



I write to formally object to planning application 2026/62/90310/E for the erection of 37 dwellings at Land off Sunny View, White Lee, Batley.

My objection is based on the significant safety, environmental, and ground stability concerns identified within the consultation response from the Coal Authority.

The site lies within a designated Development High Risk Area due to historic coal mining activity. Evidence presented confirms that shallow and potentially unrecorded mine workings are likely to exist across the site. This creates a clear and serious risk to ground stability and public safety, both during construction and for future occupants.

The submitted Phase 2 report acknowledges that mine workings extend beneath the site and recommends extensive remediation, including drilling and grouting, to stabilise the ground. Crucially, it also advises that such risks should be assumed to exist across the entire site. The need for such widespread and intrusive mitigation highlights the fundamentally unsuitable nature of the land for residential development.

Furthermore, the report identifies the presence of a crown hole and recommends treatment not only beneath buildings but also within garden areas and, by implication, across all external spaces such as roads and parking areas. This raises concerns about the long-term integrity of the site and the potential for future subsidence or collapse, even after remediation.

In addition, the Coal Authority highlights the potential presence of mine gases. While no emissions have been formally recorded, the absence of data does not equate to absence of risk. The possibility of hazardous gases presents a further safety concern that has not been fully resolved.

There are also concerns regarding the proposed use of sustainable drainage systems (SuDS), which may interact with historic mine workings and adversely affect ground stability. This introduces additional uncertainty and risk in relation to both safety and long-term site management.

While the Coal Authority does not formally object, this is explicitly conditional upon the implementation of significant remedial works and strict planning conditions. The reliance on pre-commencement remediation and post-completion certification demonstrates that the site is inherently problematic and unsuitable without substantial intervention.

In my view, the extent and nature of these risks, combined with the reliance on complex and potentially uncertain mitigation measures, weigh heavily against the suitability of this site for residential development. The safety of future residents should not depend on extensive engineering solutions to address known and potentially unpredictable subsurface hazards.

For these reasons, I strongly urge the Local Planning Authority to refuse this application