

From:
To: [DCAdmin](#)
Subject: Objection Lady Ann Road proposed development
Date: 01 January 2023 19:58:48

Dear Planning

Please find my objection again regarding development - of any kind on this parcel of land in Batley.

application number 2021/94280

I absolutely object to this development and any housing plan for this piece of land.

1. **Dense population:** The Batley area is already hugely overpopulated. Overcrowding brings significant social issues and worsens the quality of life of current residents.
2. **Wellbeing:** The impact on the mental and emotional health of residents around Lady Ann Road, Soothill and Primrose Hill has been consistently negatively impacted with the reoccurring threat of this development hanging over us year on year, creating ongoing fear, worry and stress. We have explained, objected and petitioned multiple times why this parcel of land is so inappropriate for development and really urge councillors to remove it as a development allocation. Focus instead on preserving its wildlife and water meadow heritage in line with other Government preservation schemes.
3. **Dis-Benefits:** Residents of Lady Ann, Soothill and Primrose Hill would like councillors to attend this site and see why it is not an appropriate build area and witness the negative impacts that will be borne if you allow this development to destroy this land. The well documented reasons are:
 - **Flooding** –residents will tell you that we have seen surface water flooding onto Lady Ann road at least twice in the past 3 years. Often mitigations don't work with water – see all the flooding news stories where councils have built on flood plains and how residents have been negatively affected year on year. With houses and new roads taking up space, instead of the land soaking up water – it is difficult to trust anything that states no impact on flooding with this development.
 - **The protected trees**, residents fear only a matter of time before these trees suffer root damage from building works or are chopped down when blamed for house structure damage. Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened. Myself and other residents would argue that any development destroying this land 'as is', would contravene the protection legislation for the mammals and birds living there.
 - **Wildlife**, including water voles that were living in the beck, (I observed, from a distance, someone purposefully walking to a specific area of the beck and stamping on it – what was he doing that year and did it negatively impact the Voles?) I'm happy to explain what I saw, identify the area that was damaged and share anything I can if it helps uncover that mystery. I did write to inform of this but never received a response. We

also have Bats, many birds and all manner of British nature that needs documenting as part of Governments plan to **restore nature and halt the decline in species abundance by 2030.**

- **Traffic** – the roads cannot cope currently, and trying to get everyone onto public transport isn't going to resolve this – there will be more accidents and injuries and damage if over 120 more cars are squeezed into these old roads from this proposed development, on top of all the additional vehicles belonging to the other builds that are also in train. Even a reserved allowance of 1 car per new house – that will be 65 cars trying to get out onto Lady Ann road or Grace Leather to reach Soothill Lane at peak times – as these houses are large – there will be more than 1 car per family- and approximately **180 car spaces** have been allocated for this development design. You have to live here to understand the abject folly of this development.
- **infrastructure** – we do not have enough facilities or professionals to cope with the residents who are here. The argument that more buildings will bring people in to do jobs such as Dr's, dentists, care workers, where we have shortages, has not worked thus far. When the cricket ground was built over and all the other fields that have been destroyed haven't solved the paucity of these much-needed professionals still, neither will this one.
- **More isn't better:** More houses and people haven't brought prosperity to this area, just decimated any charm and historic value that it once had. New development residents have not improved Batley & Dewsbury towns, both remain full of derelict businesses and empty broken buildings on their shabby, theme-less high streets. How will this development bring positive change? What are the benefits and who has drawn up the dis benefits?
- **Building works** in this area for years will severely negatively impact all residents around Lady Ann, Primrose Hill, Soothill, Grace Leather Lane and onwards with large diggers and noisy works, illuminated areas at all times of day and night and restrictions on access to our homes negatively impacting on our lives. Primrose Hill residents remain inconvenienced long term with all the works going on to the Railway in front of our homes. Cars have been damaged with the vehicles too big for the street, scraping the cars and in some case ripping wing mirrors off. The noise continues week in / out, day or night. It will be significantly worse for longer if that development is allowed to go ahead – in addition to the changes to the road detailed for Lady Ann /Soothill road junction.
- **Erosion of** our natural light and privacy, with Primrose Hill gardens looking straight onto new houses walls or into their rooms. we will be looking at brick walls and in people houses, or at 1.8 m fences. Addition of unwanted artificial light from houses and their street-lamps causing reflection and disturbance to me and neighbours on Primrose Hill at home.
- **Safety:** Currently there is no access to the back gardens on most of primrose Hill from the field due to the natural barrier from raspberry bushes and shrubs It concerns me and other residents, that our houses will become vulnerable with the addition of access to the rear that this development would provide.
- **Planting trees** on the boundary also problematic. Digging near the houses on this steep drop could also undermine our housing structures and foundations.
- **Erosion of peace:** This is an area of tranquillity which has remained relatively undisturbed by noise. There will be guaranteed and intrusive disruption of our peaceful gardens with high noise levels from the addition of these very large occupancy houses, plus the addition of the play area and the noise of vehicles driving up and down what is

currently a peaceful natural field where I hear bird song daily. A minimum addition of 233 people, if we used 1 person per bedroom to calculate occupancy, and really it will be much higher. That's all those people, talking, shouting, playing music, driving up and down – it will be chaos, where now we have peace and quiet.

