

Our Ref: PO230B 17-10-2023

Mr William Simcock  
Planner  
Economy & Infrastructure - Planning & Development  
Kirklees Council  
1<sup>st</sup> Floor  
Civic Centre 3  
Huddersfield  
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HD1 2JR

17<sup>th</sup> October 2023

Dear William,

**RE:   Application Ref: 2023/91261**  
**Land at Alexandra Road West, Paddock**

Further to our earlier objections to the aforementioned application, we are aware that the Applicant has now submitted additional plans and details in relation to the swept path analysis for vehicles entering and exiting the site, alongside site sections and site plans.

It is noted that the plans only relate to the use and accessibility of the site for one standard car. No analysis appears to have been undertaken of a larger vehicle, and it is unclear whether the analysis accurately reflects accessibility for as example for an SUV? Given that day to day cars are now substantially larger than historically, this should be clarified. In any event, whilst the plans appear to indicate the ability to access each space, this accessibility is shown to be incredibly tight, with some manoeuvres taking vehicles practicably up to boundary walls, and within the car port frontages to manoeuvre. There is a clear lack of internal manoeuvring space within the site boundary to service the development.

It is noted that the proposed bin storage pad shown on the proposed site plan has also not been included on the swept path plans, and there would appear to be some infringement from vehicle movements into this area. In our view the bin storage space should have been shown on the plans to ensure that vehicles can manoeuvre within the site, within the actual space available. Without confirmation of the same, it cannot be shown that the development is acceptable.

The plans do not provide any clarity as to accessibility should vehicles be parked within the site and not perfectly within an allocated bay. There is no allowance for bin wagons, delivery trucks/vans (who will inevitably drive into the site in a forward gear and reverse off site when

the delivery has been completed), ambulances etc, and no allowance for the realities of day to day living with general family paraphernalia in the circulation space, visitors parking outside of allocated spaces etc. In our view, the plans only demonstrate what could potentially be achieved in a perfect scenario, which will not reflect reality. Even then a number of the manoeuvres only further highlight how tight the site is, and the unacceptable level of development being proposed.

Whilst we understand that the council highways team are now satisfied with the scheme subject to conditions, in our view, the proposed parking layout is not suitable or acceptable, and will in reality result in vehicles parking on the local highway and increases the risk to highway safety and localised congestion. In short, the proposal remains as per previous applications, unacceptable in highway terms.

Regardless of the comments laid out above, the scheme in our view remains wholly unacceptable and contrary to the provisions of the Development Plan for the reasons laid out within our earlier submission on this application. Including in relation to overdevelopment, poor design, impact on amenity, impact on landscape and visual amenity, concerns on structural integrity etc.

We therefore reiterate our request for this application to once again be refused outright.

Yours Sincerely