

Goat Hill Farm
Briestfield
WF12 0NU

18 April 2025

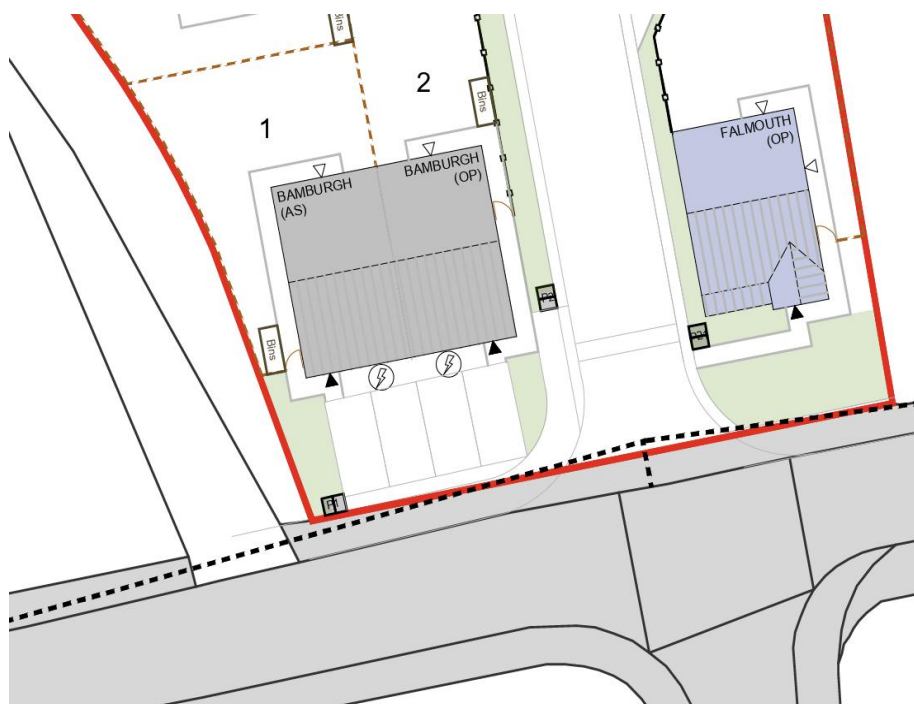
By email to: william.simcock@kirklees.gov.uk

Dear Mr. Simcock

Planning Application 2024/62/92444/E – Land North of Denby Lane, Denby Lane, Grange Moor, Huddersfield, WF4 4BH (Erection of 21 dwellings and associated works with means of access from Denby Lane)

I refer to my previous correspondence dated 26 November 2024 and 13 February 2025 with respect to the above. I note the recent submission of a revised layout plan reference “Site Plan Rev U” and would add the following comments to those already set out in my earlier letters.

To comply with the requirements of the Council’s Tree Preservation Officer, the dwelling on plot 21 has now been set back from the site boundary with my land. This is to minimise any conflict between existing trees, which I assume are to be safeguarded, and the proposed dwelling. Plots 1 and 2 remain on the opposite hand of the proposed estate road junction and appear to retain the previous overall plot widths. To achieve the increased boundary clearance, it appears that the proposed estate road has been reduced in width or slightly realigned. What is now apparent from the extract of Plan Rev U below, is that the indicated centre line of the proposed estate road does not comply with the correct technical position of the sight line operating from the junction to Denby Lane.



Extract of submitted plan Rev U

The indicated sight line is not set out on the central axis of the junction and is more to the west. This has a knock-on effect on the impact of the sight line on my adjoining land and is a matter that I have consistently brought to your attention throughout my correspondence on both this and the previous application for development of this site.

It is therefore important that this point is reviewed, and the sight line correctly imposed to demonstrate that the correct level of vision can be achieved without third party land. In addition, a revised series of vehicle swept path analysis are required to show that the amended junction operates correctly for vehicle movements in all directions.

I note that no information has been forthcoming regarding my previous detailed comments on highway matters. As such all my concerns must still apply, and I would be grateful if you would provide a copy of this latest letter to the Council's highway officer so that he is aware of the issue raised by revised plan U.

Regarding the area shown between plot 20 and 21, indicated in the plan extract below; I would be grateful to know if this green area is to be adopted by the Council as public open space or is to be transferred to the future owners of the adjoining plots? Also, if responsibility for the proposed site boundary to this space is to be upon the Council or plot owners.



Extract of submitted plan Rev U

I would finally add that no contact has been made by the applicant or their agents with regard to the drainage matters and tree survey information, both of which were raised by both me and consultees in the planning determination process.

You are already aware of my request to be notified of the date of the Heavy Woollen Planning Sub-Committee meeting so that I can attend and speak if necessary, and as with my previous

objection I have provided a copy of this correspondence (for information only) to the Chair of the Planning Committee.

Your sincerely