

Address: 5, Sunny View, Batley, WF17 8fp

About the application

Application number: 2026/90310	
What is the application for?:	Erection of 37 dwellings with associated access, parking, landscaping and creati
Address of the site or building:	land off, Sunny View, White Lee, Batley, WF17 8FP
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
I have significant concerns regarding the impact this development would have on the existing community and local infrastructure. 1. Pressure on Local Infrastructure Local schools in the area are already operating at or near full capacity. The addition of 37 new dwellings is likely to generate a substantial increase in demand for school places, placing further strain on an already overstretched system. Similarly, local GP surgeries and dental practices are currently oversubscribed, with residents already experiencing difficulty securing appointments. There is no clear evidence within the application demonstrating how the additional demand on primary healthcare and dental services would be mitigated. Without appropriate, secured infrastructure investment, this development would place unsustainable pressure on essential community services. 2. Loss of Green Space and Environmental Impact The proposed site currently forms an important area of green space that contributes positively to the character and appearance of the street. It provides visual amenity, openness, and a sense of space that is valued by residents. In addition, this land supports local wildlife and biodiversity. The removal of established vegetation and natural habitat would have a detrimental impact on birds, small mammals, and other species that rely on this area. The proposal appears to prioritise housing density over environmental preservation and does not sufficiently demonstrate biodiversity net gain. The permanent loss of this green space would significantly alter the character of the area and diminish the quality of the local environment.	

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3. Highway Safety and Traffic Concerns

An additional 37 dwellings would inevitably increase vehicle movements. White lee road already experiences traffic congestion and on-street parking pressures. Increased traffic raises concerns regarding highway safety, pedestrian safety (particularly for children), and access for emergency vehicles.

The application should clearly demonstrate that the local road network can safely accommodate this increase without negatively impacting existing residents.

4. Overdevelopment and Character of the Area

The scale and density of the proposed development appear out of keeping with the established character of the street. Such a significant increase in housing may constitute overdevelopment, resulting in a cramped layout and erosion of the existing streetscape.

Planning decisions should protect the character and amenity of established residential areas.

For the reasons outlined above, I respectfully request that the council refuses this application. The cumulative impact on infrastructure, environment, highway safety, and local character has not been adequately addressed and would result in significant harm to the existing community.

I trust that these concerns will be fully considered in determining this application.