

41 Moat Hill Farm Drive  
Birstall  
Batley  
WF17 0HR

Planning Department  
Kirklees Council

29<sup>th</sup> July 2024

Dear Sir/Madam

We wish to register our objections regarding aspects of the planning application numbers 2024/62/91316E, and 2024/65/91317E - Clough House, Leeds Road, Birstall.

Firstly, we echo our neighbours' comments in giving everyone a fair chance to view and be aware of the application's content. Previously, plans for this property have attempted to be added with no prior notice to residents, no external signage in the surrounding area, and therefore no opportunity for those who may have concern to have a voice on possible issues. We feel this is a deliberate attempt to keep comments to a minimum on this application.

Our main concern regarding this development is the proposed access via Moat Hill Farm Drive, and the problems that this will cause for an already busy street and junction with Leeds Road.

The crossroads at the junction of Moat Hill Farm Drive and Leeds Road is already problematic. Exiting this junction at any time of day is difficult, but especially so at peak times due to parked cars and large vehicles on Leeds Road restricting views up and down the road. To pull out safely is a little like Russian roulette. Traffic exiting on to Leeds Road from Ridgeway Drive is often backed up and shares the same problems when trying to traverse on to Leeds Road.

There are two bus stops on this junction also, both of which are much needed for local residents and children to access amenities and schools in the surrounding areas and are heavily populated with children at peak times for this reason. For pedestrians having to cross Leeds Road to access either of these bus stops is a dangerous situation, and they also need to carefully navigate the traffic and parked vehicles.

Having access to the proposed site from Moat Hill Farm Drive will have a dangerous impact on the safety of all road users and pedestrians at this junction, and during construction, the heavy vehicles carrying building supplies, etc, will cause chaos.

Furthermore, Moat Hill Farm Drive is already overpopulated with vehicles. Access is tight to say the least, and cars are often parked on either side of the road. The recent new builds on the left of Moat Hill Farm Drive have exacerbated this issue over recent years. With our property being at the top of the street, we often wonder if we or our fellow neighbours were to need emergency services, e.g. fire or ambulance, would they be able to reach us safely?

We purchased our property due to its location with no through traffic and a safe space in a community we know well as a neighbourhood team. Most of the streets along this section of Leeds Road are the same with a cul-de-sac environment, giving the residents security, safety and a feeling

of community, which would unfortunately be lost on Moat Hill Farm Drive if it were to be opened up to more properties.

Inclement weather also plays a factor in the safety of access for Moat Hill Farm Drive. Due its elevated position, the wind can be excessive at times. We are by no means experts in this field, but new properties would surely funnel this wind in all adverse directions. In winter, this would become very dangerous indeed. In icy and snowy conditions, the current residents do their best to keep themselves safe as this area is seldom visited by gritters or snow ploughs. In view of its location this is an outstanding problem.

We are also concerned about the impact this development will have on local wildlife. The unused land to the north of Moat Hill Farm Drive is home to a family of foxes, and there are bats who live in the trees, who will all be disturbed during the construction of this development. What will be done to safeguard these animals?

Safety and security is another concern as this unused land is currently unsecured and easily accessed off Nab Lane, posing a security risk to property and occupants. We know that before our time, and during our time on Moat Hill Farm Drive, residents have enquired about adopting this land in order to make it secure, however all such requests have seemingly been ignored by the council. Similarly, the land to the rear of the properties on Moat Hill, Ashfield Road, Rowan Close and Moat Hill Farm Drive, with all its snickets and ginnels and access to Nab Lane on foot, has always been easy access for criminal activity, and again needs consideration. We worry that if this is not addressed, it will open us all up to increased vulnerability and a higher crime potential.

After many years of dereliction, we are pleased that there are plans to re-generate Clough House. However, we are sure that the current access to Clough House from Leeds Road will be more than adequate to serve this development. We feel that this would also afford its residents a community feeling that we on Moat Hill Farm Drive so highly value at the present time.

We conclude that the impact of security, safety and the wellbeing of a close neighbourhood like Moat Hill Farm Drive needs to be given the utmost consideration at the highest level before any final decision is taken.

Yours faithfully