image 163).....	20
Table 2.18 Defect 14 (Image 165).....	21

APPENDICES

Appendix A Site Visit Photos

Appendix B Photo Locations (Optima Drawing No. 18092/IN/08/REV/A)

Appendix C Defect Location Plan (Optima Drawing No. 18092/IN/09/REV/A)



1. Introduction

1.1 INTRODUCTION

1.1.1 Application ref. 2023/60/93667/E was granted outline planning permission in September 2025, for the provision of the following at Storthes Hall Student Village, Storthes Hall Lane, Kirkburton:

“Demolition of buildings and outline application, including the consideration of access for vehicle into the site, for the erection of residential development (up to 261 dwellings), including redevelopment of Lodge Cottage and Administration Building for residential use, two vehicular access points off Storthes Hall Lane, and associated works”.

1.1.2 Following the recommendation for approval in April 2025, Kirklees Council (KC) Highways Officers agreed the proposed Demolition Environmental Management Plan (DEMP).

1.1.3 KC Highway Officers requested the provision of a pre-start highway condition survey to cover the proposed DEMP HGV route between the Site and the Penistone Road/Storthes Hall Lane junction.

1.1.4 Highway Condition Survey 1 (Rev 1) dated 7th July 2025, was prepared by Optima Highways and Transportation consultancy (Optima) on behalf of Ubrique Investments Limited, in order to satisfy the request of Highways in support of the proposed demolition works. The pre-commencement condition survey, referenced hereinafter as ‘Survey 1’, highlighted a number of defects.

1.1.5 This report, Highway Condition Survey 2, referenced hereinafter ‘Survey 2’, has been prepared to repeat the survey following completion of the on-site demolition works.

1.2 SURVEY SCOPE

1.2.1 Survey 2 repeats the detailed survey scope agreed with KC Highways Officers as part of Survey 1 and includes c. 1.5km DEMP HGV route between the existing southern site access and the Penistone Road/Storthes Hall Lane junction, via Storthes Hall Lane. The agreed route has also been surveyed via video in both directions and is available on request.

1.2.2 The agreed survey scope is identified within Image 1.1 below.



Image 1.1 Agreed Survey Scope



1.2.3 The detailed, photographic baseline walkover and video surveys of Storthes Hall Lane was undertaken on Friday 5th June 2026, when the weather was fine and the road surface was slightly damp. Photographic evidence of the general highway condition is shown in Appendix A, with photo locations then identified on drawing 18092/IN/08/REV/A contained at Appendix B.

1.2.4 Whilst undertaking the Site visit, it was noted that an asphalt storage area is still currently operating immediately opposite to the northern Site access.

1.2.5 The survey results are set out within Chapter 2.

1.3 TERMS AND DEFINITIONS

Table 1.1 Terms and Definitions

Terms	Definition
Fretting	Where the carriageway surface breaks up
Cracking	Cracks on the carriageway surface
Fatting	Where there is poor surface texture
Ironworks	Where ironwork is raised or sunken
Subsidence	Where part of the carriageway subsides to a lower level



2. Survey Results

2.1 INTRODUCTION

2.1.1 Given the route extents, an overview assessment has been provided of Storthes Hall Lane, with reference to the site visit photos provided within Appendix A, alongside a more detailed assessment, identifying individual defects within the following key areas of interest:

- Section 1: Storthes Hall Lane/Southern Site Access;
- Section 2: Storthes Hall Lane/Northern Site Access; and
- Section 3: Storthes Hall Bridge & Storthes Hall Lane/A629 Penistone Lane Junction.

2.2 STORTHES HALL LANE

2.2.1 Between the southern and northern Site Accesses, Section 1 and 2 respectively, the carriageway along Storthes Hall Lane remains in some disrepair, with examples of cracking, fretting and damaged ironworks. Minor fretting was also observed along the centreline, and the road markings were slightly worn. Photographic evidence for this section is provided in Images 18 – 69 in Appendix A.

