

About the application

Application number: 2021/94280	
What is the application for?:	Erection 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>Objection to Planning Application 2021/94280 for Erection of 67 dwellings and associated works including new access off Lady Ann Road, regrading works and landscaping.</p> <p>I feel that this sort of modern development should be kept to what I call "out of Town, suburban sprawl". This type of development should not be squeezed into the middle of stone built, Victorian terraced houses. The plans are not in keeping with the area at all and are out of place and this needs to be taken into consideration. the immediate surrounding properties on Primrose Hill and Lady Ann Road are built of STONE, anything else would be out of keeping with the area in my opinion and should NOT be allowed. Marshalls Art stone is not acceptable, natural stone should be the only material considered by the council.</p> <p>This application will have a detrimental effect on the area. Schools are full, roads are already congested, Doctors surgeries are full. Adding more housing to an already overpopulated area is ludicrous. The access to the site is proposed via Lady Ann Road. Lady Ann Road is narrow, and residents park their cars on one side ONLY. When queuing traffic occurs at the T junction with Soothill, it is virtually impossible to turn off Soothill & onto Lady Ann Road when the traffic is stood on Lady Ann Road waiting to get onto Soothill, that have to be in the middle of the road because of the parked cars, the area WILL become gridlocked in peak times. This is a main Bus route for service 212 which will be affected. Also, more people cutting through Broomsdale Road and Grace Leather Lane to avoid congestion. I would also like to raise the point that planning application 2018/94189 for 366 dwellings was approved in 2019 by the council. I think that this approved application should also be taken into consideration when looking at the affects this application may have on the local infrastructure</p> <p>Residents have already made their opinions heard to Kirklees Planning regarding the effect on local wildlife. We have , Bats, , 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.</p>	

There is a risk of flooding to the East of the site from Howley Beck Also, to the North of the site off Howley street, there is a natural spring which HAS NOT been considered.

I am concerned about access to the site during construction It IS NOT possible for HGV's or heavy plant to gain access via Primrose Hill and until a bridge has been built, how are they going to do this? Primrose Hill is narrow and when Noble Homes sent a JCB to the site, they used Primrose Hill & Howley Street to access the site. I object to any construction plant using Primrose Hill to access the site Causing damage noise and leaving the road covered in mud. I'm not sure if Noble Homes have fully considered the logistics of how they are going to get plant and materials onto the site before the new access road is built over the beck, but I can assure you, being a Class 1 HGV driver myself it will not be easy Making a turn ON to Lady Ann Road off of Soothill can be difficult in a HGV. Making the turn OFF of Lady Ann Road on to Soothill is even harder. This is speaking for first-hand experience as I have delivered to Lady Ann Mills myself. Once you come down Lady Ann Road, there are two blind bends. You have to go onto the wrong side of the road in a HGV so that your trailer will get around the bends. This in itself is another danger that should also be taken into consideration as the scenario of meeting another vehicle head on is more than likely. If that happens to be the 212 bus which comes every half hour, it will be mayhem. Once these challenges have been faced by the driver the question remains how are they going to get on the site? They can't come up Primrose Hill, it's too narrow, and even if they could get up there is no way that a HGV could make the turn on to Howley Street and enter the site in the same place that their JCB did. The only option would be to have plant dropped off elsewhere and moved to site Again if the wagons that bring the plant & materials were to stop on Lady Ann Road and drop their loads there for the Plant and Materials to be "ferried" on to the site 1) this would cause massive disruption to traffic using the area. 2) It would be unsafe. And 3) it would still have to come up Primrose Hill until the new access is completed

These plans show Subterranean houses. There is going to have to be a lot of earth works for these to be built. I would like to know, what effects this may have on my property The houses on Lady Ann Road have historical evidence of subsidence The soil on the site is of the same composition that the houses on Lady Ann Road and Primrose Hill are built on. My property is at the top of Primrose Hill. If they start digging massive amounts of soil out, what effect could this have on the Primrose Hill properties? The new plans show that there will be Subterranean houses built in front of my house. The plans do not show the distance they will be from my property & does not even give any measurements including height. Another reason why I object to this application.

Furthermore, I can see many contradictions in the plans.

904469 The protected trees are compromised by the buildings, and it also shows the protected trees circled in pink which indicates that they are to be removed Which is a contradiction to plan 904475

904469 is also different to 904478 regarding the protected trees.

904475 Shows existing trees (non-protected) that are to be removed circled in pink again I would like to point out to the council that there are more trees that are