

Reference: **Application number** 2021/62/94280/E OBJECTION

Dear Sir,

So desperately sad to see a development proposal again for this piece of water meadow flood plain in over-populated Batley. It continues to be a source of high stress, as neighbours contemplate an impending poorer quality of life potentially being imposed on these 2 streets.

Again, the lack of attention to detail of the submission and supporting material is a worry. One of the submissions incorrectly stating their investigation is in relation to *re-develop the Site to remove the old factory and office buildings to make way for a garden centre occupying the same footprint.*

It is also concerning to see neighbours' objections with words / sentences redacted – could someone explain why?

As mentioned for the past few years in response to this proposal it violates so many valid planning matters including:

1. Our desire to **conserve** this last piece of the natural environment in a very over-populated Batley town.
2. The **effect on protected trees**, which although included finally in a set of design plans, the proximity of the proposed houses will have a negative impact on the root structure of those trees, ultimately causing them to fail or be cut down if felt they impact on the houses foundation integrity. The remaining natural hedgerow landscape will be lost with the development, in an era when we are trying to save what we have, before population growth kills the world.

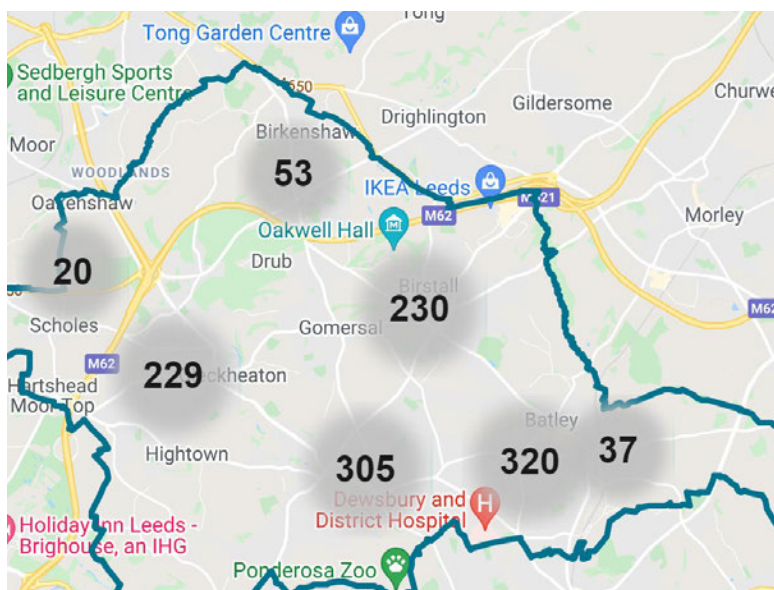
3. The **design, appearance and layout** of the proposed development will be horrendous to all residents either on Primrose Hill (our gardens backing onto large houses, gardens and up to 2m high fences, as well as looking straight into windows added to the rear of the proposed houses for 'natural surveillance' of their surrounding property – (invasive lack of privacy for those of us here) and the Lady Ann road residents have 3 storey houses bearing down on them, as well as a huge increase in traffic activity and noise from all those people due to occupy 67 houses of large sizes.
4. This modern development will **negatively effect the character** of the area, bringing noise, pollution and attracting more crime. Currently the back of most houses on Primrose Hill is inaccessible to burglars with the natural security of the native blackberry bushes, that will be taken away leaving us exposed to crime in a way we haven't been for decades.
5. The **increase in noise, disturbance and odour** from the arrival of all those families, disturbing the quiet enclave that attracted us all to this road in the first place. The provision of the play area – *presumably open to all residents in the locality and not just the development?* – will mean a collection of children playing noisily at all times of the day and weekend, totally obliterating the peace that we have at present. Not to mention the addition of all those families bringing their arguments, issues, parties, gatherings etc. This area has a poor standard of environmental management with litter louting and fly tipping occurring, there will be more litter and all manner of bad things that comes with piling more people into a small over-populated area.
6. The **impact on highway safety and traffic** cannot be *down played* – where is the holistic planning??? – there is a HUGE development planned further up Soothill Road – residents here have said over and over again that the traffic issue here is currently untenable and over longer and longer rush hour time periods 8-9 am and 17-1800 pm is a ludicrous 'indicative sample' to take. Try mid-afternoon, try lunchtime in Batley town, join the queues, try avoid the raging drivers who cannot be bothered to wait at a red light at junction of Station road /Bradford Road, because they've been in long queue down either Soothill Road or down Hick Lane opposite – doing a quick survey once a blue moon isn't giving the true picture of how tricky

road life is here, the traffic report snapshot, really is not sufficient or a clear representation of what currently is, let alone what will be with the other housing developments further up, also planned for this desperate road.

