

2nd January 2024

Planning Application 2021/94280

Dear Sir / Madam,

I would like to object to the proposal to build sixty-five dwellings on land at, Lady Anne Road, Southill, Batley, WF17 0PY. Planning Application 2021/94280.

This planning application, which has been amended, is now the sixth submitted by Noble Homes of Castleford. The grounds for the council rejecting the previous three applications were due to the land being unsuitable for the development of dwellings. The last time the application was amended by Noble Homes, a fresh full application had to be made informing all residents, the local community and all interested parties as a whole. Notices regarding the application were placed on lampposts within the local community informing people of the proposal to build dwellings on land at Lady-Anne Road, Southill, Batley, WF17 0PY. I would like to

Inquire why the council has not done this, with regards to the current amendments, Noble Homes have submitted: Planning application 2021/19428

The land itself, is the last open space left within the local area of Lady Anne Road, Soothill; the land is used and enjoyed by local residents on a daily basis.

There are many families residing on Lady Anne Road who have young children of primary school age; these young children enjoy using the open space on Lady Anne Road for recreational purposes, playing football and socialising together. In today's society, it is important for children to have somewhere like this open space to develop as individuals.

The land itself also has a public footpath running across it, if the proposed dwellings are built, surely this should be maintained for the public as a whole to continue to use.

This open space itself is geographically unsuitable for the building of these dwellings; the area is a flood plain, the local council is aware of this, and has graded this land as a flood plain of level 314.

The changing environmental problems, that we all face today as a result of the weather, results in the beck

regularly flooding after periods of rainfall; this situation is so bad that Lady Ann Road itself has often been covered by the volume of water rising from the beck; if planning permission is granted where would this excess water go? We are all too aware of what has happened to other dwellings built on flood plains, and the consequences to communities as a whole.

The local council must be aware of what it is like to deal with the consequences of flooding, especially in terms of its own finances and expenditure. The council itself has acknowledged that the beck is also one of only two sites within Kirklees where water voles can be found - the water voles themselves are a protected species. In addition, this open space has numerous trees upon it which are subject to tree preservation orders; next to these protected trees is a spring that the council is aware of - this spring itself leaves this part of the open space permanently flooded; as a result any dwellings built on this part of the open space would constantly be at risk of flooding (regardless of additional, external factors such as heavy rainfall).

The development of this open space for residential dwelling would also have an environmental impact on the existing residents of Lady Ann Road; the residents in these properties already experience extremely high volumes of

Traffic. This and other local roads are not capable of sustaining a potential excess of 130 cars (based on an average of 2 cars per household). A sizeable amount of Lady Ann Road is taken up by residents parking; as a result local residents cannot freely travel up and down this road. As a result the council have had to put in double yellow lines on Lady Ann Road to help residents travel freely up and down this road.

During the working day, the traffic on Lady Ann Road increases due to regular HGV deliveries to local businesses; additionally the local bus company struggles to operate a service along this road due to the current volume of traffic flowing along the road. Lady Ann Road is also used on a daily basis as a "rat run" by car drivers, who use the road as a short cut to avoid congestion on Southill Lane. The volume and speed of traffic on Lady Ann Road makes the need of a traffic calming scheme a high priority, in order to prevent a serious road traffic accident occurring.

If this planning application for 65 dwellings is approved, how do the council expect local services to survive? Potential new families will struggle to use services, such as schools, doctors, dentists. Do the council have plans to expand these vital services to meet the needs of local people, if planning permission is granted?

I hope that all interested parties take into account that it is extremely necessary for this open space to remain open for all residents of the local community to enjoy, not only for today's residents, but also future generations to come.

Yours sincerely

26 Primrose Hill  
Batley WF170QA.