

46 Primrose Hill  
Batley, WF17 0QA

January 2024

Reference: **Application number 2021/94280 OBJECTION**

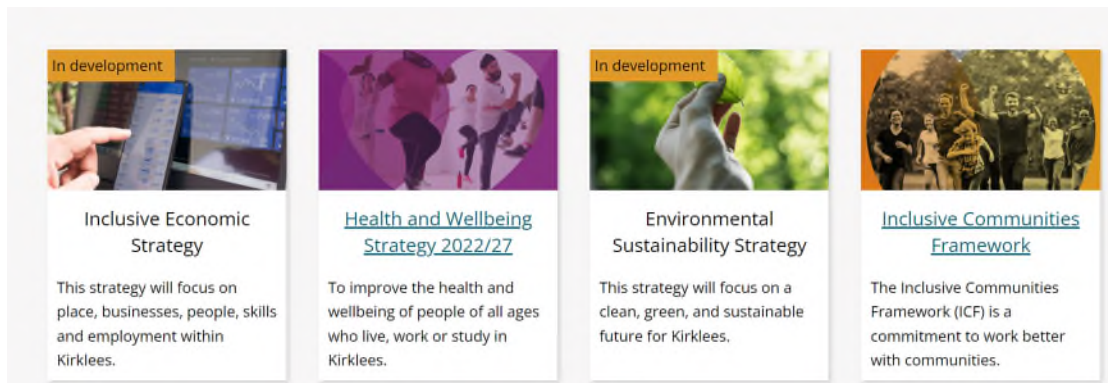
Dear Sir,

Again, we are subject to the annual Christmas stress of the developer submitting another proposal for this piece of land. With a considered use of photos taken in winter to depict a rundown and shabby area, when in fact, it is a very beautiful and thriving wildlife and nature sanctuary, which also provides peace and a country feel for the existing residents who chose to live here for those reasons.

Developers, consultants, and other respondents refer to the 'low value shrubs and vegetation', forgetting that this land is privately owned, and left to fend for itself, waiting for the planning outcome. If it were being actively managed and supported, it could be even more valuable to locals and the Kirklees community than currently.

[Kirklees Green and Clean plan](#) 21-23 outcomes, boasts, '*We have committed to significant further tree planting over the next five years. **The aim is to create a network of new woodlands to help improve local and regional biodiversity and create new natural spaces for people to enjoy.***' It is beyond ironic that on the one hand, you have this piece of established nature on your building plan to destroy, whilst trying to re-create the same with the other hand. The residents of Primrose Hill, Lady Ann Road and surrounding areas are trying to continue to enjoy this natural space already. What is going on?

I notice the Kirklees Environment Strategy is still in development, myself, and neighbours in Soothill that have become depressed, anxious and fatigued with the over crowding of this area and the increasingly poor facilities, alongside rising tensions, increased littering and abusive people behaviours, would urge you to remove this parcel from your housing plan, and stop adding to our discomfort.



We have already lost farmland and countryside and gained hundreds more homes and vehicles, with the addition of inappropriately named large developments at ‘The Orchards’ and ‘Meadow Heights’. The orchards and meadows which would have provided valuable cooling for the planet, have been destroyed, in favour of concrete, bricks and people, adding to the greenhouse effect, we are trying to reverse.

All this is in contradiction to [HM Government Environmental Improvement Plan 2023](#) where they outline their Apex goal – **Improving nature** – pledging: ‘***We will halt the decline in our biodiversity so we can achieve thriving plants and wildlife.***’

Additionally, [The Greening Government Commitments 2021-2015](#) section E is to support Nature recovery- making space for thriving plants and wildlife.

As mentioned for the past few years in response to this proposal it violates so many valid planning matters including:

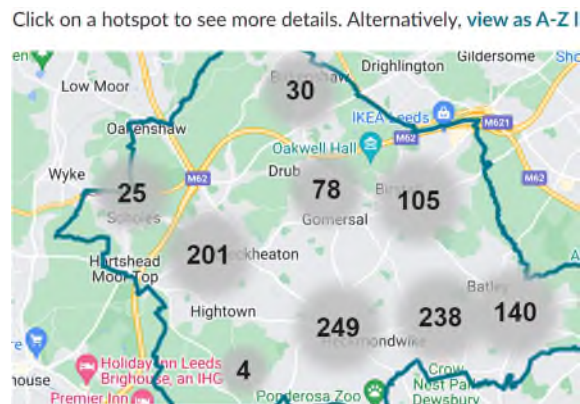
1. Our desire to **conserve** this last piece of the natural environment in a very over-populated Batley town. This would also meet strategic Government and Kirklees objectives.
2. The effect on **protected trees**, which although included finally in a set of design plans, the proximity of the proposed houses will have a negative impact on the root structure of those trees, ultimately causing them to fail or be cut down if felt they impact on the house’s foundation integrity. The remaining natural hedgerow landscape will be lost with the development, in an era when we are trying to save what we have, before population growth kills the world.
3. The **design, appearance and layout** of the proposed development will be detrimental to all residents on Primrose Hill (our gardens backing onto large houses, gardens and 1.8 -2m high fences, as well as looking straight into windows added to the rear of the proposed houses for ‘natural surveillance’ of their surrounding property – (invasive lack of privacy for those of us here) and the Lady Ann road residents have 3 storey houses bearing down on them, as well as a huge increase in traffic activity and noise from all those people due to occupy 67 houses of large sizes.
4. This modern development **will negatively affect the character** of the area, bringing noise, pollution and attracting more crime. Currently the back of most houses on Primrose Hill is inaccessible to burglars with the natural security of

the native blackberry bushes, that will be taken away leaving us exposed to rising crime. See stats link below.

