

12th January 2023

Planning application 2021/94280

Dear Sir/Madam

I would like to object to the proposal to build sixty-five dwellings on land at, Lady Anne Road, Soothill, Batley, WF17 0PY: **Planning application 2021/94280**

This planning application, which has been amended, is now the fifth submitted by Noble Homes of Castleford. The grounds for the council rejecting the previous three applications were due to the land being unsuitable for the development of dwellings. The last time the application was amended by Noble Homes, a fresh full application had to be made informing all residents, the local community and all interested parties as a whole. Notices regarding the application were placed on lampposts within the local community informing people of the proposal to build dwellings on land at Lady Anne Road, Soothill, Batley, WF17 OPY. I would like to inquire why the council has not instructed Noble Homes to do this with regards the current amendments they have submitted: Planning application 2021/94280.

The land itself is the last open space left within the local area of Lady Anne Road, Soothill; the land is used and enjoyed by local residents on a daily basis.

There are many families residing on Lady Anne Road who have young children of primary school age; these young children enjoy using the open space on Lady Anne Road for recreational purposes, playing football and socialising together. In today's society, it is important for children to have somewhere like this open space to develop as individuals.

The land itself also has a public footpath running across it, if the proposed dwellings are built, surely this should be maintained for the public as a whole to continue to use.

This open space itself is geographically unsuitable for the building of these dwellings; the area is a flood plain, the local council is aware of this, and has graded this land as a flood plain of level 3 / 4.

The changing environmental problems that we all face today as a result of the weather, results in the beck regularly flooding after periods of rainfall; this situation is so bad that Lady Anne Road itself has often been covered by the volume of water rising from the beck: if planning permission is granted where would this excess water go? We are all too aware of what has happened to other properties built on flood plains, and the consequences to communities as a whole.

The local council must be aware of what it is like to deal with the consequences of flooding, especially in terms of its own finances and expenditure.

The council itself has acknowledged that the beck is also one of only two sites within Kirklees where water voles can be found – the water voles themselves are a protected species.

In addition, this open space has numerous trees upon it which are subject to tree preservation orders; next to these protected trees is a spring that the council is aware of – this spring itself leaves this part of the open space permanently flooded; as a result any dwellings built on this part of the open space would constantly be at risk of flooding (regardless of additional, external factors such as heavy rainfall.)

The development of this open space for residential dwellings would also have an environment impact on the existing residents of Lady Anne Road; the residents in these properties already experience extremely high volumes of traffic. This and other local roads are not capable of sustaining a potential excess of 130 cars (based on an average of two cars per household). A sizeable proportion of Lady Anne Road is taken up by resident parking; as a result, local residents cannot freely travel up and down this road.

During the working day, the traffic on Lady Anne Road increases due to regular HGV deliveries to local businesses; additionally, the local bus company struggles to operate a service along this road due to the current volume of traffic flowing along the road.

Lady Anne Road is also used on a daily basis as a 'rat run' by car drivers, who use the road as a short cut to avoid congestion on Soothill Lane.

The volume and speed of traffic on Lady Anne Road makes the need of a traffic calming scheme a high priority, in order to prevent a serious road traffic accident occurring.

If this planning application is granted for these sixty-five dwellings to be built on this open space how do the council expect local services to survive? Potential new families will struggle to access local services such as schools, doctors, and dentists; most of which are already at full capacity and struggling to meet the needs of the local community. If planning permission is granted for these dwellings on this open space, do the council have plans in place to expand these vital services to meet the growing needs of the local people?

I sincerely hope that all the interested parties take into account the points raised by local residents rejecting the building of dwellings on this, the very last open space in our local area.

It is extremely necessary for this open space to remain 'open' for all residents of the local community to continue to use and enjoy on a daily basis; not only for today's residents, but also for future generations to come.

Yours sincerely

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