

Sent: 23 May 2025 12:55

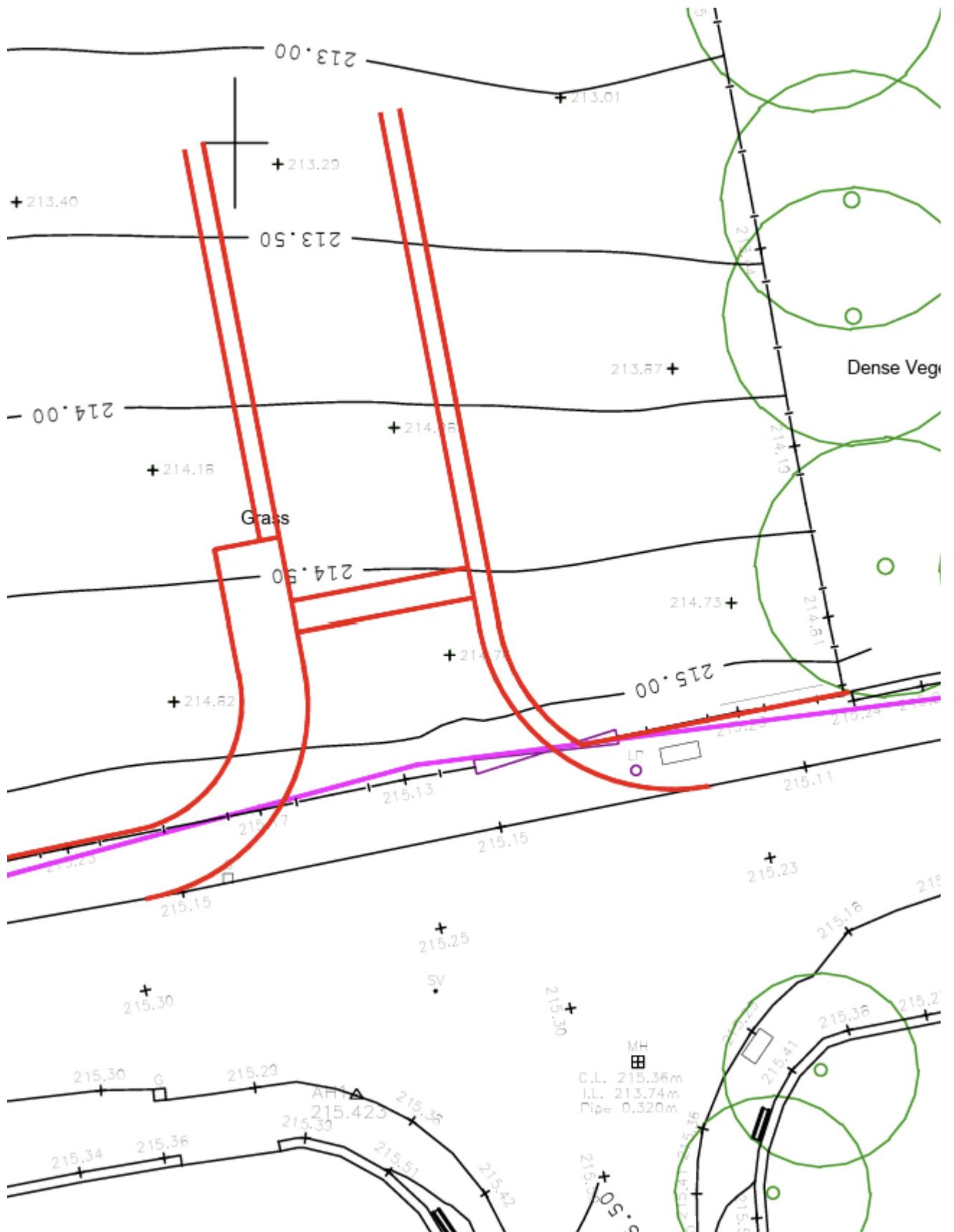
To: William Simcock <William.Simcock@kirklees.gov.uk>

Subject: Fwd: Final version of email to WS

Dear Mr Simcock

Thank you for your email dated 16 May, the contents of which I have noted. I would comment however on two issues that I believe remain outstanding:

1. Although the visibility splay is now imposed on the topographical survey my comments upon the speed survey data (as set out in my previous letters) still applies. In addition, plan "003" still does not show any road widening on Denby Lane (in the direction of the Ben Booth Lane junction) that is likely to be necessary to permit large vehicles to turn both right into the proposed development from Denby Lane and left out of it to Denby Lane, see extract below.



Again, this point was raised in my last detailed letter to you. If road widening is required, which is my belief from the swept path diagrams previously submitted by Sandersons, then this may impact on the nearside kerb line of Denby Lane and hence on the delivery of the sight line looking left from the proposed junction. Notwithstanding any grant of planning permission, it is likely that the Council will examine these matters further at the stage of estate road adoption and therefore it is appropriate that they are considered now.

2. Regarding drainage, although I note that you have considered the mapping system used by the Council my comments are based on the Land Registry title deeds for my land holding and are therefore the legal position in respect of land in my ownership and control. I would therefore expect that any condition you may impose regarding drainage is “negatively worded” such that development cannot commence until all necessary technical and legal requirements have been carried out.

Yours sincerely