

## 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>I would like to oppose the planning application that has been submitted for the erection of 67 dwellings and associated works on the green space, planning application number 2021/94280.</p> <p>I have opposed previous applications and oppose this also. It will have a devastating impact not only on my life but on those living around me and the local wildlife.</p> <p>I take issue with the following;</p> <p>-Impact on properties 67 new houses on the land behind would have an impact on our light, privacy and general well-being. One of the key selling points and attractions to this area is the view and the peaceful environment. The houses are very private due to the railway embankment on one side and the open space at the rear. The plans mean houses would be overlooking my property and I would be facing their homes/driveways/gardens. The building of 3 story houses will reduce that privacy and obliterate not only the peace but the view. This can only serve to have a detrimental impact on housing prices, devaluing all the properties facing the site. Are homeowners going to be compensated for any loss incurred?</p> <p>There is also a significant risk of causing ground shift and subsidence to the properties in Primrose Hill. Building works could de-stabilise foundations and there has already been issues with subsidence to those properties. There is also a significant risk of flooding as the area is a flood plain. Despite what is said in the reports, I have lived here for 40 years and the area floods every time there is heavy rain, the flooding is visible to the eye and so the reports must be wrong. Once houses are built here that will have a knock on effect on the flood waters and will cause inevitable flood damage to the bordering properties. The new houses will also be submerged by the water. Flooding happens frequently and it is odd this is not noted in the report. I am aware that some residents have had insurance refused because of it so it is clearly documented.</p> <p>-Impact on traffic and surrounding area There is already a heavy amount of vehicle traffic in the area, particularly connecting</p>	

There is already a heavy amount of vehicle traffic in the area, particularly connecting the side streets to Soothill Lane. Residents regularly have to use Lady Ann Road to get onto Soothill Lane to access anywhere and this can be quite difficult especially at peak times. Adding another 67 properties with at least one car per household would add to these congestion issues immensely. The current road system is already at breaking point, long queues and difficulty for larger vehicles passing, including emergency vehicles. That road is reduced to one lane of traffic due to parked cars which is already difficult when it is busy or there is a large vehicle trying to pass. Due to the tight bends, large vehicles have to pass on the opposite side of the road. Increasing the flow of traffic both during building works and then when the properties are built is chaos and will lead to a serious accident taking place. To suggest that there would be no traffic impact is untrue and misleading.

Local services are also already stretched beyond capacity, schools, doctors, dentist etc. The building of 67 homes would mean additional people that require those services, most homes would be multi occupancy so hundreds of additional people putting strain on pressured resources.

-Impact on the environment

There are protected trees and wildlife within that area. The report states that there are no voles, but I myself have seen them frequently and recently, as have other residents. There are also owls and bats. That biodiversity and wildlife cannot be replaced.

This area is an oasis of calm for people, particularly in recent times. Green space has been fundamental for people's mental health and to this proposal would destroy that for local residents.

Thank you for taking the time to read this, I am very concerned at the misleading nature of the reports on which the application is based and I hope you consider this when making a decision.

Kind regards