2.2.2 The remaining section of Storthes Hall Lane between the northern site access and the A629 Penistone Road junction contains defects in both the carriageway and footway. These include kerb damage, cracking, fretting, blocked gullies, defective ironworks, and worn centreline and 'SLOW' road markings. Photographic evidence for this section is provided in Images 87 –147 in Appendix A.

2.2.3 The defects set out below were identified as 'new' within Survey 2.



Table 2.1 Defect A (Image 27)


DEFECT	
Location	Facing northbound c. 125m north of the Southern Site Access.
Summary	<p>An area of patchwork surfacing has deteriorated further in the period between Survey 1 and 2, as shown in Image 14 within Appendix A of Survey 1.</p> <p>The additional defect is not considered to represent a highway safety concern and is generally comparable in nature and severity to existing defects already present along Storthes Hall Lane.</p> <p>The damage cannot be directly attributed to the construction activity.</p>
	

Table 2.2 Defect B (Image 34)



DEFECT	
Location	Facing northbound c. 200m north of the Southern Site Access.
Summary	<p>An area of patchwork surfacing has deteriorated further in the period between Survey 1 and 2, as shown in Image 14 within Appendix A of Survey 1.</p> <p>The additional defect is not considered to represent a highway safety concern and is generally comparable in nature and severity to existing defects already present along Storthes Hall Lane.</p> <p>The damage cannot be directly attributed to the construction activity.</p>
	

Table 2.3 Defect C (Image 87-88)

DEFECT	
Location	Facing northbound opposite a private gated access, c. 25m north of the Northern Site Access.
Summary	An isolated area of minor rutting within the carriageway was noted during Survey 2, compared to Image 68 within Appendix A of Survey 1. The rutting is minor in nature, does not represent a highway safety concern and is comparable to existing carriageway defects present elsewhere along Storthes Hall Lane.
	

2.3 SECTION 1: STORTHES HALL LANE/SOUTHERN SITE ACCESS - DETAILED SURVEY

2.3.1 Section 1 covers the Storthes Hall Lane/Southern Site Access junction. The carriageway within this area remains in some disrepair with examples of cracking and fretting along the carriageway, damages kerbs, ironworks and worn road markings.

2.3.2 Photographic evidence of the general highway condition is shown in Images 01 – 17 & 172 contained within Appendix A, the locations of which are identified on drawing 18092/IN/08/REV/A contained at Appendix B.

2.3.3 Each individual defect along Section 1 which was highlighted within Survey 1, has been repeated to assess whether any further deterioration has occurred. Individual defects are illustrated on drawing 18092/IN/09/REV/A contained at Appendix C.



Table 2.4 Defect 1 (Image 1)

DEFECT	
Location	Facing northbound at Storthes Hall Lane/Southern Site Access junction.
Summary	Minor areas of fretting and cracking, slightly worn road markings and kerb damage.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.5 Defect 2 (Image 172)

DEFECT	
Location	Facing west at Storthes Hall Lane/Southern Site Access junction.
Summary	Carriageway fretting, fatting and sunken ironworks.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.6 Defect 3 (Image 10)

DEFECT	
Location	Facing north-west at Storthes Hall Lane/Southern Site Access junction.
Summary	Fretting and patchwork.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.7 Defect 4 (Image 17)

DEFECT	
Location	Facing northbound at Storthes Hall Lane/ Southern Site Access junction
Summary	Significant area of fretting, cracking. Examples of sunken ironworks, damaged Cat's Eyes and footway patchwork.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

2.3.4 The defects set out below were identified as 'new' within Survey 2.

Table 2.8 Defect D (Image 12)

DEFECT	
Location	Facing southbound at Storthes Hall Lane/Southern Site Access junction.
Summary	Minor kerb damage along eastern corner radius when compared to Image 7 within Appendix A of Survey 1.



2.4 SECTION 2: STORTHES HALL LANE/NORTHERN SITE ACCESS - DETAILED SURVEY

2.4.1 Section 2 covers the Storthes Hall Lane/Northern Site Access junction. The carriageway within this area still includes examples of cracking along the carriageway, rutting and worn road markings.

