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To: Louise Bearcroft <Louise.Bearcroft@kirklees.gov.uk>; DC Admin <DC.Admin@kirklees.gov.uk>

Subject: Objection to Planning Applications and 2025/44/92737E - -Moor Lane, Gomersal

Objection to Planning Applications 2025/61/92713/E and 2025/44/92737E

Good Morning,

Private Drives serving multiple properties

On planning application 2025/61/92713/E and planning application 2025/44/92737/E there is a proposed private drive serving plots 7, 8, 9 & 10. There is no detail on the plan advising the width or length of this private drive. Based on calculations used to estimate the bin drag distance for Plots 7, 8, 9 and 10 this private drive must be at least 25 metres long. This has been calculated using internal room widths within these plots. This is a minimum calculation as it does not include the width of 3 pathways between plots 10 & 9, plots 9 & 8, and plots 8 & 7, located along the length of this private drive and the depth of external construction walls. The width of this private drive narrows in front of plot 9 therefore the width of this private drive reduces to less than 4.5 metres at this point.

Kirklees Highway Design Guide specifies in point 3.18 on Page 31 “To ensure that residents can access their properties, a private drive serving five dwellings or fewer should be a minimum of 4.5 m wide.” Therefore this private drive does not comply with this minimum requirement specified in Kirklees SPD’s

As the private drive serving plots 7,8,9 & 10 is over 20 metres, facilities should be provided to allow delivery or service vehicles up to 3.5 tonne max gross weight to turn round, so they can leave the public highway in forward gear and then re enter it also in forward gear (Kirklees Highway Guidance Note Emergency Access. Waste Management, Servicing, and Deliveries Page 7 Section 70). This facility has not been provided on the plans, as specified in Kirklees Highways Guidance Note, April 2020.

Based on the above information this planning application should be refused.

Please add these comments to both planning applications 2025/92713 and 2025/92737 case files

Thank you