

Address: 31 Moat Hill Farm Drive Batley WF17 0HR

About the application

Application number: 2024/91316	
What is the application for?:	Conversion of existing dwelling and outbuilding to create 6 apartments and erect
Address of the site or building:	Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I firstly want to point out how underhanded this whole process has been and the fact that we have not received official communication on the matter and that it has taken our neighbours to band together and inform us of this, is frankly disgusting.

Secondly I welcome the development of this site into houses and the re-purposing of Clough house as the land is currently overgrown and it is a shame to see Clough house in its current state. I do however have concerns about the majority of houses on the site having vehicular access from Moat Hill Farm Drive. I echo the concerns of other comments in regard to the amount of additional vehicular traffic that will be using Moat Hill Farm drive.

The plans are for 11 new 3 and 4 bedroom houses (family residences) all with sole access from Moat Hill Farm drive.

The family residences will in all likelihood have 2 cars per household not including visitors, deliveries etc. The road is at present often congested with cars parked on both sides of the street which affects access up and down the road. I am also concerned about access for Emergency services including ambulances and fire engines if there will be additional traffic/parked cars in this area. The junction of Moat Hill Farm drive and Leeds Road is a busy one as it is on the brow of a hill and driver visibility can be poor due to cars parked on Leeds Road. Hill Crescent junction with Leeds Road is directly opposite Moat Hill Farm drive making this a busy 4 way junction, there are also bus stops on either side of the road near this junction so I believe the addition of extra cars to this route onto Leeds Road could lead to additional risk for both pedestrians and vehicles. As there is currently access directly onto Leeds Road from the proposed site, I suggest this could be used as the entry and exit for the proposed development.

I have a 2 and a half year old boy and another child expected in October. My son currently plays with the many other children in the neighborhood on the cul de sac and adding this access will severely impact their safety due to the number of planned vehicles due to use this proposed access which we already contend with cars coming and going.

I urge you to consider the current civilians living on Moat Hill Farm Drive and how this will drastically impact us all in a negative way.