2.4.2 Photographic evidence of the general highway condition is shown in Images 70 – 86 contained within Appendix A, the locations of which are identified on drawing 18092/IN/08/REV/A contained at Appendix B.

2.4.3 Individual defects within Section 2 are identified below and illustrated on drawing 18092/IN/09/REV/A contained at Appendix C.

Table 2.9 Defect 5 (Image 70)

DEFECT	
Location	Facing northbound at Storthes Hall Lane/Northern Site Access junction.
Summary	Fatting along carriageway.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.



Table 2.10 Defect 6 (Image 73-78)

DEFECT	
Location	Facing northbound at Storthes Hall Lane/Northern Site Access junction.
Summary	Rutting along southern flank of Storthes Hall Lane and cracking along Site access. Examples of cracked kerbs and worn road markings.
	
Survey 2 Comparison	Rutting within the carriageway identified during Survey 2, which were not present during Survey 1. The carriageway damage is minor and does not represent an immediate highway safety concern. The surfacing within the vicinity of the access will be made good as part of the approved site access improvements at the S278 stage.



Table 2.11 Defect 7 (Image 80-81)

DEFECT	
Location	Facing northbound at Storthes Hall Lane/Northern Site Access junction.
Summary	Examples of patchwork along carriageway and poor footway surfacing.
	
Survey 2 Comparison	Minor kerb damage along eastern corner radius when compared to Survey 1. The kerbing will be replaced as part of the approved site access improvements at the S278 stage.

2.5 SECTION 3: STORTHES HALL LANE/A629 PENISTONE LANE JUNCTION - DETAILED SURVEY

2.5.1 Section 3 covers the Storthes Hall Lane/A629 Penistone Road junction and Storthes Hall Bridge. The carriageway within this area still includes examples of cracking along the carriageway, rutting and worn road markings.

2.5.2 Photographic evidence of the general highway condition is shown in Images 148 – 171 contained within Appendix A, the locations of which are identified on drawing 18092/IN/08/REV/A contained at Appendix B.

2.5.3 Individual defects within Section 3 are identified below and illustrated on drawing 18092/IN/09/REV/A contained at Appendix C.

Table 2.12 Defect 8 (Image 148)

DEFECT	
Location	Facing northbound on Storthes Hall Lane at Storthes Hall Bridge.
Summary	Fatting along carriageway, cracking and kerb damage.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.13 Defect 9 (Image 153)

DEFECT	
Location	Facing northbound on Storthes Hall Lane, just east of Storthes Hall Bridge.
Summary	Fatting along carriageway, patchwork and worn road markings.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.14 Defect 10 (Image 154)

