

Address: 9, SHIBDEN DRIVE, BATLEY, WF17 8QB

### 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 strongly object to the proposed application which directly and detrimentally affects my property as one of the five properties on the northern border explicitly cited in the planning application. I understand there was a pre application to the council in early 2025 proposing 33 properties. This was increased to 37 including flats at the request of the council. No prior discussion with residents and no public meeting took place. Most people were unaware of the recent application as residents are no longer notified. In view of this lack of notification there has been less time to react. Never the less, I set out below my clear objections.</p> <p><b>BIODIVERSITY</b></p> <p>This area is a wild oasis in the middle of urban built up areas. It includes a diverse population of wildlife and is there for everyone to enjoy. There is no substitute for being in nature in a wild area not manufactured or manicured. A natural area helping well being, with views stretching across the valley giving a sense of openness from the right of way located on it. These precious areas need to be preserved, as they cannot be relocated. Once they have gone the landscape is changed forever, and future generations denied the benefit from it.</p> <p>We should be protecting our hedgerows and dry stone walls for the future. Tearing them down to build towering structures and fences will only be detrimental to the ecology of the area. They are home to a variety of wildlife -bats ,foxes hedgehogs , squirrels and many species of birds living on the land. Many that visit my garden for which I can provide photographic evidence.</p> <p>Regarding the development on greenspace, there is no evidence in the planning application that a brown belt first strategy has been pursued as part of this process and proposal to build on this land and as such directly conflicts with Kirklees planning guidelines.</p> <p><b>BOUNDARY</b></p> <p>Plans show properties are to be built directly on the edge of the boundary to neighbouring properties which includes a number of true burgles built well below</p>	

neighbouring properties which includes a number of true bungalows built well below the ground level to the proposed building site. The new build properties therefore tower above these bungalows as well as range of other bungalows and properties on the streets bordering the site. The close proximity of the site to the bungalows therefore affects immediate residents, blocking natural light and towering well over 20 feet above the roofs of the existing bungalows only feet away from the construction.

As the boundary is at the top of a steep banking the proposed flats/houses will block out any light and crucially have an impact on the stability of the banking posing a direct risk to safety of the neighbouring bungalows.

Maintenance of the banking is a high priority and therefore up keep of the drystone walls and the hedgerow at the top of the banking is essential.

#### FLOODING/DRAINAGE

The proposed land to be built on is essential for surface water to soak away. If this is no longer open green space and replaced by hard standing i.e. buildings, car parks, roads etc this will adversely effect the cul-de-sacs of bungalows directly at the bottom of the steep banking. Risk of flooding will become a real possibility as the water will find its own way down, further compromising the stability of the banking and the safety of the adjacent properties.

#### IN SUMMARY

There are lots of issues to object about with the proposed building application and loss of green space. The consequences of this application succeeding will directly and detrimentally affect the properties on the Northern edge risking flooding, land instability and slippage, loss of light and privacy, increased noise and fumes from the development and proposed car park located directly above existing homes. Significant detrimental impact upon the biodiversity of the area is evident. The proposed buildings tower over the properties mentioned in the plans, namely directly affected properties shown in the plans (Northern Boundary Site sections id 1125442).

To reiterate, I strongly object to these proposals and urge the council to re look at this application ensuring that Kirklees policy and guidance is stringently adhered to and robust checks of the local area are undertaken. The adverse consequences of this proposal are far reaching and unacceptable.