Address: 201 Woodlands Road Batley wf17 0re

About the application

Application number: 2020/94203	
What is the application for?:	Outline application for demolition of dwelling and associated outbuildings and t
Address of the site or building:	Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW
Postcode:	YO26 8EW

User comments

Type of comment: An objection
Hello there I live in the locality of the proposed development, about a a mile away. However I have family - that live at Moat Hill Farm Drive. I am a regular caller, helping with their garden, and taking my grand daughter for walks Post Covid 19 I will probably visit more frequently. However, I know the location very well. Unlike many who illustrate a NIMBY trait, I do not disagree with the proposed development per se. I understand the need for additional housing, and the pressure on the Council to provide it. However the access issue does concern me. I note the proposed development comprises 30 houses, and provision for a maximum of 70+ cars. This takes the form of 2 unconnected culs de sac -23 houses at the upper end of the development and 7 houses nearer Leeds Road. I know through social media that many local people are concerned that there will inevitably be an increase in vehicular traffic along Moat Hill Farm Drive. I will frame my objection by asking the following questions. 1. Why can't the proposed new development be an exclusive and self contained site, and all vehicular access be run directly on to Leeds Road ? Why does the proposal have to affect Moat Hill Farm Drive at all ? I assume the proposed layout maximises the number of units that could be built on the site, and therefore benefits income generation for the applicant / developer? 2. The approved police Secured by Design initiative encourages small culs de sac (as opposed to 'rat run' through routes) as a method of deterring crime by creating natural surveillance and territoriality. This would surely suggest the new development should rather be self contained, rather than increase the existing Moat Hill Farm Drive cul de sac to many more more than 30 dwellings. I would also point out that traffic exiting Moat Hill Farm Drive on to Leeds Road at present has visibility issues of traffic coming up the hill from Birstall from their right. 3. The traffic report supporting the application predictably makes little or no mention of access and congestion issues adjacent to Jason Terrace, off Leeds Road (the row of

access and congestion issues adjacent to Jason Terrace, 3 Leeds Road (the row of terraced housing leading directly on to Moat Hill Farm Drive). This location is already problematic, with no formal parking provision available. On street parking, with occasional double parking, is already an issue.

4. There are currently 50 housing units that utilise access from Moat Hill Farm Drive to Leeds Road. The proposed development layout would increase this number to 73 (ie an additional 23 units). Surely maintaining 50 from Moat Hill Farm Drive, and the 30 from the new development accessing directly on to Leeds Road (rather than through Moat Hill Farm Drive) would be a better balance of traffic management ?

5. The proposal is principally for 2 culs de sac - 23 houses at the top end of the site and 7 houses at the lower end adjacent to Leeds Road. If Outline Permission was to be granted, could consideration be given to the culs de sac split on the new development preferably be 7 houses at the top end, and 23 houses adjacent to Leeds Road This would at least reduce traffic along Moat Hill Farm Drive, and be something of a compromise solution for local residents.

And one other connected matter. My son's family live directly adjacent to the most recent development of 10 houses (a good development in my view). They, as have other residents, been affected by noise
, construction vehicles, and mud on the roads for several months. Could I ask that all construction vehicles use only the development site rather than access via Moat Hill Farm Drive ?

Thank you for taking time to read the above.