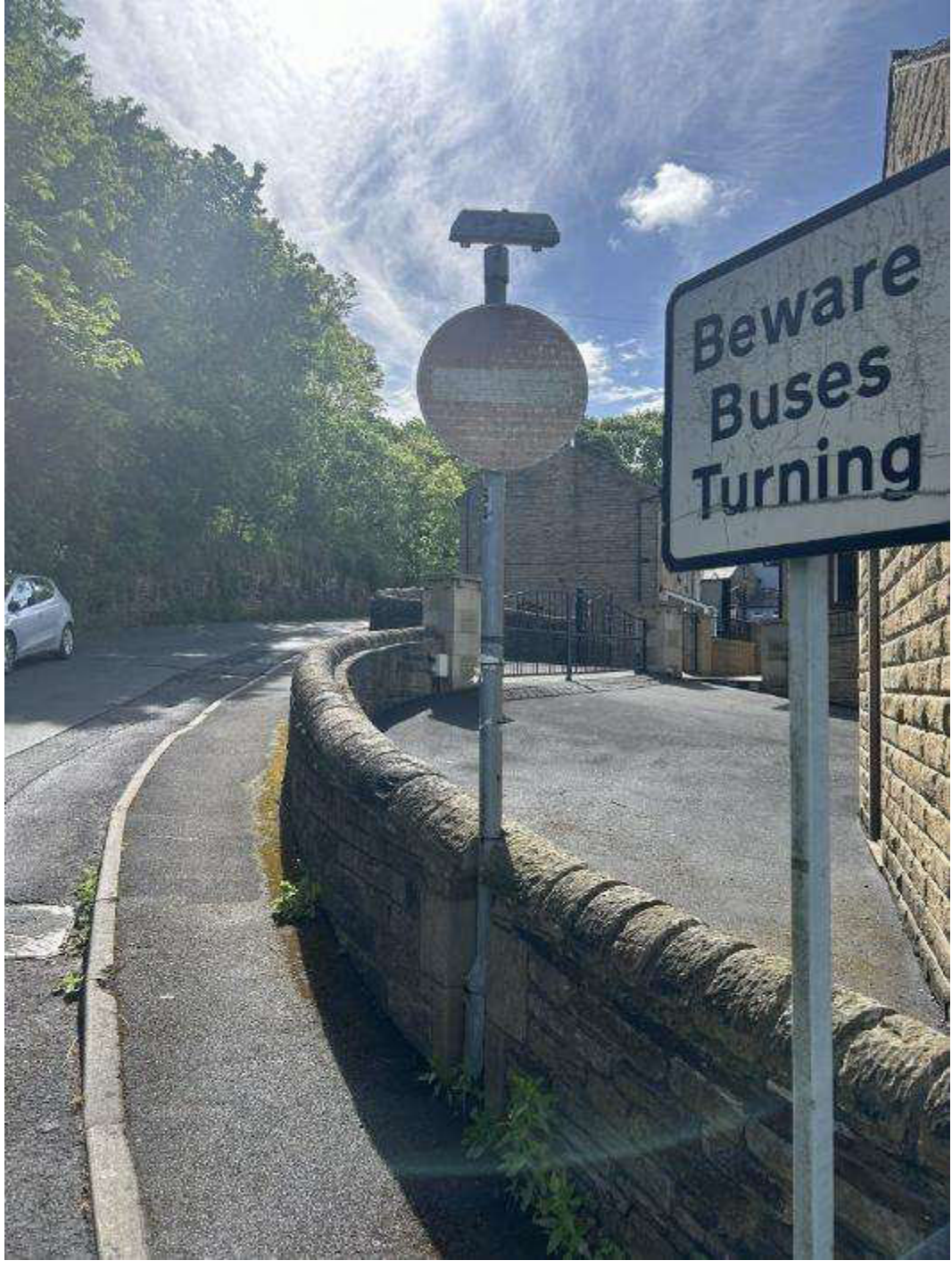
DEFECT	
Location	Facing southbound on Storthes Hall Lane, just east of Storthes Hall Bridge.
Summary	Slightly damaged and faded 'no-entry' sign.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.15 Defect 11 (Image 155)

DEFECT	
Location	Facing northbound on Storthes Hall Lane, just south of A629 Penistone Road junction.
Summary	Cracking along carriageway.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.16 Defect 12 (Image 159)


DEFECT	
Location	Facing northbound on Storthes Hall Lane, just south of A629 Penistone Road junction.
Summary	Patchwork along carriageway edge and cracking along centreline.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.17 Defect 13 (Image 163)



DEFECT	
Location	Facing northbound on Storthes Hall Lane at the A629 Penistone Road junction.
Summary	Patchwork along carriageway, cracking, worn road markings and damaged railings.
	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

Table 2.18 Defect 14 (Image 165)

DEFECT	
Location	Facing southbound on Storthes Hall Lane at the A629 Penistone Road junction.
Summary	Patchwork along carriageway and cracking along give-way line.
 A photograph showing a road junction. The road surface is asphalt and shows significant wear, including patchwork and cracking along the give-way line. A red car is parked on the right side of the road, and a blue car is parked further down the road. The background shows trees and a building.	
Survey 2 Comparison	No significant changes noted between Survey 1 and 2.