- **Play zone:** Who will maintain that area – who is responsible when accidents happen? If all local children can lay there it will be very noisy, if only residents of the new house can play there it isn't fair and equitable.
4. **Application history:** Other Residents and I wonder why the developer keeps withdrawing the application and then resubmits. This year again, there are perhaps less residents around at Christmas time to see the application go online. I received notice 22 Dec 2022 from the council via email, with a follow up letter arriving 31 Dec and a deadline to respond by 17 January 2023. Really poor.
 5. **Accuracy:** Why is a dismantled railway shown on the plans behind Primrose Hill? Is that not the railway that is in daily operation and undergoing upgrade works currently? It's not the only inaccuracy that has been on the various plans submitted over the past few years – which is a worry when basic things aren't correct.
 6. **Assessments:** Other Residents and I are also concerned at Assessments that have been carried out, such as Wildlife survey and Traffic reports and would request as a minimum, these were re-done independently over more realistic time periods. A traffic report done during COVID lockdown for example is not indicative of 2019 traffic levels, and especially not 2023 levels, following the addition of even more houses in this area adding to the already existing traffic problem we have. (Yet another swathe of fields has been destroyed on Rouse Mill lane for huge developments for example) The Tree report carried out in 2021 – is it still correct for the re-submitted plan?
 7. **Green spaces gone:** There is a severe lack of trees and green spaces left within the Batley Ward as most of the protected green belt has already been taken for more housing. The addition of houses increases pollution and the Greenhouse effect, directly contravening other Government requirements and not supporting Government strategies for saving our hedgerows and wildlife. Why has the green belt been built on when it was protected land?
 8. **Re-Generate:** Not enough is being done to repurpose existing buildings in disrepair and ruin. Is there an inventory of empty and disused building collateral in the area? How many could be repurposed? EVERY single property that is currently disused, whoever owns it, MUST be regenerated before fresh land is destroyed for building purposes. **All** landlords should be responsible for providing clean, safe and design appropriate premises, or have the property confiscated, so a council can ensure properties are not left derelict and unsightly as we have throughout Batley & Dewsbury. It is a shameful disgrace how some of the old beautiful structures are left in ruin. Get creative, reimagine these spaces and use them for housing.
 9. **Cumulative impact from other developments locally:**
 - None of the developments that have sprung up and taken our fields, views, oxygen, and wildlife habitats seem to be putting in enough environmental preservation mitigations into place for residents who are losing all the beauty of our areas. Where are the open spaces, or the fields to keep our animals, go running, walk dogs, have picnics or enjoy the peace and quiet of nature?
 - Each new development has negatively impacted current residents in terms of overcrowding, noise and pollution. For residents, the perception is very much that **we are not supported** in terms of proper standards of law and order tackling issues such as burglary, car crimes, noise nuisances, obnoxious social behaviours including

revving, skidding and illegal driving and parking, and poor driving standards as well as aggressive road behaviours. Nor do councils seem to be on top of littering, or fly tipping. Why add more housing and people to problems that are not under control?

- Kirklees and surrounding councils have built on greenbelt that was **specifically allocated and planned** to stop **urban sprawl** and protect the integrity of people being able to live healthily. All previous applications in Batley/Dewsbury and surroundings like Morley, Gildersome, Birstall, Drighlington have slowly eroded all fields and green spaces, joining all these towns up into one big sickening sprawl, with little public or private owned areas for people to enjoy green space. Urban sprawl has significant environmental, economic and social consequences. It leads to higher emissions from road transport and loss of open space and environmental amenities. It also increases the cost of providing key public services, exerting pressure on local public finance.

Urban sprawl has been correlated with increased [energy](#) use, [pollution](#), and traffic congestion and a decline in [community](#) distinctiveness and cohesiveness. In addition, by increasing the physical and environmental “footprints” of metropolitan areas, the phenomenon leads to the destruction of wildlife [habitat](#) and to the fragmentation of remaining natural areas. ([Brittanica dictionary definition](#))

Kirklees council please stop destroying the area and switch finance and focus by contributing to improved infrastructure, regeneration of existing buildings and improved green spaces for residents. Further over population of the area will bring about these known adverse effects - an increased demand for food, water, housing, energy, healthcare, transportation, and more. And all that consumption contributes to ecological degradation, increased conflicts, and a higher risk of large-scale disasters like pandemics. (ref. Population Media)

I and other residents in this area, do not want and strongly object to this and ANY housing development on Lady Ann Road. It will be a significant long-term detriment for the area and residents – current and any future ones. The land should be preserved for the wildlife sanctuary it is or perhaps enhanced as wildlife space, learning environment /allotments or re-wilded area for current residents and ensuring this slice of **traditional British meadow and water land** is preserved for the health and wellbeing of current flora and fauna, wildlife and residents, as well as for future generations.

We really do petition councillors to remove this land as allocated housing development for all the above reasons and to be mindful that it has been deemed an inappropriate build site for decades for good reasons!