

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
Objection to Planning Application 2020/93071 Lady Ann Rd	
<p>It has been disappointing yet again to learn of these plans purely by chance. As a resident of Lady Ann Road who would be directly affected by any additional housing I am disappointed not to have received a letter informing me of this planning application.</p> <p>This is an objection to the plans to build 67 houses along Lady Ann Road WF17 0PY Ref: 2021/62/94280/E</p> <p>1. Population Already a densely populated area with much infill/conversion of existing dwellings. There has been a considerable amount of building on and around Soothill Lane in the past few years: 34 houses and 4 flats on the old cricket ground; 15 houses on Grace Leather Lane; Lydgate Lodge (Large, 64 bed Care Home) with 26 parking spaces and approximately 60 employees; Siting of a modular unit for storage of plant and materials with regard to railway infrastructure; A two storey extension (10 additional rooms) to Soothill Manor Care Home; Conversion of vacant building to form 4 dwellings at rear of 353 Soothill Lane; 15 Houses replacing one Victorian Villa (Highfield House, 194 Soothill Lane); Conversion of mill into 24 flats, 1 Soothill Lane; Adaptation of agricultural buildings to form 3 dwellings at Manor Farm, Soothill Lane; A number of flats (8+2) to replace a detached home; Large semi-detached house on Grace Leather Lane; and numerous extensions to existing properties. In addition there are plans to build 404 houses near to Lydgate School.</p> <p>There is also an approved application for a new property on Sykes Road at its junction with Lady Ann Road The Victorian buildings on Lady Ann Road and Primrose Hill are part of our heritage. Their charm and character will be lost amongst such a large development, especially with the big 3 storey houses that are planned. They would dwarf Primrose Hill and deprive them of much needed light</p>	

right.

In these times of children living at home until they are older such houses would likely attract large families with numerous cars i.e. more than 2. This results in higher levels of traffic, pollution, potential issues with parking even more than anticipated and links to the issue outlined below regarding flooding.

I also note that although the number of properties has been reduced from 71 in the previous application to 67 that the proportion of larger houses is higher so it is likely that the number of associated vehicles will remain very similar.

2. Infrastructure

Soothill Lane is a chosen route for many commuters from Leeds, Huddersfield, Bradford, Wakefield in addition to all the local traffic. Soothill Lane currently fails to cope with this traffic at busy times. Queues can be witnessed at peak times frequently from the junction of Rouse Mill Lane to beyond Grace Leather Lane.

Lady Ann Road, due to the type of housing stock, requires its residents to park along the roadside. In many places there is only access for a single lane of traffic. Buses struggle, it is sometimes necessary to pull into a space between parked cars on the opposite side of the road to allow to a bus to pass on Lady Ann.

Visibility is severely impeded by the numerous parked cars at the junction of Lady Ann Rd and Soothill Lane. There have been numerous accidents to date, I have no doubt there will be a serious accident at some point by the railway bridge, pulling out from either Lady Ann Road or Upper Station Road onto Soothill Lane, as visibility is limited both ways and cars often travel at speed both up and down Soothill Lane.

None of the planned houses are small. They are at least 3 bedrooms with some having 6 bedrooms which significantly increases the population of a very small area, which will impact on other services such as education, health and refuse collections.

I also note that the Transport Assessment has been completed during the current COVID pandemic . Traffic levels have been consistently lower due to people working from home and earlier in the year because of the furlough scheme.

3. Public Transport

As mentioned above buses already struggle to access Lady Ann Road and Broomfield Road, yet this amenity is essential to many of the community in this area, especially the elderly.

4. Refuse Disposal.

Again waste disposal vehicles already find it difficult to navigate the narrow roads, parked vehicles, buses and other existing traffic in this area.

5. Loss of green space, including trees and amenity space

A much needed green space in this densely populated area of Kirklees. A much better proposal would be to offer the site as allotments again as allotments are limited in the area or alternatively green space for the community to enjoy as they do currently. It is a natural habitat for many species especially those endangered such as bats, water voles and newts. Some of the trees on this site have TPOs. I note that these have been replaced with building plots, such as 53-56 and 68-71.

There are several informal footpaths across the land and although they do not show up on maps they are frequently used and have been so for many years.

6. Flooding

Lady Ann Road is subject to flooding and did in fact flood this year quite significantly in January/February 2020

In this area people commonly pave over their gardens as parking areas or for ease of maintenance. Even if these houses were built with gardens it is likely over time that many would be hard landscaped, adding further to the run off surface water.

Any surveys, especially of traffic will not be a true reflection of normal life at the current time due to the Coronavirus Pandemic