

## About the application

Application number: 2021/94280	
What is the application for?:	Erection of 65 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>Hello,</p> <p>I wish to place an objection to the works proposed bordering my property. I believe that the area is unsuitable for development for multiple reasons.</p> <p>Firstly, I believe that the addition of 65 additional homes is inappropriate to this location from a logistical and traffic viewpoint. The road connections around Lady Ann Road, particularly the access from Soothill Lane currently leaves much to be desired, requiring blind turns and often difficult parking. As a pedestrian who often uses the station to commute to work, I have witnessed many near misses from this dangerous junction with the current load of traffic and dread to think what could happen with the increased vehicular load of the new houses. I understand there are plans to improve the roadways around Batley as part of Kirklees' improvements, but these are many years from coming to fruition.</p> <p>From an ecological point of view, I believe the project has not adequately interpreted or mitigated the risk to protected species. The provided environmental assessment indicates that water voles are not present at the site, however I would call this into question based on the both the sites suitability and the anecdotal knowledge of residents. I have seen water voles – both living and dead – near the site where Howley beck begins to be culverted under the railway (around the Centenary Stone). I would expect more detailed &amp; recent surveying to be completed to fully understand the presence of these species. Given the need for larger areas for travel and feeding, I also call into question the suitability of reducing the habitat from the current large grassland to verges in the vicinity of a children's play area. With the developer only being required to maintain the site for litter and damage for 5 years, this feels uniquely short sighted for the long term protection of species given that the rationale for keeping the strips of land in place would only see the creation of moderate land in year 20. The area is also well known for Bats – I see surveys of habitats have been completed but I feel the changes that the sites would bring to the feeding ground of the population have been undervalued. The beck and the large grassland are a haven of invertebrate species that the bats rely on for feeding, and replacing this with a largely paved area would likely be to their detriment. The increase of lighting, both during facilitating works and from the proposed properties, would likely reduce the viable space for bats and force our existing populations elsewhere.</p> <p>This development would likely further exacerbate the pollution within Howley Beck (given the increase in waste and the reported 60% increase in surface water flow</p>	

(given the increase in waste and the reported 62% increase in surface water flow rates) and I question if this is in keeping with the Water Framework Directive.

I do have questions about the scope of the geoenvironmental report – this report indicates no claims of subsidence have been reported since 1994. I am aware through family history that Lady Ann road has been subject to subsidence around 1999 and at least one property is actively supported by its rear extension to mitigate the subsidence effect. Would the impact of these houses have an effect on Lady Anne road?

Lastly, I believe the development of these properties would reduce the quality of life to those living on Primrose hill for a variety of reasons. In the short term, the disturbance of the construction will be incredibly disruptive. The above mentioned flow rate and volume increase is likely to worsen the localised issue of surface water flooding – the system is already apparently overwhelmed by the inflow of sediment and lack of drainage to the bottom of the hill that does restrict access during higher AEP events. As a hybrid worker this development would cause a large disturbance to my working life as I would no longer be able to comfortably work from my own home. The access required for plant during construction will further decrease the usability of roads. Given the limited space I do worry this would further reduce the space for pedestrian access and use of roads. The long term effect of the housing estate is also liable to be a highly negative experience for residents. The height of the intended 3 storey houses will be a significant blocker to natural sunlight. With the railway embankment providing permanent shade to one half of the properties, this would effectively reduce the properties to being the equivalent of a through-by-light. Limited access to sunlight is a known factor in decreasing mental health. A large portion of the road uses their gardens to relax in peace, the ability to do this would also be called into question with houses now overlooking what was once a quiet area.

I do hope you consider the points raised by myself and fellow residents.