

## **About the application**

Application number: 2024/91316

The application is for conversion of existing dwellings and outbuilding to create 6 apartments and erection of 11 dwellings.

The address of the site or building is Clough House, 236 Leeds Road, Birstall, Batley.

Postcode: WF17 0HW.

**Do you wish your comments to be published on the website anonymously – Yes**

**The following comments represent an objection to the above-mentioned application:**

### **Street Plans for the Proposed Development**

Having perused the plans and associated documents, I was surprised to see that the development would be split into two separate areas with 11 dwellings in the northern area, utilising the proposed access from Moat Hill Farm Drive, and the other 6 dwellings in the southern area, with their own access via the A643 Leeds Road, but no vehicular access to the northern area, or elsewhere. *Within para. 3.10 (page 26) of Kirklees SPD, Highway Design Guide – November 2019, it states: ‘Cul-de-sac layouts will normally be discouraged, unless absolutely necessary due to exceptional circumstances.’*

### **Moat Hill Farm Drive**

The main objection to this application is the fact that Moat Hill Farm Drive, the Northern End, has been selected as an entry/exit route for the proposed new development. I consider that this is a most unsatisfactory choice – for reasons which follow. I feel that this has been planned with very little (if any) consideration to adjoining residential areas (i.e. Moat Hill Farm Drive, and the residents thereof) – in contravention of the firm guidelines laid out in ‘Kirklees Local Plan’ Highway Design Guide November 2019.

I have been a resident in Moat Hill Farm Drive for around 7 years. The properties and roadway were built in approx. 1988 to accommodate a small group of 17 houses (mainly at the top end of the cul-de-sac), plus another 13 properties (Jason Terrace) and a further 6 properties (Rose Terrace) at the lower end of the street. The latter 19 properties, having been there for many years, do not have dedicated parking spaces, and many have to park on the roadway. Moat Hill Farm Drive was obviously initially built to cater for such a relatively small number of properties with minimal traffic flow, in a cul-de-sac, and with only one vehicular entry/exit. There is now an ongoing problem with these narrow roads. The opening up of a further entry/exit roadway at the northern end of Moat Hill Farm Drive will bring even more congestion to this area – with the new houses planned at the northern end of Clough House. Not only will there be the proposed houses, which will require both exit and entry (via the proposed new entry/exit system), there will be the incessant noisy, dangerous, inconvenient ‘through traffic’ involved with the construction of the new roadways and buildings etc. The thought of a lengthy period with regular and noisy heavy construction traffic utilising these narrow streets is unbearable.

In the upper part of Moat Hill Farm Drive, there are elderly residents (in their 70's and 80's) who can presently move around safely (as they are comfortably located in a cul-de-sac – with minimum traffic flow). This was the prime reason for these elderly inhabitants, and families with young children, for moving to the area. This would change dramatically if the cul-de-sac was opened up.

Another factor which should be taken into consideration, is the fact that most of Moat Hill farm Drive consists of a steep incline, which, during the winter months regularly becomes impassable when snow and ice are present – resulting in treacherous conditions for vehicles, cycles and pedestrians.

### **Clough Drive**

This has been suggested by some other 'objectors' as a much better alternative to Moat Hill Farm Drive. I visited this area a couple of days ago to investigate and could immediately see the reason for this. The street, which is a cul-de-sac off Leeds Road, and terminates (a wooden fence) at the edge of the Clough House site. The roads appear to be much wider than Moat Hill Farm Drive, with central white lines on the road. It is also a much shorter (and safer) route from the proposed development to the A643 Leeds Road. The area is flat (no hills) and there is clear visibility for traffic turning right or left onto this road.

I cannot understand why this entry/exit was not considered (or was it??).