

## 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?	Yes
<p>I would like to object strongly to the above planning application on the following grounds:-</p> <p>1. Flooding I have lived on Lady Ann Road for 35 years and have seen the road/field under water on a few occasions, most recently earlier this year. The beck floods frequently as far west as the row of eight trees (which according to your KC website are protected by a TPO) I have studied the site, map in hand, and confirm from my personal knowledge that the new access road and numerous houses are in the flood zone. It is insane to consider building on land with a known risk of flooding. I have even received in November 2019 a communication from your KC Flood Management team advising me of the flood risk. I have been refused house insurance because of the flood risk. Building on the land would increase the risk because there will be less ground to soak up the rain, so who is going to insure these properties? On top of this a neighbour is having problems selling a property on Lady Ann Road as searches flag up it is in a flood zone and the sale has fallen thru because of this.</p> <p>2. Wildlife &amp; Flora The site is a haven for wildlife, including endangered species such as bats, newts and water voles which would not survive the catastrophic destruction of their habitat caused by the building works. In addition, in times of flood, the upper slopes would no longer provide a refuge for the voles. We are currently being made aware by David Attenborough of the need for green spaces and to protect endangered species from extinction for our and future generations. The government is also encouraging the planting of trees not taking down protected TPO trees. Also in these days of the pandemic this area has been a Godsend for exercise, dog walking and appreciating nature and to lift our spirits.</p> <p>(TPO protected trees) I note from some of the plans that the protected trees appear to have disappeared and have been replaced by houses other plans show the TPO trees.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. Nobody on Lady Ann Road would be able to see the trees anymore thus interfering with our enjoyment. This is</p>	

would be able to see the trees anymore thus interfering with our enjoyment. This is wanton destruction and absolutely unnecessary.

### 3. Loss of Amenity

This is a serious concern as some plots would have a view directly over our house resulting in a loss of privacy. I look out onto a green and pleasant area, giving us a sense of space which cannot be obtained to the rear of our house where there is a quarry face. It would be depressing to be facing houses so close by. I consider the development would detract from the neighbourhood, being ugly and out of character. I now have a feeling of living in a rural area close to the town centre. The green space is a precious asset which I feel should be preserved as there are so few of these in Batley. The area is well used by the local population so many people would suffer if this natural parkland were to disappear. I note that the new plan has a play area which I feel could be dangerous for young children who may fall into the beck and drown. The space is far too small for the residents who already live here. The development would have an overbearing impact on the Lady Ann Road residents, exaggerated by three storey houses on a slope. It would cause significant harm, whilst adding nothing. During the winter months of October thru March we have no sunlight on our houses due to the railway banking. Looking out onto fields raises the spirits. Looking out onto more houses would be very depressing for Lady Ann & Primrose hill residents.

### 4. Pedestrian Access

I sometimes use the long tunnel from the bottom of Primrose Hill to the Mill complex, but it is dirty, rubbish is dumped there and it is often inaccessible due to puddles after rain. It is certainly not safe for women and children due to a number of attacks on people. The lights have also been out of action for three years.

### 5. Vehicular Access

This is very difficult especially between 8-9am and 3-6pm as traffic is often backed up a long way up Soothill Lane it can take up to half an hour to get to the town centre, and exiting via Broomdale Road or Grace Leather Lane is just as bad and also dangerous because of the tight bends. There are always cars parked along Lady Ann Road (and Soothill Lane) and as there are few passing places it is often necessary to back up a long way in order to allow another vehicle to pass. I have often seen emergency vehicles blocking off the road as they have nowhere to park. Buses and lorries have great difficulty accessing the top of the road, and sometimes find it impossible. I consider it would blight the whole of Soothill if this development were to be allowed, rendering it an unpleasant place in which to live. Furthermore the damage would be irreversible. The transport assessment carried out by Paragon Highways is clearly not written and prepared by somebody who lives locally.

### 6. Fly Tipping.

There is currently a lot of fly tipping in the area but especially in the beck and I fear that increasing the number of residents would greatly increase this and also make flooding more likely.

### 7. Pollution

I am frequently disturbed by traffic noise late at night and as the houses on lady Ann

Road shake from the vibrations, hearing and deaf people are equally affected. Lorries often park up near the Mill and leave their engines running all night. As pollution seems to sit in the valley, those of us with breathing problems will suffer more due to the increased volume of traffic generated by this development.

Both noise and traffic fumes are serious health risks and this area is already one of the worst in the country for physical and mental health. It is simply not fair to reduce our life expectancy even further. We should be seeking ways to improve our health rather than destroy it.