

About the application

Application number: 2026/62/90310/E	
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

I would like to object to this planning application.

The application site is designated as Urban Green Space within the adopted Local Plan (27 February 2019). Policy LP61 is unequivocal: development resulting in the loss of such land will only be permitted where it is clearly demonstrated that the site is no longer required to meet local needs and does not make an important contribution to visual amenity, landscape character or biodiversity. Neither requirement has been satisfied.

The site continues to perform an important function as a visual buffer within a densely developed area, providing openness, outlook and relief from surrounding built form. It contributes to residents' health and wellbeing and forms part of a wider green network that maintains landscape continuity. Its loss would be permanent and irreversible.

The land also supports observable wildlife, including bats, birds of prey, herons and foxes. In the absence of a robust, seasonally appropriate ecological survey, it cannot reasonably be concluded that the site lacks biodiversity value. The proposal therefore represents a clear conflict with Policy LP61.

In addition, the elevated siting and proximity of the proposed dwellings to properties on Enfield Drive, Oakwell Avenue and Shibden Drive would result in intrusive overlooking, loss of privacy and reduced natural light. This would cause unacceptable harm to residential amenity.

There are further material concerns regarding ground stability and drainage. The site has a documented history of drift mining, and residents have reported structural movement and water ingress in nearby properties during the construction of phase one of the development. This development would replace permeable greenfield land with hardstanding, increasing surface water run-off in an area already known to be sensitive. Robust, site-specific investigations have not been adequately demonstrated. Concerns also remain regarding the potential for increased anti-social behaviour associated with the proposed public open space and the adequacy of long-term management arrangements.

When assessed against the statutory requirement to determine applications in accordance with the Development Plan, the proposal is clearly contrary to adopted policy and gives rise to multiple, identifiable harms. No exceptional or overriding public benefits have been demonstrated that would justify setting aside those protections. For these reasons, I respectfully request that planning permission be refused.