5. The **increase in noise and disturbances** from the arrival of all those families, annihilating the quiet enclave that attracted us all to this road in the first place. The provision of the play area – *presumably open to all residents in the locality and not just the development?* – will mean a collection of children playing noisily through the days and weekends, totally obliterating the peace that we have at present. Not to mention the addition of all those families bringing their arguments, issues, parties, gatherings etc. This area has a poor standard of environmental management with litter louting and fly tipping occurring, there will be more litter and all manner of bad things that comes with piling more people into a small over-populated area. Noise travels easily up this hill.
6. The **impact on highway safety and traffic** cannot be downplayed – where is the holistic planning??? – With the additional developments further up Soothill Road, residents here have said repeatedly that the traffic issue here is untenable. Try getting out of Lady Ann Road onto Soothill Lane in the school rush, avoid the parked cars, join the queue, navigate the bad road users who think they don't have to wait and who squash past, won't give way or worse just ignore the road rules. Try mid-afternoon road crushes, try lunchtime in Batley town, try avoid the raging drivers who cannot be bothered to wait at the red stop light at junction of Station road /Bradford Road, because they've been in long queue down either Soothill Road or down Hick Lane opposite – doing a quick random traffic survey once a blue moon isn't giving the true picture of how tricky road life is here, the traffic report snapshot, really is not sufficient or a clear representation of what currently is, let alone what will be with the other housing developments using this road.
7. **Previous planning applications** have been refused, not least due to the wildlife gems here and the fact that we need the flood plain, as well as infrastructure not being able to cope with more and more families. Council should be doing their utmost to listen to the desperation in the resident's voices here, that this site is wholly inappropriate for building and should be returned to allotments and a wildlife park forever.
8. The **negative impact** affecting residents of Primrose Hill and Lady Anne road's **living conditions**, has been explained countless times. We will be denied natural and appropriate light with our open view blocked by houses but with the addition of unnatural lighting at the wrong times of day – Currently I am subjected to piercing streetlight from the new railway bridge that shines right into one of my bedrooms at the one side of the house and if the development went ahead, I would be subjected to different lighting issues at the other side of the house. I cannot imagine having 2 x 3-bedroom house and 1 x 4-bedroom house at the bottom of the garden. The noise, arguments, parties, BBQ's and so on, going on just a very few metres from my door will be something I cannot live alongside. Council seems to not understand that many of us have chosen to live in a quieter neighbourhood for specific reasons. I genuinely cannot cope with noise and crowds and always avoid such, not just through COVID. There will be no quiet and no privacy, with huge 3 storey houses looking straight onto Primrose hill with little thought to us residents looking at backs of houses with windows, or high fences. The land has historically been and remains a much appreciated and well-loved

part of our community, with the footpaths in use by dog walkers, parents and children to and froing to school, and others like myself just enjoying the natural environment peace and tranquillity that comes with it.

9. Improving the cosmetic **appearance of the development** to be seen as 'attractive', doesn't mask the very real devastation on:
- current residents,
  - the land flora and fauna – we need the flood plain to do its job
  - the wildlife,
  - the traffic issue, (the previous submissions of traffic impact have been unrealistic – taken at strange times of day and not included the additional housing developments)
  - the lack of infrastructure, which will also negatively impact potential new residents of the development, as we are OVER-populated already, and all services are over-used, adding more people to this mix is a recipe for poorer quality of life for all – total disaster.
  - the negative impact on crime stats - [see the appalling crime rates now](#)– still over 1000 crimes a month for the last few years for the WF17 postcode with very little positive justice outcomes. The top crimes over 3 years Violence, sexual offences, public order, anti-social behaviour etc. etc. all exacerbated with the addition of even more people. A high crime rate, with little impact on criminals can be seen on the [Batley Spen crime site](#) – a heat map graphic included below.



- This development doesn't meet policy either for providing affordable housing and I see a difference of opinion with the developer's recommendation the very expensive development cannot sustain any, versus Kirklees council Viability study.

Neighbours are very much against the development of this little gem which should be better used for protecting green space, traditional English hedgerows and we would welcome a discussion with council and landowner to save this land and not see it add to the problems that we, who live in Batley, are already trying to navigate.

Most of the surrounding areas of greenbelt and farmland have now been bought and built upon; destroying the look and feel of the environment and the careful considerations of previous planners, bleeding town into town. There is no respite

now between Batley, Dewsbury, Morley, Drighlington, Gildersome, Tong etc. etc with Leeds and Bradford and Wakefield almost touching. It is all adding to global warming, over population and destroying our planet. The government has called for measures to protect our countryside and reduce emissions. How does the development achieve any of those considerations?

Council has to stop allowing building on the green land and better manage the slum properties left to rack and ruin in the towns already. Some of that re purposing has gone well, Blakeridge Mills in Batley is a good example – drive up Batley or Dewsbury high streets and along connecting Bradford Road and insist on the properties being left to crumble need re purposing first. Once they are done, then Batley is full and that's that. You cannot keep building more and more and more. It isn't sustainable.

We need the investment into services and infrastructure:

- Improve the traffic and driving standards on our local roads.
- Fine and punish the appalling drivers.
- Fine and punish the litterers (a lot of them are also the above aggressive and abusive car drivers)
- Invest in Policing and get the crime rates under control.
- Enhance the lives of current residents before you try adding more people to a broken system.

**We are devastated to have to keep pleading for our voices to be heard on this issue.**

Please agree that this land is not appropriate for development and remove from your plan. Use instead to build a wildlife retreat, conservation area or provide allotments for residents, to safeguard health and wellbeing outcomes.

Sincerely,