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Application number: 202194280	
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
20th December 2021	
<p>Planning application 2021/62/94280E Dear Sir/Madam I would like to object to the proposal to build sixty-seven dwellings on Lady Anne Road, Soothill, Batley WF17 0PY: Planning application 2021/62/94280E This planning application is the fourth submitted by Noble Homes of Castleford. The grounds for the council rejecting the previous three applications were due to the land being unsuitable for the development of dwellings. The land itself is the last open space left within the local area of Lady Anne Road, Soothill; the land is used and enjoyed by local residents on a daily basis. There are many families residing on Lady Anne Road who have young children of primary school age; these young children enjoy using the open space on Lady Anne Road for recreational purposes, playing football and socialising together. In today's society, it is important for children to have somewhere like this open space to develop as individuals. The land itself also has a public footpath running across it, if the proposed dwellings are built, surely this should be maintained for the public as a whole to continue to use. This open space itself is geographically unsuitable for the building of these dwellings; the area is a flood plain, the local council is aware of this, and has graded this land as a flood plain of level 3 / 4. The changing environmental problems that we all face today as a result of the weather, results in regular flooding of the beck after periods of rainfall; this situation is so bad that Lady Anne Road itself has often been covered by the volume of water rising from the beck. As a result, if planning permission is granted where would this excess water go? We are all too aware of what has happened to properties built on flood plains, and the consequences to communities as a whole. The local council must be aware of what it is like to deal with the consequences of flooding, especially in terms of its own finances and expenditure. The beck itself is also one of only two sites within Kirklees where water voles can be found - as acknowledged by the council itself – the water voles themselves are a protected species. This open space has numerous trees upon it, which are subject to a tree preservation order; next to these protected trees is a spring that the council is aware of. This spring</p>	

order; next to these protected trees is a spring that the council is aware of. This spring itself leaves this part of the open space permanently flooded; resulting in any dwellings built on this part of the open space be constantly at risk of flooding, regardless of additional, external factors such as heavy rainfall.

The development of this open space for residential dwellings would also have an environment impact on the existing residents of Lady Anne Road; the residents in these properties already experience extremely high volumes of traffic. This and other local roads are not capable of sustaining a potential excess of 132 cars (based on an average of two cars per household). A sizeable proportion of Lady Anne Road is taken up by resident parking; as a result local residents cannot freely travel up and down this road.

During the working day, the traffic on Lady Anne Road increases due to regular HGV deliveries to local businesses; additionally, the local bus company struggles to operate a service along this road due to the current volume of traffic flowing along the road. Lady Anne Road is also used on a daily basis as a 'rat run' by car drivers, who use the road as a short cut to avoid congestion on Soothill Lane.

The volume and speed of traffic on Lady Anne Road makes the need of a traffic calming scheme a high priority in order to prevent a serious road traffic accident occurring.

If this planning application is granted for these sixty-seven dwellings to be built on this open space how do the council expect local services to survive? Potential new families will struggle to access local services such as schools, doctors, and dentists; most of which are already at full capacity and struggling to meet the needs of the local community.

If planning permission is granted for these dwellings on this open space, do the council have plans in place to expand these vital services to meet the growing needs of the local people?

I sincerely hope that all the interested parties take into account the points raised by local residents rejecting the building of dwellings on this, the very last open space in our area.

It is extremely necessary for this open space to remain 'open' for all residents of the local community to continue to use and enjoy on a daily basis; not only for today's residents, but also for future generations to come.

Yours sincerely