

Address: Enfield Drive Batley

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
Please remove house number from published comment	
Dear Sir/Madam, I write to formally object to the proposed development for the erection of 37 dwellings. While I recognise the general need for additional housing, I believe this particular proposal raises significant unresolved concerns that have not been adequately addressed. 1. Ground Stability and Historic Mine Workings Previous objections, which I understand contributed to refusal of earlier permission, referenced subsidence risks arising from historic mine workings. I can find no clear evidence within the current submission that these concerns have been fully resolved. Given the well-documented mining history in parts of West Yorkshire, any development must provide robust and transparent geotechnical surveys, mitigation strategies, and long-term guarantees. In the absence of clear evidence demonstrating that subsidence risk has been fully assessed and mitigated, the previous grounds for refusal would appear to remain valid. 2. Underground Storage Tank and Drainage Concerns The plans indicate the inclusion of an underground storage tank, which I assume relates to sewage or surface water attenuation. Key concerns include: • Who will be responsible for maintaining and emptying this tank? • Will the developer establish a legally protected, independently managed fund to guarantee maintenance for decades to come? • What safeguards exist to prevent future financial burden falling upon residents or the	

- What safeguards exist to prevent future financial burden falling upon residents or the local authority?

Additionally, building over land that currently absorbs groundwater may increase runoff and loading on lower elevations. Clear hydrological assessments should demonstrate:

- How groundwater drainage will be controlled.
- Whether downstream flooding risks will increase.
- What long-term monitoring and maintenance regime will be enforced.

3. Loss of Privacy, Light, and Residential Amenity

Due to differences in elevation between the proposed development and adjacent existing properties, there appears to be a real risk of:

- Overlooking of both ground and first-floor rooms.
- Loss of privacy.
- Reduction in natural light.

Furthermore, there may be interference with television reception from the Emley Moor transmitting station, potentially affecting not only immediately adjacent properties but also neighbouring residents. This could disproportionately impact elderly residents who rely heavily on television services.

If the development were to proceed, clear and enforceable restrictions should be imposed preventing future extensions toward existing property boundaries. It must also be clarified how such restrictions would be monitored and enforced over time.

4. Proposed “Play Area”

The inclusion of a play area raises several unanswered questions:

- What local consultation or needs assessment was undertaken to justify its inclusion?
- Who requested it and who is it intended to serve?

If located on private land:

- Will it be restricted to residents only?
- If so, how will unauthorised access be prevented and enforced?
- If open to the public, who will patrol and monitor the area?

Concerns also include:

- Evening and night-time use and associated noise.
- Potential anti-social behaviour.
- Vandalism and maintenance costs.
- Off-road bike access via the nearby right of way.
- Litter, broken glass, food waste, discarded drug paraphernalia.
- Possible exacerbation of existing rat infestations.

It must be clearly stated:

- Who will maintain and repair the facility.
- Who will fund ongoing maintenance.
- For how many decades funding is secured.
- Whether substantial funds will be placed with an independent legal body to guarantee long-term upkeep.

Without legally secured, long-term funding arrangements, such facilities frequently fall into disrepair, creating nuisance rather than benefit.

5. Wildlife and Habitat Loss

This area currently supports diverse wildlife and natural habitat. The development will result in significant habitat loss.

I request clarification on:

- What ecological surveys have been undertaken (flora and fauna).
- Where the documented reports can be reviewed.
- What mitigation or biodiversity net gain measures are proposed.
- Whether leaving part or all of this land undeveloped was considered.
- If rejected, on what grounds.
- If not considered, why not.

Retaining part of the site in its current natural state would likely reduce construction costs and ongoing maintenance liabilities, while preserving biodiversity and existing environmental benefits.

6. Procedural Fairness and Consultation

Before any permission is granted, I would expect:

- All concerns to be formally addressed.
- Responses to be communicated clearly to local residents.
- Adequate time to consider and respond to those responses.

At present, the proposal appears insufficiently developed in terms of long-term management, environmental stewardship, and protection of neighbouring amenity.

Conclusion

Although I am not directly impacted and understand the need for housing provision, this development appears inappropriate as currently specified.

The potential long-term environmental, infrastructural, and community impacts appear to outweigh the limited benefit of 37 dwellings.

The inclusion of a play area may appear desirable on a plan; however, unintended consequences must be carefully considered. Indeed, proximity to such a facility may deter prospective purchasers of adjacent properties.

For the reasons outlined above, I respectfully request that this application be refused unless and until these significant concerns are comprehensively addressed.

Yours faithfully,

Resident, Enfield Drive
