

Address: 7, SUNNY COURT, BATLEY, WF17 8FQ

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
<p>I wish to raise the following concerns regarding the submitted Design & Access Statement (January 2026) .</p> <p>1. Acknowledged Urban Green Space Status</p> <p>The Statement confirms on page 6 that the site is designated as “Urban Green Space” within the Kirklees Unitary Development Plan and emerging Local Plan. However, it does not provide a policy-based justification for developing protected green space, nor does it demonstrate compliance with Local Plan Policy LP61. The designation is acknowledged but not meaningfully addressed.</p> <p>2. Overstatement of Sustainability</p> <p>The document repeatedly describes the site as “well connected” and “sustainable” (Section 2.8–2.13), yet Batley railway station is 2.2 miles away and bus services are limited. No walking-time analysis or frequency data is provided. The reliance on car-based access to Junction 27 retail and motorway links contradicts sustainable transport principles.</p> <p>3. Single Access and Cul-de-Sac Layout</p> <p>Section 3.5 confirms a single vehicular access through Sunny View, devolving into cul-de-sacs. This creates dependency on one point of access and increases traffic through the existing estate. There is no assessment of emergency access resilience or cumulative pressure on the existing development.</p> <p>4. Insufficient Amenity Evidence</p> <p>Section 3.9 asserts that “no overlooking occurs,” yet no verified cross-sections, level comparisons, or separation distance tables are provided. Given the sloping topography (Section 2.4), overlooking risks may be underestimated, particularly toward lower level</p>	

(Section 2.4), overlooking risks may be underestimated, particularly toward lower-level existing properties.

5. Crime Prevention Claims Not Evidence-Based

Section 3.11 states that crime prevention has been considered, but there is no reference to Secured by Design accreditation or West Yorkshire Police consultation. The large area of public open space is presented positively, yet no management strategy or long-term maintenance detail is included.

6. Green Space as Mitigation

While the scheme highlights 1.17 hectares of public open space, this does not replace the loss of the existing greenfield character. The Statement frames this as enhancement, but it remains a managed housing estate setting rather than natural greenspace.

Conclusion

The Design & Access Statement relies heavily on descriptive language but lacks robust policy justification, technical evidence on amenity and access impacts, and a clear explanation of why protected green space should be released for development.

For these reasons, the document should be afforded limited weight in determining the application.