3. Summary

3.1.1 This highway condition survey 2 has been undertaken by Optima, on behalf of Ubrique Investments Limited to assess the condition of the proposed HGV DEMP route, agreed in support of application ref. 2023/60/93667/E, following completion of the demolition process.

3.1.2 Survey 2 has been carried out in accordance with the scope agreed with Kirklees Council as part of Survey 1 and includes a detailed photographic walkover survey of a section of Storthes Hall Lane, between the southern Site Access and the junction with A629 Penistone Road, as well as a video survey.

3.1.3 1.8.6 The majority of defects recorded during Survey 1 remain unchanged, confirming that the overall condition of the route has not materially deteriorated during the demolition phase.

3.1.4 1.8.7 A small number of additional isolated defects were identified during Survey 2. These comprise minor kerb damage and localised areas of rutting and patchwork deterioration. None of the additional defects are considered to represent a highway safety concern and are generally comparable in nature and severity to existing defects already present along Storthes Hall Lane.

3.1.5 1.8.8 The minor kerb damage and carriageway defects identified within the vicinity of the proposed site accesses will be addressed as part of the approved Section 278 highway improvement works associated with the development. Given the limited extent of the additional defects identified elsewhere along the route, their isolated nature and the pre-existing condition of the highway, no separate remedial works are considered necessary at this stage.

3.1.6 1.8.9 Whilst some deterioration of existing patchwork surfacing has been observed, these areas are located within the running carriageway and are subject to regular traffic movements. Consequently, it is not possible to directly attribute the deterioration specifically to construction traffic associated with the demolition works.

3.1.7 It should also still be noted that an asphalt storage area remains in operation, immediately opposite to the northern Site access.



Appendices



Appendix A Site Visit Photos



Survey Extents 1: Storthes Hall Lane

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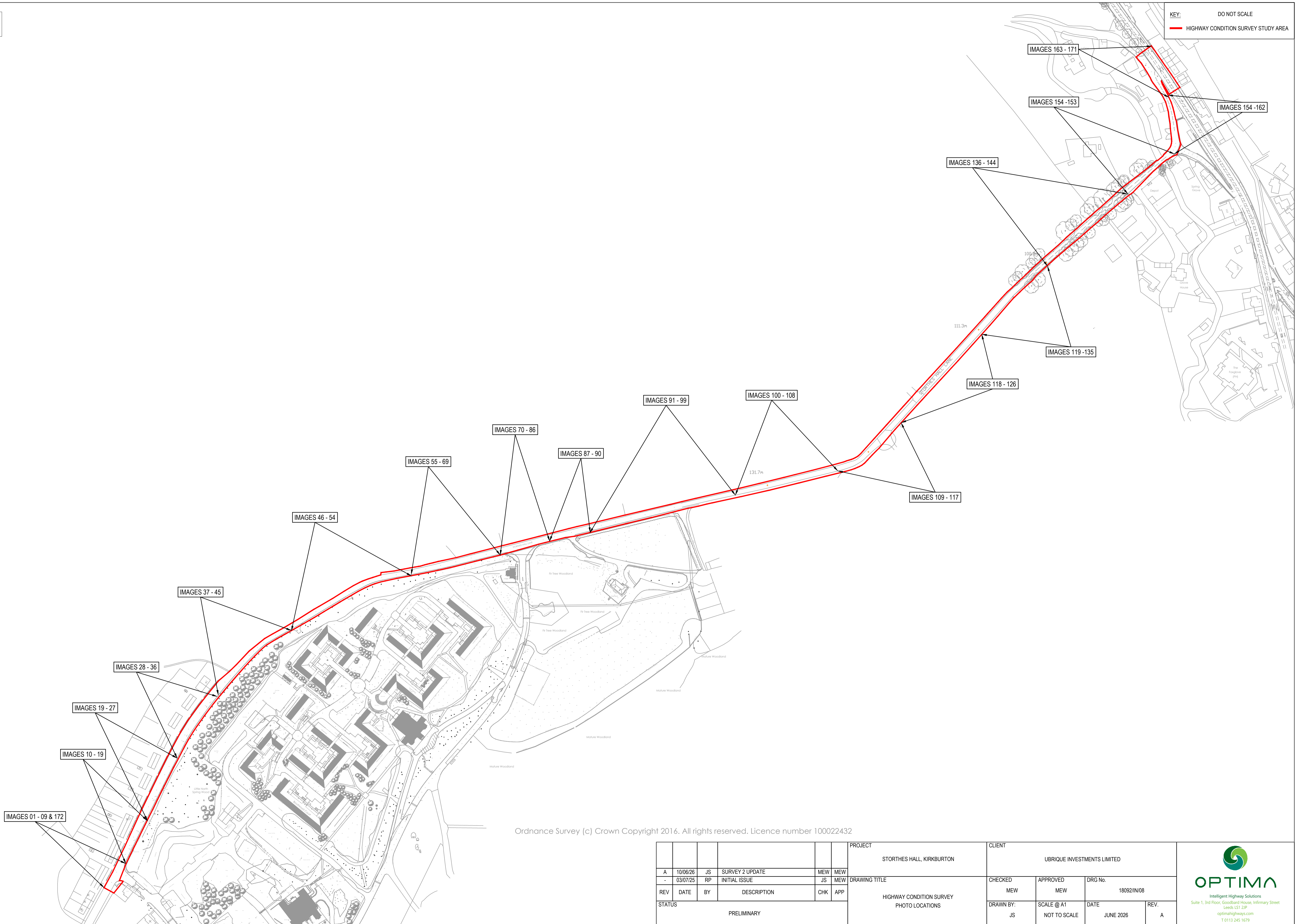


