

Address: 41 Moat Hill Farm Drive Batley WF17 0HR

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

I am a current resident of Moat Hill Farm Drive

Although I have flagged this comment as an objection I can say that I do not object to the development as a whole but more the layout that has been proposed on the plan.

I see that there are two proposed self contained developments on the plan with entrances at the existing Clough House entrance on Leeds Road and also from Moat Hill Farm Drive. 23 properties will be accessed through Moat Hill Farm Drive and 7 from Leeds Road.

Since completion of the ten new properties built on Moat Hill Farm Drive there is already a significant increase in the flow of traffic up and down the road. This is mainly due to the need for residents/delivery drivers etc for the properties closer to the junction of Leeds Road requiring access to the turning space at the top of the road due to the now unavoidable double parking lower down. This is the case even though more than 50% of the newbuilds are unoccupied at present and also taking into consideration the current restrictions regarding visitors due to the pandemic. In 16 years of occupancy the road has never been so busy with cars/vans, on occasions, racing up and down the road.

The above problems have arisen after only ten new properties have been built on the road. I can only imagine the amount of extra disruption/traffic flow from an extra 23 properties.

There is now a greater number of families with children/grandchildren residing on Moat Hill Farm Drive and the increase in traffic flow coupled with the double parking is extremely hazardous.

Also, the cross road junction of Moat Hill Farm Drive, Leeds Road and Hill Crescent is a particularly poor junction for visibility due to the fact that Moat Hill Farm Drive and Hill Crescent are just beyond the blind summit of vehicles coming up Leeds Road. I believe that adding the 23 properties access through Moat Hill Farm Drive will increase the chances of vehicular/pedestrian accidents.

I strongly oppose that the majority of properties at the proposed development on Clough House should be accessed via Moat Hill Farm Drive and see no valid reason for this to be the case.

I am asking if a compromise could be struck whereby most of the access to the properties could be via Leeds Road i.e. access to 23 properties from Leeds Road and 7 properties via Moat Hill Farm Drive?

Kindest Regards