

Address: 78, Dale Lane, Heckmondwike, WF16 9NU

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 wish to register a formal objection to the proposed development of 37 houses on this site. The scale, design and impact of the scheme raise significant concerns across multiple material planning considerations, and I do not believe the proposal represents sustainable or appropriate development for this location. The site sits within an area characterised by mature trees and limited but established natural features that contribute to its distinct identity - we already have limited green space. The proposed development would erode this character, placing modern housing in a setting that has been defined by open landscape and clear assets. The loss of natural habitat, hedgerows and established ecological corridors would be substantial and irreversible. The plans indicate the disturbance or severe encroachment upon mature trees that currently provide visual screening, biodiversity value and landscape continuity. These trees form part of the wider green network and their loss would significantly alter the landscape character. Replacement planting cannot replicate the ecological or aesthetic value of long established trees. The proposed layout appears very tight and dense, suburban and out of keeping with the surrounding built form. The uniformity of the house types and the limited green space create a development that feels imposed rather than integrated. The design does not reflect local vernacular, nor does it respect the semi rural qualities of the area. Introducing 37 dwellings would dramatically increase the built footprint and population density, fundamentally altering the area's character. The transition from open landscape to a concentrated housing estate would be stark and construction activity alone would generate prolonged noise and disruption. Once occupied, the increased number of vehicles, domestic activity and waste generation would create ongoing disturbance for existing residents. The local roads are already under pressure, with limited capacity and constrained junctions. Adding traffic from 37 households would exacerbate congestion and raise safety concerns, particularly for pedestrians and cyclists. No convincing evidence has been provided to demonstrate that the highway network can safely accommodate this increase. Most families are now two car households. In looking at the proposed plans the height and proximity of the proposed dwellings risk overshadowing existing homes, reducing privacy and creating an increased sense of overlooking. The development would materially harm the living conditions of those nearby residents. The area currently struggles and does not have sufficient school places, healthcare provision or community facilities to support an influx of new households and without adequate infrastructure, the development would place unsustainable pressure on already stretched services.

For these reasons, I strongly urge the planning authority to refuse this application.