Appendix B Photo Locations (Optima Drawing No. 18092/IN/08/REV/A)





KEY: DO NOT SCALE
 — HIGHWAY CONDITION SURVEY STUDY AREA



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REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT	CLIENT		
A	10/06/26	JS	SURVEY 2 UPDATE	MEW	MEW	STORTHES HALL, KIRKBURTON	UBRIQUE INVESTMENTS LIMITED		
-	03/07/25	RP	INITIAL ISSUE	JS	MEW	DRAWING TITLE	CHECKED	APPROVED	DRG No.
						HIGHWAY CONDITION SURVEY	MEW	MEW	18092/IN/08
						PHOTO LOCATIONS	DRAWN BY:	SCALE @ A1	DATE
							JS	NOT TO SCALE	JUNE 2026
STATUS						PRELIMINARY			REV.
									A



Appendix C Defect Location Plan (Optima Drawing No. 18092/IN/09/REV/A)



- KEY:**
- SECTION 1 (STORTHES HALL LANE/SOUTHERN SITE ACCESS)
 - SECTION 2 (STORTHES HALL LANE/NORTHERN SITE ACCESS)
 - SECTION 3 (STORTHES HALL LANE/A629 PENISTONE ROAD)
 - STORTHES HALL LANE

DEFINITIONS

SUBSIDENCE - WHERE PART OF THE CARRIAGEWAY SUBSIDES TO A LOWER LEVEL

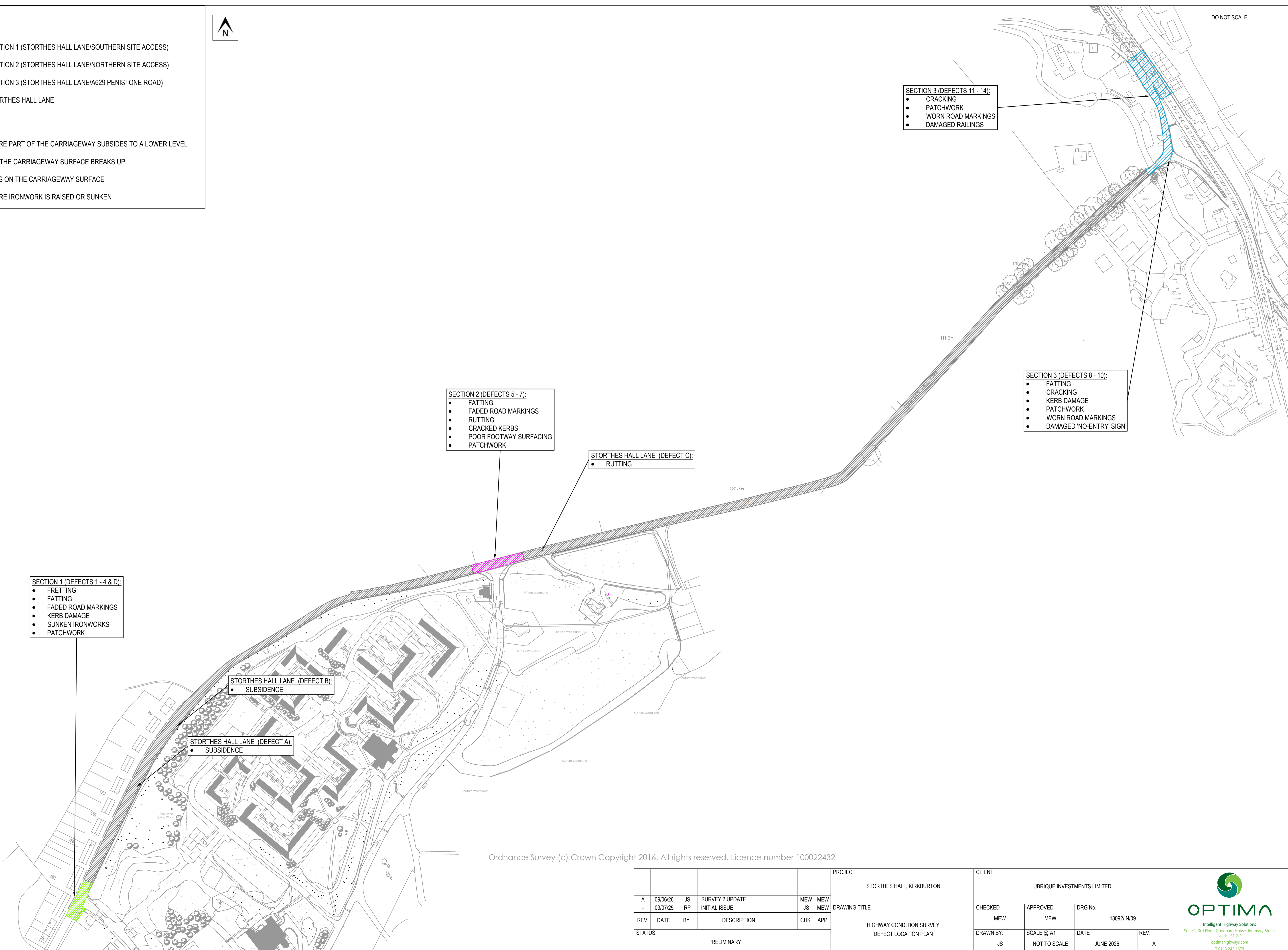
FRETTING - WHERE THE CARRIAGEWAY SURFACE BREAKS UP

CRACKING - CRACKS ON THE CARRIAGEWAY SURFACE

IRON WORKS - WHERE IRONWORK IS RAISED OR SUNKEN



DO NOT SCALE



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						PROJECT		STORTHES HALL, KIRKBURTON				CLIENT				UBRIQUE INVESTMENTS LIMITED							
						DRAWING TITLE		HIGHWAY CONDITION SURVEY DEFECT LOCATION PLAN				CHECKED		APPROVED		DRG No.		18092/IN/09					
						STATUS		PRELIMINARY				DRAWN BY:		SCALE @ A1		DATE		JUNE 2026					
						REV		DATE		BY		DESCRIPTION		CHK		APP							
						A		09/06/26		JS		SURVEY 2 UPDATE		MEW		MEW							
						-		03/07/25		RP		INITIAL ISSUE		JS		MEW							



