

DCAdmin

From: Cllr Adam Zaman
Sent: 08 January 2024 20:10
To: Nick Hirst; Cllr Habiban Zaman; Mathias Franklin; Julia Steadman; DCAdmin
Cc: Cllr Ebrahim Dockrat
Subject: RE: Re ; emails , 18th December 2023. - 2021/94280

Hi Nick,

I am writing to you to raise objection on the current planning application for Lady Ann Road to build 67 new properties. I believe this application should be refused for the reasons listed below:

Again, Noble Homes have submitted a proposal which consists of multi-storey houses facing Lady Ann Road , in full view of Primrose Hill, leaving no privacy for the residents of Primrose Hill. This application is completely out of character with the existing houses in the area, particularly with the artificial stone proposed, which I believe would look totally out of place on this greenfield site.

The principal concern is the extra traffic. This application includes 24 houses with 3 bedrooms and 43 with 4 or more bedrooms. It is fair to assume that the majority of occupants will possess three or more cars. The plans provide accommodation for circa 197 vehicles.

The situation on Soothill Lane is mayhem at the best of times but peak time is a sight to behold. Waiting times of at least 30-40 minutes to travel a mile are common. An additional 200 vehicles trying to enter or exit Lady Ann Road would make it almost impossible for the residents. Emergency vehicles would find it extremely difficult entering or exiting the area. I do not agree with the Traffic report as I believe it is not a true reflection on my experience of Soothill Lane and neither is it of the hundreds of drivers who use this road on a daily basis.

I also find the traffic report they submitted somewhat bias and misleading. They have not reported all traffic accidents, one of which was fatal at the junction of Grace Leather Lane and Soothill Lane. They are proposing that traffic can be eased by using Broomsdale Road & Grace Leather Lane. This is an absolute ridiculous suggestion given the already horrendous traffic trying to gain access to Soothill Lane via both Roads and the blind spots both exits prove to have. There have also been two accidents not mentioned in the report that have occurred on Lady Ann Road. More consideration is required regarding traffic management. Adding another 150+ cars to the surrounding roads will require the infrastructure to be updated.

Lady Ann Road itself is a narrow road. The majority of the resident on this road 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.

I have on many occasions witnessed a problem with buses, and the large goods vehicles requiring frequent access to the industrial units in Lady Ann Mills. Lady Ann Road is used on a daily basis as a 'rat run' by car drivers, who use the road as a short cut to avoid congestion on Soothill Lane. The volume and speed of traffic on Lady Anne Road makes the need of a traffic calming scheme a high priority, in order to prevent a serious road traffic accident occurring. There have been issues with the congestion of traffic on Soothill Lane for many years with no solution or indeed any plans to address the issue.

Broomsdale Road and Grace Leather Lane, are impacted so any traffic entering must also leave by the same route.

The homes are also to be built on a flood risk area. Existing residents are refused home insurance due to the area being a high risk zone for floods. How are these new home owners going to insure their properties? Noble Homes will build their homes, make the money and move on. The problems will then lie with the home owners who may not have done the background research into the area or the new homes. Yorkshire Water have stated that new tree

planting will be sited within 5 metres of the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable.

Building works on the Lady Ann Railway bridge has negatively impact all residents around Lady Ann, Primrose Hill, Soothill, Grace Leather Lane and onwards with large diggers and noisy work. The area is illuminated at all times of day and night and restrictions on access to their homes. Primrose Hill residents have been inconvenienced long term with all the works going on to the Railway in front of their homes. Cars have been damaged with the vehicles too big for the street, scraping cars and in some cases ripping wing mirrors off.

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.

The application must be refused. I am all for capital investment and new homes but this proposal is preposterous.

Kind regards,

Adam Zaman

Councillor – Batley East Ward

Tel: 07721 323 831

Email: adam.zaman@kirklees.gov.uk