

Dear sir,

RE LAND AT LADY ANN ROAD PLANNING APPLICATION 2021/94280

I wish to object to the above for the following reasons:

1. Flood risk

I was brought up on the road and have an intimate knowledge of the site dating back to the 1950's. We used to have an allotment there and obtained water from springs on site. The allotments often flooded and access to them (via the bridges at the bottom of Howley Street and opposite 80 Lady Ann Road) was cut off. I have seen the site flooded on many occasions in my lifetime and fear a repeat of the "Great Flood of 1925". Climate change makes this even more likely and the only escape for floodwaters is the narrow culvert (at the bottom of Primrose Hill) which cannot be enlarged. Please refer to the photographs of the Great Flood which I have sent with previous objections. Some insurance companies will not insure houses in the vicinity of running water. Builders are motivated only by profit, but surely it is the duty of the government to protect us from such folly. In my opinion only a morally bankrupt authority would allow building on a site such as this, with a known history of flooding, especially as there are more suitable sites elsewhere. Building would increase the existing flood risk.

2. Loss of amenity

Since the closure of the allotments, the site has become established as a recreation area and proved to be particularly beneficial during lockdown. There is nowhere else for the children to play or for people to walk their dogs, apart from the road. The space is a valuable asset (for both the physical and mental well-being of the residents) which we cannot afford to lose. Twenty-six years ago Batley was designated as an area in need of improvement and planting of trees was funded by the "city challenge" project on this site. It makes little sense to fell these trees and replace them with concrete, especially so because this area has the lowest life expectancy of any area in Kirkstall. We need easily accessible green space and fresh air here and now. A recreation area in a bog will not mitigate the loss, neither.

will planting trees elsewhere as it takes thirty years growth for trees to make an impact on climate change. Also I feel the design of the development would be out of character with the neighbourhood, making a huge visual impact and look totally out of place, completely dominating the scene from Lady Ann Road.

3. Ecology

Since childhood I have delighted in seeing water voles on site and they are still there. In 2012 the beck at the bottom of Primrose Hill was lowered by several feet over a distance of four yards. There is a bottleneck here and it would have been sensible to extend this to fifty yards in order to mitigate flood risk, but the contractors told me they were not allowed to do this because of the danger to the water voles, so why is it now acceptable to destroy their entire habitat? They are already an endangered species, as are the pipistrelle bats which inhabit the row of protected trees. I fear the new development would ^{result in} their eradication from the area.

I agree with Sir David Attenborough who has warned that our selfish, land grabbing, human greed and stupidity will destroy our precious nature and wildlife - things which we should be protecting for future generations.

4. Traffic congestion

I have feared for a long time that someone will die because the emergency services cannot access Lady Ann Road and Primrose Hill. During rush hour egress onto Soothill Lane can be very difficult. Any traffic surveys already done are now totally irrelevant because they do not account for the extra traffic which will be generated by the two thousand extra houses which are being built off Soothill Lane behind Lydgate school and off Leeds Road at Chidswell. These developments will make an already bad situation much worse and add substantially to the congestion on Soothill Lane. The infrastructure cannot cope with the existing volume of traffic and I cannot see how it could be improved. If there is any problem of the M62 then Soothill becomes gridlocked. The extra traffic will cause

extra air pollution, which tends to settle in the valley, and extra noise pollution, both of which are known health risks. There is enough pollution in Battey, without adding more.

In conclusion, I feel the development would cause significant harm to the the current residents, both human and wildlife, and serves to profit a few at the expense of many. This site should never have been included in the local development plan and should be removed from it immediately as it has never been suitable for development and never will be. This process of sending in an annual objection to what is basically the same application (slightly altered) is becoming farcical and beginning to feel a bit like an abuse of process.

Should a planning officer wish to interview me then I will make myself available but I specifically request that you do not publish my name and address

Yours faithfully,

dated 6/1/23