

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?	Yes
Formal Objection to Proposed Development	
I write to formally object to the above planning application for the erection of 37 residential dwellings on the identified site. My objection is based on the following material planning considerations: 1. Overdevelopment & Impact on Local Character The scale and density of the proposed development represents a clear overdevelopment of the site, which would be materially out of keeping with the established character, grain, and spatial rhythm of the surrounding area. The introduction of 37 dwellings in this location would urbanise what is currently a lower-density environment, eroding the prevailing streetscape and resulting in a form of development that fails to respond sympathetically to the local vernacular. This appears to be contrary to the National Planning Policy Framework (NPPF), in particular: • Section 12 – Achieving Well-Designed Places, which requires developments to be visually attractive, sympathetic to local character, and maintain a strong sense of place. 2. Highways Impact & Traffic Generation The proposed development would inevitably result in a significant increase in vehicular movements to and from the site. The surrounding road network is already constrained, and the additional traffic generated by 37 dwellings is likely to: Increase congestion	

- Increase congestion
- Exacerbate existing highway safety concerns
- Place additional pressure on junction capacity
- Impact pedestrian safety in the locality

The application does not appear to adequately demonstrate that the residual cumulative impact on the local highway network would be “not severe,” as required by Paragraph 115 of the NPPF.

3. Pressure on Local Infrastructure

The addition of 37 new households will place demonstrable strain on existing local infrastructure, including:

- GP and healthcare services
- School capacity
- Public transport provision
- Drainage and utilities
- Local amenities and community facilities

There is insufficient evidence within the application to demonstrate that local infrastructure can accommodate this level of growth without detriment to existing residents, nor that appropriate mitigation measures are proposed.

4. Residential Amenity

The scale, layout, and proximity of the proposed dwellings raise concerns in relation to:

- Loss of privacy
- Overlooking
- Overshadowing
- Noise and disturbance during and post-construction

The development risks causing material harm to the amenity currently enjoyed by neighbouring occupiers, contrary to established planning principles and local plan policies relating to residential amenity.

5. Environmental Considerations

The application does not appear to sufficiently address:

- Biodiversity net gain
- Surface water drainage and flood risk
- Impact on existing green space and natural habitats

In the absence of robust environmental mitigation strategies, the proposal risks resulting in a net environmental detriment.

Conclusion

For the reasons outlined above, it is considered that the proposed development would result in unacceptable harm to the character of the area, residential amenity, highway safety, and local infrastructure capacity.

Accordingly, I respectfully request that the Local Planning Authority refuses planning permission for this application.