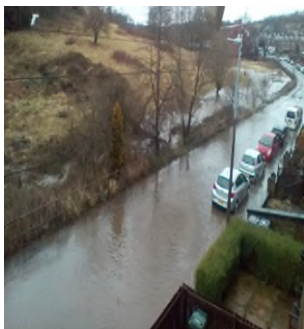
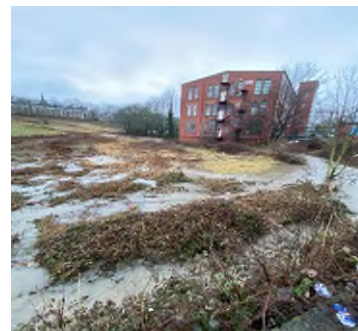


I am disappointed that this application has risen once again with only minor changes and has 100 objections listed. I would also like to strongly object to this planning application as I believe it is not suited to this area, due to several reasons I have listed below: -

- 1) The proposed development using Marshall stone will be out of character. Currently the properties in the surrounding area around Primrose Hill and Lady Ann Road are made of stone. 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.
- 2) The land is clearly not unsuitable for housing. It's the last open space in Soothill and has a public footpath running through it and needs to be maintained so that the residents of Soothill can move around the area on foot. The land is classed as a flood plain by the council and is graded 3/4 by the council. The beck floods after rainfall and this rises over onto Lady Ann Road.
- 3) This application will have a massive detrimental effect on the area. 65 additional homes will make the highly over populated area unbearable. The traffic report says that no real impact would be felt at the junction of Lady Ann road and Soothill lane, I disagree with this as this junction is already a nightmare area to get out of and can take 20 minutes or more at peak times.
- 4) 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.
- 5) Drivers already take short cuts into Broomdale Road and Grace Leather Lane to avoid long waiting times in extremely long traffic queues, ending on Lady Ann Road creating further gridlocks trying to adjoin the busy Soothill Lane. This is also a main Bus route for service 212 which will be greatly affected. The vital bus service struggles to operate around Lady Ann due to the traffic, parked cars on a narrow street. On top of all this, there are businesses at the end of Lady Ann Road and lorries deliver on a daily basis to business as well, adding to the existing traffic problem.
- 6) The access to the site is proposed via a narrow road - Lady Ann Road, the houses on this road park their cars on the side of their homes which will further create difficulty for residents. This housing development will put further strain on the existing infrastructure i.e., schools, madrassahs, doctors, dentists etc which would be harmful to the quality of life currently enjoyed by the community.
- 7) 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.

- 8) This area floods regularly overflowing from the Howley Beck. As you can see from the photos below causing extreme inconvenience to the residents already living there. In my view this is a major issue for consideration. The plot is a flood plain that regularly floods, I note in the plans that approx 15 houses are in the flood zone and that the houses will be raised so they should not flood, however this does not help the existing houses on Lady Ann Road that are at risk of flooding as the run off to the beck will only increase the flow into the beck. Also raising the houses will make them more dominating in appearance.



- 9) There is a natural spring which has not been considered. It is also used for leisurely walks and picnics; residents feel it is their “oasis of nature” and feel it will destroy the beautiful view environment.
- 10) Residents living on Primrose Hill only get sunlight on a morning from the rear of their properties facing the proposed development because of the railway banking to the front, yet the proposal is for 3 storey houses, and this will have a serious effect on their health and mental wellbeing.
- 11) I note from some of the plans that the protected trees appear to have disappeared and have been replaced by houses, other plans show the TPO trees. The roots of the TPO’d trees would also be in danger by various plots.

12) There have also been two accidents not mentioned in the report that have occurred on Lady Anne Road. More consideration is required regarding traffic management.

13) Above all Soothill is a highly populated area with one main road taking traffic into the all the side streets and out. Without joining onto Soothill Lane there is no way in or out of Soothill. At peak times the traffic is horrific this development will have a detrimental effect on emergency services coming in and out of the area as well as a huge impact on already heavily used local services. Lady Ann Road can not simply cope with a potential increase of 130 cars based on 2 cars per household.

I urge the council not to accept this application for the above reasons and refuse it. The applicant is not addressing the requirements of the surrounding area, the views and feelings of the residents, or the flooding and other issues relating to this plot of land.

I recognise the need for more housing but unfortunately this site is not appropriate for the application before us. The developer has not recognised the strength of feeling in the community and the negative physical, mental and emotional impact it is having on the residents.