Consultation Response from KC,
Highways Development Management

2022/92097 The Veterinary Hospital, 131 Somerset Road,, Almondbury, Huddersfield, HD5 8HN

Erection of single storey extension and alterations

Date Responded: 10/08/22
Responding Officer: CNB
Responding Ref: K6-12NE/1

This application is for the erection of a single story extension to an existing vets practice with parking and an access on to C997 Somerset Road, a 30mph two way single carriageway local distributor road of approximately 8.7m width with footways on both sides and street lighting present. The site joins C997 at a new mini roundabout and to the north of the roundabout there are parking bays to the front of residential dwellings opposite the site.

The vet hospital was recently constructed as part of application 17/94302.

The current application was accompanied by a Technical Note: Highways dated Sept 2021 from Via Solutions, which provides highways and transport advice to address any highways impacts that the proposals may have.

No trip generation details were submitted with the application. The Technical Note suggested that the proposals will increase the number of treatment rooms from 6 to 10, and these will be used for veterinary nurse triage work to assist the vets and as such there would be no additional staff employed. It would however "increase the client throughput" which would indicate an increase in customer trip generation to the site.

The Technical Note also suggests that the business is expected to use COVID compliant working practices for some years to come and "this requires a strictly controlled appointment system to manage customers visiting the site" although no details of this system was provided within the Technical Note.

The Kirklees highway safety team has a number of records of complaints of dangerous and unsociable parking in the area that have been received since the veterinary hospital opened and are currently investigating these complaints in relation to the implementation of parking controls including the possible introduction of "No Waiting At Any Time" and residents only permit parking schemes along Somerset Road and the local adjoining residential streets. The highway safety investigation has concluded that the current parking problems are being caused by employees at the veterinary hospital parking on the surrounding residential streets rather than in the existing car park. It should be noted that the parking complaints started prior to any Covid compliant working practices being required and so the problems are not based on the pandemic working arrangements.

When the initial application for the erection of the hospital was submitted, the number of parking spaces proposed was accepted based on a calculation of the parking demand for both staff and customers, with a customer parking management plan put in place to allocate spaces at the time of booking an appointment. This arrangement does not appear to be working. It has been suggested that the issue has been created by management at the site banning staff from parking within the car park, however this has not been officially confirmed as the source of the problems.

The current proposals are to increase the number of practice rooms and subsequently increase the client throughput, which can only increase the parking demand, while at the same time reducing the number of parking spaces within the site. This would be expected to create a higher parking displacement on to

the surrounding highway network, and the application does not indicate how this concern will be alleviated.

HDM are unable to support any further development at this site that would increase the amount of on street parking within this area.

Consideration needs to be given to addressing the existing parking issues caused by the development prior to any further parking demand being generated. Measures could include measures to control on street parking, parking management plan or the introduction of a travel plan for staff including membership of the West Yorkshire Combined Authority's Travel Plan Network, in order to access advice and public transport offers to reduce the parking demand at the site.

In summary, HDM are unable to support the proposals until existing parking issues associated with the current development have been satisfactorily addressed.