

Address: 120 Lady Ann Road Batley Wf17 0py

About the application

Application number: 2021/94280	
What is the application for?:	Erection of 65 dwellings with associated works
Address of the site or building:	land at, Lady Ann Road, Soothill, Batley, WF17 0PY
Postcode:	WF10 1LD

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Having evaluated the scheme, I have the following objections;

Highway Safety/ Traffic

Over the years a large number of new housing developments have been constructed around this area of Batley which all feed into Soothill Lane. This has resulted in the traffic and conjunction on Soothill Lane becoming extremely heavy with-back- to back traffic piling up from Bradford Road up to half the length Soothill Lane. Further development in the area would only add to the traffic and congestion issues. Soothill Lane is already used to its maximum capacity and the road cannot support any more developments.

My other point of contention is the sitting of the proposed access road to the development, which I believe will raise significant highway safety concerns. The majority of the terrace houses on Lady Ann Road do not have off street parking, and therefore have to resort to parking on the highway. This results in one side of the being completely occupied by parked vehicles, make two way vehicle passing impossible. This is a particular issue around the section where the access road is proposed, and will make turning into and out of the access road extremely difficult and dangerous result for future occupiers of the development and those driving along Lady Ann Road.

Design/ layout and character

The layout of the proposed scheme appears as an overdevelopment of the site with blocks of semi-detached dwellings being crammed in tightly leaving very little space in between. The development density around this section of Soothill is fairly low and almost semi rural with a good level of greenery. The proposed development is at odds with the special character of the area and leaves little or no room for landscaping.

Impact on local services

Soothill's current infrastructure of roads, schools, Mosques, doctor's surgery and parks are already used to its maximum capacity and it is unlikely that the infrastructure will be able to cope with further households moving to the area. I feel that this housing development will put further strain on the existing infrastructure which would be harmful to the quality of life currently enjoyed by the community.

I hope the Council takes my objections into account during the decision process, and that the scheme is refused outright. I understand that there is a need for more housing in Kirklees and indeed in the country in general, but this cannot be at the expense of highway safety and the loss to the quality of life enjoyed by the community.

The National Planning Policy Framework puts Sustainable Development at the heart of planning policy and it places a duty of the Council to ensure all developments strikes a balance between the economic needs of the developer- to maximise profits,with the social needs of the community and the need to protect our environment. I feel that the scheme at present is driven by economics and pays no regard to the social or the environmental damage it will cause.

Conclusion

I hope the Council takes my objections into account during the decision process, and that the scheme is refused outright. I understand that there is a need for more housing in Kirklees and indeed in the country in general, but this cannot be at the expense of highway safety and the loss to public/ environmental amenity.