7. **Previous planning applications** have been refused, not least due to the wildlife gems here and the fact that we need the flood plain. Council should be doing their utmost to listen to the desperation in the resident's voices here, that this site is wholly inappropriate for building and should be returned to allotments and a wildlife park forever.
8. The **negative impact** affecting residents of Primrose Hill and Lady Anne road's **living conditions**, has been explained countless times. We will be denied sunlight and just 'light' actually, with a housing development instead of the open view we currently have. I cannot imagine having 2 x 3 bedroom house and 1 x 4 bed room house at the bottom of the garden. The noise, arguments, parties, BBQ's and so on, going on just a very few metres from my door will be something I cannot live alongside. Council seems to not understand that many of us have chosen to live in a quieter neighbourhood for specific reasons. I genuinely cannot cope with noise and crowds and avoid such at all times, not just through COVID. There will be no quiet and no privacy, with huge 3 storey houses looking straight onto Primrose hill with little thought to residents there looking at backs of houses with windows, or high fences. The land has historically been and remains a much appreciated and well-loved part of our community, with the footpaths in use by dog walkers, parents and children to and froing to school, and others like myself just enjoying the natural environment peace and tranquillity that comes with it.
9. Improving the cosmetic **appearance of the development** to be seen as 'attractive', doesn't mask the very real devastation on:
 - o current residents,
 - o the land flora and fauna – we need the flood plain to do its job
 - o the wildlife,
 - o the traffic issue, (disregarding the submitted TRICS predicted data, which just isn't realistic and shows an overly optimistic bias –(quote: 4.1.7 It is considered that the anticipated increase in the level of traffic generated by the proposed development would not be greatly discernible from the daily fluctuations in flows that could be

expected on the local highway network. Therefore, the level of traffic generated by the proposals can easily be accommodated and will have no material impact on the safe operation of the local highway and will not significantly add to any congestion at the peak times on the local network) the maths of 67 houses, of which 3 beds will have minimum of 2 spaces and all the rest a min of 3 spaces, plus 16 spaces for visitors, approx. equates to parking for about 175 cars, and suggesting that just 40 will be in play for rush hours and not have any significant impact doesn't make sense. Also, this is a stand-alone report and doesn't take into account additional traffic from the other developments.

- the lack of infrastructure, which will also negatively impact potential new residents of the development, as we are OVER-populated already, and all services are over-used, adding more people to this mix is a recipe for poorer quality of life for all – total disaster.
- the negative impact on crime stats - [see the appalling crime rates now](#) – over 1000 crimes a month for the last few years for the WF17 postcode with very little positive justice outcomes. The top crimes over 3 years Violence, sexual offences, public order, anti-social behaviour etc. etc.. all exacerbated with the addition of even more people. A high crime rate with little impact on criminals can be seen on the Batley Spen crime site – a heat map graphic included below.



Ref: <https://www.police.uk/pu/your-area/west-yorkshire-police/batley-and-spen/?tab=CrimeMap>

Neighbours are very much against the development of this little gem which should be better used for protecting green space, traditional English hedgerows and we would welcome a discussion with council and land owner to save this land and not see it add to the problems that we who live in Batley are already trying to navigate. All our surrounding areas of greenbelt land have now been bought and built upon. Destroying the look and feel of the environment and the careful considerations of previous planners, bleeding town into town. There is no respite now between Batley, Dewsbury, Morley, Drighlington, Gildersome, Tong etc. etc with Leeds and Bradford and Wakefield almost touching now. It is all being destroyed and adding to global warming, over population and destroying our planet. The government has called for measures to protect our countryside and reduce emissions. How does the development achieve any of those considerations?

Council has to stop allowing building on the green land and better manage the slum properties left to rack n ruin in the towns already. Some of that re purposing has gone well Blakeridge Mills in Batley is a good example – drive up Batley high street and Bradford road and insist on the properties being left to crumble needs re purposing first. Once they are done, then Batley is full and that's that. You cannot keep building more and more and more. It isn't sustainable. We need the investment into infrastructure – get the roads sorted, get the appalling drivers off the road, get the litterers caught and fines, get the crime rates under control. Make current residents lives better before you try adding more people to a broken system. We are devastated to have to keep pleading for our voices to be heard on this issue.

Sincerely,