

DCAdmin

From:
Sent: 01 January 2024 17:56
To: DCAdmin
Subject: Planning Application 2021/94280

Categories:

From: 13 Ebury Street, Batley, WF17 0LW

Re: Planning Application 2021/94280

Here we go again. Noble Homes seem to think they can insult Kirklees Council and local residents by continuing to submit very similar applications time after time in an effort to wear down the planning committee.

This amended proposal, like all the previous ones, consists of multi-storey houses facing Lady Ann Road and in full view of Primrose Hill, which are completely out of character with the existing houses in the area (particularly with the artificial stone specified) and would look totally out of place on this greenfield site.

Whatever the conclusions of the flood survey and the report from the Environment Agency, local people are familiar with seeing the beck overflowing its banks and flooding the bottom of the field, including the areas where some of the proposed housing would be situated. Climate change is causing this to happen with increasing frequency. There are, after all, other springs near the top of the land as well the beck at the bottom. There have been several occasions, including one very recently, when the water has flooded Lady Ann Road itself. Surely by now we should be aware of the dangers of building on flood plains – many of the proposed houses would be subject to regular flooding and could well be unmortgageable and uninsurable. It is a cynical move by the developer to include a children's play area at the bottom of the slope – this would be the first place to become unusable and dangerous after heavy rain. Some of the houses on Lady Ann Road and Primrose Hill are already affected by subsidence, any new development would alter the water table further and could make their circumstances much worse.

Regarding the flora and fauna of the site, several types of wild plant have been seen in recent years that had not been seen there before. And water voles are not the only wildlife using this piece of land, there is evidence of great crested newts in the beck. Hedgehogs and foxes are known to visit, and the many small mammals attract the attention of birds of prey; owls, kestrels, sparrowhawks and even buzzards include this area when hunting. Bats are frequently seen there, and the varied vegetation is a haven for butterflies. Months of noisy construction work would drive all of this away.

However, the principal concern is about the extra traffic. This application includes 24 houses with 3 bedrooms and 43 with 4 or more bedrooms. WHERE ARE THE AFFORDABLE HOMES IN THIS PROPOSAL? WHERE ARE THE STARTER HOMES? Most of the occupiers of these large houses will possess three or more cars, and the plans provide parking for 197 cars. The situation in Soothill Lane is already very bad in the rush hours, and the addition of around 200 vehicles trying to enter or exit Lady Ann Road would make it almost impossible. Traffic heading down Soothill Lane into Batley is frequently queuing for at least a kilometre in the mornings and the evenings, and is often completely gridlocked where vehicles are parked. Lady Ann Road itself is fairly narrow, and most of the existing residents do not have any off-road parking, so they have to park their vehicles at the roadside. This does not leave adequate space for two vehicles to pass simultaneously, so drivers have to wait where there is a gap, or reverse a long distance, in order to allow larger oncoming vehicles to get through. This is a particular problem with buses, and the large goods vehicles requiring frequent access to Moorland Toolmakers and the industrial units in Lady Ann Mills. Lady Ann Road

is also effectively a cul-de-sac, as there is no realistic way to introduce a one-way system except by including even narrower residential streets like Broomdale Road and Grace Leather Lane, so any traffic entering must also leave by the same route. Also, Lady Ann Road is regularly blocked in heavy snowfalls, and many residents of this road and Primrose Hill already move their cars onto Soothill Lane or The Mill car park if snow is forecast. This further exacerbates the traffic problems.