

Reference: 2021/62/94280/E

Site: land at, Lady Ann Road, Soothill, Batley, WF17 0PY

Proposal: Erection of 65 dwellings with associated works

Submission of feedback on proposed build 65 new properties. I strongly advise that this application should be refused for the reasons listed below:

There are fundamental issues with the site :

- Proposed development is a **flood risk area** and whilst proposals appear to be addressing the issue there are strong grounds to challenge the effectiveness adequacy of the mitigations proposed. Have Insurance companies been consulted on whether these homes are likely to be insured and that the premiums are comparable to other similar dwellings in the locality. Is the land even suitable for housing given that the Council has graded it a 3 /4 for flooding and the beck is frequently reported as flooding at times of persistent rainfall.
- **Impact on Traffic infrastructure**, I cannot accept that the traffic report says that no real impact would be felt at the junction of Lady Ann road and Soothill lane, Lady Ann road is used as a shortcut to bypass Soothill Lane when there is traffic congestion. The Residents are continuously complaining about speeding traffic and congestion on this road. Its a bus route and has been reported that buses and emergency vehicles have had major problems navigating around the area due to on road parking and congestion. Soothill lane is a primary artery into Batley, severely congested at the best of times, this development will undoubtedly have a major adverse impact. More consideration is required regarding traffic management. Adding another 150+ cars to the surrounding roads will require the infrastructure to be updated.
- **Environmental Impact**, The land in question has Water Voles, Bats, Great Crested Newts, Kestrels, and Owl populations. Some of these are protected species and although I know that there is a "protected area" on the proposed site, not all the species habitats are in that area as we speak now. Plus, the beck will have to be disturbed to build the access road onto the site. The Beck has a population of water voles, construction will damage their habitat. The beck is one of only 2 sites where water voles can be found in Kirklees.
- **Impact on existing Infrastructure and services**, This housing development will put further strain on the existing infrastructure including the roads, schools, madrassahs, doctors, dentists etc which would be harmful to the quality of life currently enjoyed by the community, whilst the developer may propose contributing to wider social facilities , these must be made explicit if the development was to be proceed
- **Impact on the wellbeing of residents** and the appearance of the locality, This application will have a significant detrimental effect on the area, its greenfield site, 65 additional homes will result in the highly over populated area unbearable. The layout of the proposed scheme appears as an overdevelopment of the site with blocks of semi-detached dwellings, excessive utilisation of space. The impact on the mental and emotional health of residents around Lady Ann Road, Soothill and Primrose Hill has been consistently negatively impacted with the reoccurring threat of this development hanging over them year on year, creating ongoing fear, worry and

stress. Residents have, campaigned, objected and petitioned multiple times why this parcel of land is so inappropriate for development.

Based on current plans and scale of development I am strongly objecting to the proposals. I fully support and acknowledge the need for additional homes in the district, particularly low cost housing, however, believe this site would not be appropriate for any such development.

Cllr Ebrahim Dockrat