

Address: 8, 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 am writing to formally object to the proposed Phase 2 development of 37 dwellings at Sunny View, forming part of the White Lee Gardens development. While I recognise the ongoing need for housing, this proposal raises significant and unresolved concerns that would have serious adverse impacts on the local community, environment, and infrastructure.</p> <p>1. Loss of Green Space and Increased Flood Risk The site currently provides valuable green space which plays an important role in absorbing surface water, reducing flood risk, and supporting local biodiversity. The proposed development would replace permeable land with impermeable surfaces, significantly increasing surface water runoff and the likelihood of flooding to surrounding properties. This is contrary to Kirklees Local Plan Policy LP28 and Paragraph 159 of the National Planning Policy Framework (NPPF), both of which require developments to manage flood risk sustainably and avoid increasing vulnerability to flooding.</p> <p>2. Impact on Wildlife and Biodiversity I am concerned about the adequacy of the ecological assessment, which appears to have been conducted over a single day in March 2025. This is insufficient to fully understand the ecological value of the site across different seasons. The land supports a range of habitats and wildlife, including birds, small mammals, and insects. The permanent loss of this habitat would reduce biodiversity and harm the local ecosystem. This is inconsistent with Kirklees Local Plan Policy LP54 and NPPF Paragraph 174, which require developments to protect and enhance biodiversity and the natural environment.</p> <p>3. Traffic Congestion, Road Safety, and Parking Pressure White Lee Road and Sunny View are already subject to significant congestion, particularly during peak hours. The introduction of additional dwellings will inevitably increase traffic volumes, exacerbating existing congestion and increasing the risk of road traffic accidents. Pedestrians, cyclists, and vulnerable road users would be</p>	

road traffic accidents. Pedestrians, cyclists, and vulnerable road users would be particularly at risk.

I would also highlight the recent tragic death on 15th March on Carlinghow Lane, which underscores the existing dangers on local roads and the urgent need to avoid any development that would further increase traffic and risk to life. Adding further traffic to an already strained and sensitive road network is deeply concerning.

Furthermore, the ongoing and proposed redevelopment works at Co-op Academy Smithies Moor will inevitably generate additional disruption, with increased movement of larger vehicles, construction traffic, and machinery in the surrounding area. This will further compound congestion, increase road safety risks, and place additional strain on already busy and constrained local roads.

Local streets also suffer from inadequate parking provision and parking conflicts, which this development would worsen. This conflicts with Kirklees Local Plan Policy LP21, which requires developments to provide safe and suitable access for all users.

4. Pressure on Local Services and Infrastructure

The surrounding area is already under pressure in terms of school places, healthcare services, and public transport capacity. The addition of 30–40+ dwellings will place further strain on these already stretched services, negatively impacting both existing and future residents. This is contrary to the principles set out in NPPF Paragraph 92, which requires that developments do not compromise access to essential community services and infrastructure.

5. Ground Stability and Legacy of Coal Mining

The site is located within a former coal mining area, raising legitimate concerns regarding ground stability and potential subsidence. The current application does not provide sufficient detail regarding geotechnical surveys or mitigation measures. This raises serious concerns in relation to NPPF Paragraph 183, which requires that sites are safe, stable, and suitable for their intended use.

6. Overdevelopment and Harm to Local Character

The scale and density of the proposed Phase 2 development would constitute overdevelopment in a predominantly low-density residential area. The reduction in green space and increased building density would negatively impact the visual character and amenity of the area, undermining the established streetscape. This is contrary to Kirklees Local Plan Policy LP24, which emphasises the importance of high-quality design that respects local character and context.

For the reasons outlined above - including increased flood risk, loss of green space and biodiversity, traffic congestion, recent and ongoing road safety concerns, parking pressures, overstretched local services, ground instability, and harm to local character—I strongly urge Kirklees Council to refuse planning permission for Phase 2 of the White Lee Gardens development.

This proposal is not sustainable and is not in accordance with either local or national planning policy. The potential harms to the environment and local community

significantly outweigh any benefits of the scheme.