

From:
To: [DCAdmin](#)
Subject: objection to planning application 2021/94280
Date: 31 December 2022 17:44:18

First of all I want to bring my feelings to attention that the planning department SHOULD NOT HAVE ACCEPTED a whole new set of plans on this application. The applicant has been given enough chances already on this application 2021/94280 and they should have been made to re apply for planning regarding this matter.

I also want to object to the words WATER VOLES being redacted. I state again, there is no legal requirement for you to do this.

Objection to **Planning Application 2021/94280** for Erection of 65 dwellings and associated works including new access off Lady Ann Road, regrading works and landscaping.

I feel that this sort of modern development should be kept to what I call "out of Town, suburban sprawl". This type of development should not be squeezed into the middle of stone built, Victorian terraced houses. The plans are not in keeping with the area at all and are out of place and this needs to be taken into consideration. the immediate surrounding properties on Primrose Hill and Lady Ann Road are built of STONE, anything else would be out of keeping with the area in my opinion and should NOT be allowed. Marshalls Art stone is not acceptable, natural stone should be the only material considered by the council.

This application will have a detrimental effect on the area. Schools are full, roads are already congested, Doctors surgeries are full. Adding more housing to an already overpopulated area is ludicrous. The access to the site is proposed via Lady Ann Road. Lady Ann Road is narrow, and residents park their cars on one side ONLY. When queuing traffic occurs at the T junction with Soothill, it is virtually impossible to turn off Soothill & onto Lady Ann Road when the traffic is stood on Lady Ann Road waiting to get onto Soothill, that have to be in the middle of the road because of the parked cars, the area WILL become gridlocked in peak times. This is a main Bus route for service 212 which will be affected. Also, more people cutting through Broomsdale Road and Grace Leather Lane to avoid congestion. I would also like to raise the point that planning application 2018/94189 for 366 dwellings was approved in 2019 by the council. I think that this approved application should also be taken into consideration when looking at the affects this application may have on the local infrastructure

Residents have already made their opinions heard to Kirklees Planning regarding the effect on local wildlife. We have Water Voles, Bats, Great Crested Newts, Kestrels, and Owl populations. Some of these are protected species and although I know that there is a "protected area" on the proposed site, not all the species habitats are in that area as we speak now. Plus, the beck will have to be disturbed to build the access road onto the site. The Beck has a population of water voles, construction WILL damage their habitat.

There is a risk of flooding to the East of the site from Howley Beck Also, to the North of the site off Howley street, there is a natural spring which HAS NOT been considered.

I am concerned about access to the site during construction. It IS NOT possible for HGV's or heavy plant to gain access via Primrose Hill and until a bridge has been built, how are they going to do this? Primrose Hill is narrow and when Noble Homes sent a JCB to the site, they used Primrose Hill & Howley Street to access the site. I object to any construction plant using Primrose Hill to access the site. Causing damage, noise and leaving the road covered in mud. I'm not sure if Noble Homes have fully considered the logistics of how they are going to get plant and materials onto the site before the new access road is built over the beck, but I can assure you, being a Class 1 HGV driver myself, it will not be easy. Making a turn ON to Lady Ann Road off of Soothill can be difficult in a HGV. Making the turn OFF of Lady Ann Road on to Soothill is even harder. This is speaking for first-hand experience as I have delivered to Lady Ann Mills myself. Once you come down Lady Ann Road, there are two blind bends. You have to go onto the wrong side of the road in a HGV so that your trailer will get around the bends. This in itself is another danger that should also be taken into consideration as the scenario of meeting another vehicle head on is more than likely. If that happens to be the 212 bus which comes every half hour, it will be mayhem. Once these challenges have been faced by the driver, the question remains, how are they going to get on the site? They can't come up Primrose Hill, it's too narrow, and even if they could get up there is no way that a HGV could make the turn on to Howley Street and enter the site in the same place that their JCB did. The only option would be to have plant dropped off elsewhere and moved to site. Again, if the wagons that bring the plant & materials were to stop on Lady Ann Road and drop their loads there for the Plant and Materials to be "ferried" on to the site 1) this would cause massive disruption to traffic using the area. 2) It would be unsafe. And 3) it would still have to come up Primrose Hill until the new access is completed.

These plans show Subterranean houses. There is going to have to be a lot of earth works for these to be built. I would like to know, what effects this may have on my property. The houses on Lady Ann Road have historical evidence of subsidence. The soil on the site is of the same composition that the houses on Lady Ann Road and Primrose Hill are built on. My property is at the top of Primrose Hill. If they start digging massive amounts of soil out, what effect could this have on the Primrose Hill properties? The new plans show that there will be Subterranean houses built in front of my house. The plans do not show the distance they will be from my property & does not even give any measurements including height. Another reason why I object to this application.

Furthermore, I can see many contradictions in the plans.

Another matter that I have brought up in previous objections has still not been addressed by the applicant in this new application. This also leads me to believe they are cutting corners or have not done their ground surveys thoroughly. **THERE IS A NATURAL SPRING IN THE MIDDLE OF THE SITE THAT THEY ARE PROPOSING TO BUILD A HOUSE AND STREET RIGHT ON THE TOP OF.** This can not be allowed and is totally irresponsible of the applicant.

I would also like to bring up another matter that concerns me about these plans. In the past when the company first applied for planning, they had an ecological report done by Witcher. This indicated the presence of Water Voles (please do not redact the words Water Voles as it is not legally required). In subsequent reports, (by another company) no Water Voles have been found. I Find this extremely spurious and feel that the

applicant are reporting what they need to, to get the plans pushed through or work it to their advantage.

I also find the traffic report they submitted somewhat bias. They have not reported all traffic accidents, one of which was fatal at the junction of Grace Leather Lane and Soothill Lane. They are proposing that traffic can be eased by using Broomdale Road & Grace Leather Lane. This is an absolute ridiculous suggestion given the already horrendous traffic trying to gain access to Soothill Lane via both Roads and the blind spots both exits prove to have. There have also been two accidents not mentioned in the report that have occurred on Lady Anne Road. More consideration is required regarding traffic management. Adding another 150+ cars to the surrounding roads will require the infrastructure to be updated. I make these suggestions because having lived here for 29 years I have seen the traffic getting worse on these roads year by year.

I urge the council not to accept this application for the above reasons and refuse it. The applicant is not addressing the requirements of the surrounding area, the residents, or the issues with the plot of land.

it is now time that the council took this plot of land OFF the town plan as it is NOT suitable building space.