

Subject: Planning application: 2021/94280
Date: 12 January 2023 20:45:33

To whom it may concern,

I am writing to object to the latest planning application 2021/94280 that proposes 65 dwellings be built on the land that is situated on Lady Ann Road, Soothill, Batley.

This site is to be accessed via Lady Ann Road which is a narrow road on which its residents have no alternative to parking their vehicles along one side. At peak times congestion and queuing traffic occur at the junction where Lady Ann Road meets Soothill Lane. The addition of subsequent traffic created by the proposed 65 dwellings will lead to gridlock and the blocking of Lady Ann road which is the main route for the 212 bus. This will also have a knock on effect to the surrounding roads, Grace Leather Lane and Broomsdale Road, due to motorists seeking alternative routes.

Relating to this point of concern, I am greatly concerned that the amount of heavy construction vehicles will require access to the site that at present has no point of entry from Lady Ann Road. Primrose Hill is not suitable for this access due to it being a single lane, no through road with only one point of entry and exit from Lady Ann Road.

The second reason for my objection that the land in question is a renowned habitat for a number of species of wildlife including water voles, bats, great crested newts as well as a population of owls. A habitat that has already be partly disturbed and in some instances destroyed by the building applicant during their previous site surveys. Despite the proposed site leaving areas of habitat, the area becoming a construction site for the period of time before completion is sure to disturb and destroy the natural habitat. As some of the aforementioned species are protected by law, it is not acceptable to disturb their habitat as the construction of the proposed properties is sure to do. This is a particular worry with regards to the beck and its population of water voles, a protected species, as well as the area being a feeding and roosting ground for the population of bats. I have further concerns around the effect the construction will have on our British garden bird population. This currently includes, amongst many other species, Goldcrests, Chaffinches, Greenfinches, Bullfinches, Long-Tailed, Coal, Great and Blue Tits some of which are already in decline due to lack of habitat.

The beck that runs along Lady Ann Road is known to flood and has in the past affected the properties of Lady Ann Road. This flooding is likely to also affect the proposed properties along this boundary. Over recent years flooding on the proposed build site has increased, seeing a large proportion of the land on which these proposed dwellings will be situated disappear under water. I feel that it would be irresponsible to build, and subsequently sell housing of any amount to unsuspecting buyers, knowing that they will be left to deal with the effects the flooding will have on their properties.

My last point and reason for my objection is in regards to the architecture of the suggested

dwellings as they are not in keeping with the surrounding properties of Lady Ann Road, Primrose Hill and Howley Street, which unlike the proposed dwellings are built of stone. Furthermore, the the height of the proposed 3 story houses will be to the detriment of my own east facing home and garden. The close proximity of the proposed 3 story houses will block the sun light, an already precious comodity, from my property.

In summary, my opinion is that these dwellings should not be allowed.

I would appreciate it if my address could be redacted from any publications.

Thank you for taking the time to read my concerns.

Yours faithfully