



We are objecting to this application based on the current plans for access to the development from Moat Hill Farm Drive.

We have lived on Moat Hill Farm Drive for over twenty-five years. During this period, we have experienced problems during the winter months with snow and black ice, both on the brow of Moat Hill Farm Drive and at the junction with Leeds Road. Cars struggle outside our house to get up the hill as we are just below the brow. There have been many times that cars have had to be abandoned at the bottom of the street and there have been accidents and near misses. We have cleared the snow from outside our house and put down rock salt in the past to prevent accidents. We have also gone out to help push cars up the hill on many occasions. There used to be a grit bin on the street however it was damaged and never replaced so it's left to residents to try to keep the street safe and passable during the winter months.

If this application is passed new grit bins should be placed at the top of Moat Hill Farm Drive and its junction with Jason Terrace and Rose Terrace.

The road is barely wide enough for the vehicles attached to the current properties on the Moat Hill Farm Drive given the number of vehicles per household and the street's use by commercial vehicles and council waste collection. The street is normally full of vehicles when everyone is at home. There are commercial vehicles parked on the street overnight as well as residents' vehicles. Visitors double park or park on pavements or dropped kerbs. This necessitates having to weave in and out when navigating the street. Pavement parked vehicles also hinder pedestrian movement on the street however this has become necessary to provide passage for the larger vehicles that use the street.

Vehicles of non-residents do not drive on the street at a sensible speed. This will no doubt get worse if Moat Hill Farm Drive becomes a through road to another estate.

If this application is passed full road width speed management and traffic calming should be put in place on Moat Hill Farm Drive to control the increased traffic volumes since the recent ten build and for the proposed seventeen build in this application.

There is already an entrance onto the proposed estate from Leeds Road which should be used to allow access to the entire planned build. The junction of Moat Hill Farm Drive, Leeds Road and Hill Crescent is already a busy crossroads and despite its blind spots it is used for access to Howden Clough schools and the Sports Centre. If another access road is needed for this development, it should be provided via Clough Drive. Clough Drive has the same sort of dead end onto the development as Moat Hill Farm Drive and could easily provide access to and from a much shorter and therefore quieter street. This would also provide a safer T-junction connection to Leeds Road.

There is also no provision in the planned development for affordable housing. All the properties will be sold to provide maximum profit to the developer and will do nothing to alleviate the housing shortage for those most in need in Birstall. These houses will be bought by people who will work in the surrounding cities and will not provide a boost to the local economy that is needed.