

Address: 63 Primrose Hill Batley Wf170qa

### About the application

Application number: 2021/94280	
What is the application for?:	Erection of of 67 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
<p>The plans show some plans removing the line of protected trees and others show them being kept. A children's play area is proposed, this is very close to howley beck and the culvert taking the beck under the railway line, this would be a death sentence for any child falling in and going into the culvert. The flood report shows no flooding recorded but that is not the case, numerous instances of flooding have occurred and yet they propose to build houses within the flood zone. The Ecological report says Voles are likely absent, but residents regularly see voles, they may have reduced numbers now after Noble homes took JCB's over there habitat until they were stopped. The report also states that the development would reduce the chances of them returning. I would have thought the ecological report would have mentioned the line of protected trees as significant. The report says a net gain of biodiversity cannot be achieved but they could pay compensation instead and I suggest this is immoral and does not take into account our areas need. The traffic report says that no real impact would be felt at the the junction of Lady Ann road and Soothill lane, this junction is a nightmare to get out off and can take 20 minutes and if a bus is coming round the junction off Soothill lane then you have to reverse all the way back to calutrons street as there is only 1 side of the road usable because of parked cars, the report says no further modelling required. Living on primrose hill we only get sunlight on a morning from the rear of our properties facing the proposed development because of the railway banking to the front, yet the proposal is for 3 story houses and this will have a serious affect on our well being. I do not see how these houses address the fact that on the last failed application they were not in keeping of the local area and they still aren't</p>	