

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>9th January 2022</p> <p>Re: Planning Application 2021/94280 67 Dwellings and works at Lady Ann Road Soothill</p> <p>Dear Planning Dept.</p> <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 in 2021. 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 by 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?</p> <p>2. Wildlife & 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. The proposed balancing pond would be totally inadequate protection for the wildlife. 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</p>	

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. 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.

(TPO protected trees)

The plans on the website are unclear some show the TPO'd trees and some do not but any building works on this land would interfere with the root systems and the trees would die. Also who would want to live in a house with such large trees next to them. It was recently reported in the Yorkshire Post that Kirklees has been awarded government funding to plant 121 hectares of new woodland and 3100 standard trees in urban areas. What a nonsense therefore to destroy established trees which are already helping counter climate change on a site where they are needed. The money would be better spent planting trees on THIS site so as to counter the EXISTING flood risk, rather than in some rural area where we would not directly benefit.

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, with dismay, that the new plan makes little provision for the recreational needs of the new residents. 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.

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 two 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.

Please please please do not pass this planning application