



I strongly object to this application.

The proposal represents unjustified development of valued greenfield land and conflicts with both the Kirklees Local Plan and the National Planning Policy Framework (NPPF). The site is existing greenspace that contributes to local character, biodiversity and community wellbeing. Policy LP61 seeks to protect Urban Green Space and land of amenity and ecological value. The permanent loss of this open land cannot be justified where clear environmental harm would arise.

National policy requires substantial weight to be given to prioritising suitable brownfield land within settlements. This proposal would instead develop undeveloped greenfield land, with no compelling evidence that previously developed alternatives have been exhausted. Unless the Council cannot demonstrate a five-year housing land supply, there is no policy basis for sacrificing protected open land ahead of brownfield opportunities.

The site supports wildlife including bats, owls and other species. Bats are legally protected, and NPPF paragraph 180 requires development to minimise biodiversity harm and secure measurable net gain. The loss of established habitat and foraging corridors cannot be adequately mitigated by ornamental landscaping or engineered open space.

Highway safety and cumulative traffic impact are also serious concerns. White Lee Road is already congested, with on-street parking, peak-time traffic towards Junction 27, and a history of accidents and flooding. NPPF paragraph 115 states that development should be refused where residual cumulative impacts on the road network would be severe. An additional 37 dwellings, when considered alongside existing congestion and other local developments, will materially worsen highway safety and capacity issues.

Developing permeable greenfield land will increase surface water runoff in an area that has already experienced flooding. While attenuation is proposed, engineered systems are not fail-safe, particularly during extreme rainfall events.

The proposal would also result in overlooking into our rear garden, causing loss of privacy and harm to residential amenity, contrary to Local Plan design policies.

Local GP services and schools are already oversubscribed. Adding further housing without confirmed infrastructure capacity is unsustainable and contrary to the principles of sustainable development.

Taken together, the policy conflict, environmental harm, cumulative highway impact and loss of residential amenity significantly and demonstrably outweigh any limited housing benefit. I respectfully request that planning permission be refused.