

Kirklees Highways Design Guide SPD , at point 3.18, states the following:

*'To ensure that residents can access their properties, a private drive serving five dwellings or fewer should be a minimum of 4.5m wide (5.0m wide if there are structures along its initial length for example walls) for the first 5.0m of its length. This will allow vehicles to turn in and turn out.'*

Looking at the applicant's submission, his design fails to meet this requirement.

Of the ten dwellings he proposes would have direct access off Lingards Road, only one has a drive that meets this requirement (plot 42).

The following shows the plots and their respective drive widths:

| <b>Plot(s)</b> | <b>Proposed drive width</b> | <b>Minimum drive width</b> | <b>Shortfall</b> |
|----------------|-----------------------------|----------------------------|------------------|
| 43             | 3.08m                       | 5.0m                       | 38%              |
| 34/35          | 3.54m                       | 5.0m                       | 29%              |
| 36/37          | 3.22m                       | 5.0m                       | 36%              |
| 38/39          | 3.19m                       | 5.0m                       | 36%              |
| 40/41          | 3.82m                       | 5.0m                       | 24%              |

Along the initial side of each drive, there are structures (e.g. walls and/or gate posts), meaning the drives should be 5.0m wide.

This is because these structures would seriously hamper residents trying to turn into and out of their drives.

This would be worse for proposed properties with shared drives, as drivers would (most likely) not know the whereabouts/movements of the neighbours vehicles; increasing the potential risk of accidents at drive entrances.

Please note, as well as gate posts, plots 38/39 have walls less than 5.0m apart, within the initial part of their drive.

If the applicant's design fails to meet the minimum local authority's requirements, the application should be refused planning permission.

These proposed drives would be calamitous, even without failing this requirement; for existing and new residents alike.

Failing this requirement makes the application even worse.

This application must be refused.