

DC Admin

From:
Sent: 26 June 2026 22:47
To: Katie Chew
Cc: DC Admin
Subject: Further Objection to Planning Application 2026/90310

Importance: High

Dear Ms Chew,

Re: Planning Application 2026/90310 – Erection of 37 Dwellings on Land off White Lee Road, Batley

I am writing to submit a further objection to the above application following the publication of the additional consultation responses and supporting documents.

Having reviewed the revised information, I remain firmly of the view that this application should be refused as it continues to fail to demonstrate that the proposed development represents sustainable development or that it adequately addresses the significant planning, environmental and technical constraints affecting the site.

Loss of Protected Urban Greenspace

The proposal would result in the permanent loss of designated Urban Greenspace which currently provides an important area of openness, visual amenity and established wildlife habitat. Whilst the applicant has sought to offset this loss through landscaping proposals, community orchards and public open space, these features cannot replicate the value of an existing undeveloped greenfield site.

The revised Landscape Masterplan still replaces protected greenspace with housing, roads, engineered drainage infrastructure and managed open space. This is not a like-for-like replacement and does not overcome the policy reasons for protecting the site.

Unresolved Drainage Concerns

The most significant concern remains drainage.

Both the Lead Local Flood Authority and Yorkshire Water have raised serious concerns regarding the drainage strategy submitted with this application.

Most recently, Yorkshire Water has confirmed that, following consideration of additional information submitted by the applicant, its formal objection remains unchanged. Yorkshire Water continues to maintain that its objection dated 12 March 2026 remains applicable and has stated that its preferred

solution is for Phase 2 of the development to connect into the existing Phase 1 surface water network rather than discharge into the public combined sewer.

This clearly demonstrates that the applicant has still failed to provide a drainage strategy acceptable to the statutory sewerage undertaker.

The need for attenuation basins, underground storage infrastructure and significant engineered drainage solutions further illustrates the considerable constraints associated with developing this site.

Existing residents already experience drainage issues within the surrounding area, and I remain unconvinced that these proposals would avoid increasing flood risk or placing further pressure on existing infrastructure.

Highway Safety

I am also concerned that Kirklees Highways Development Management have issued a formal objection requiring further information before the proposal can be considered acceptable.

Their consultation response identifies concerns regarding:

- inadequate forward visibility;
- pedestrian provision;
- road geometry;
- the absence of a completed Stage 1 Road Safety Audit.

Given the existing congestion on White Lee Road, traffic travelling towards Junction 27 of the M62, and the history of serious road traffic collisions within the surrounding highway network, these concerns should be afforded considerable weight.

Ground Conditions and Contamination

Although Environmental Health no longer objects in principle, their latest consultation response raises further concerns which, in my view, reinforce the complexity of this site.

Environmental Health expressly disagrees with the applicant's conclusion that arsenic-contaminated topsoil is suitable for reuse within the proposed public open space. This is particularly concerning given that the Landscape Masterplan proposes community orchards, allotments and edible hedgerow planting intended for growing food. Environmental Health has requested further justification regarding the suitability of these areas and recommends a conservative approach where produce may ultimately be consumed by residents. They also identify further matters requiring clarification, including additional commentary regarding combustibility testing.

Furthermore, the reports continue to confirm the presence of historic mine workings, made ground and colliery spoil beneath parts of the site, reinforcing that this is a heavily constrained former mining site requiring extensive remediation before development could safely proceed.

Biodiversity

The Council's Ecology Team has confirmed that the site supports habitat suitable for bats, nesting birds, hedgehogs and other wildlife.

Whilst landscaping and habitat creation are proposed, the Ecology consultation also identifies biodiversity losses and reliance upon future mitigation measures and off-site compensation.

Replacing established habitat with newly planted landscaping cannot immediately recreate the ecological value of the existing site.

Pressure on Local Infrastructure

The Council's own Education Team has confirmed that local school capacity is already insufficient, particularly at Batley Girls' High School.

Local residents also experience significant difficulty obtaining GP appointments and accessing local healthcare services. Whilst financial contributions may partially mitigate some impacts, they do not create immediate capacity within already overstretched public services.

Residential Amenity

The revised layout continues to raise concerns regarding overlooking and loss of privacy. Several proposed dwellings would directly overlook existing neighbouring gardens with relatively limited separation distances.

The proposed landscape buffers consist largely of new planting which will take many years to mature and cannot provide effective screening in the short to medium term.

Anti-Social Behaviour

The proposal also introduces additional informal recreation areas, seating and public gathering spaces. Unfortunately, nearby public open spaces, including Asquith Playing Fields, already experience problems associated with antisocial behaviour, littering and youth nuisance. Whilst I appreciate that these facilities are intended as community assets, I remain concerned that they may unintentionally exacerbate existing issues within the locality.

Cumulative Impact

Whilst each individual issue may be capable of mitigation to some extent, the cumulative impact of this proposal is, in my opinion, overwhelming.

The application continues to present:

- unresolved drainage objections from Yorkshire Water;
- significant drainage concerns from the Lead Local Flood Authority;
- a formal highways objection;
- contamination and remediation concerns;
- historic mining constraints;
- biodiversity impacts;
- loss of protected Urban Greenspace;
- pressure on schools and healthcare;
- highway safety concerns;
- harm to neighbouring residential amenity.

Taken together, these matters demonstrate that this is not a straightforward development site but one requiring extensive engineering intervention and ongoing mitigation in order to make it suitable for housing.

For these reasons, I respectfully request that the Local Planning Authority gives significant weight to the outstanding objections from statutory consultees together with the cumulative planning harm identified above and refuses planning permission for this application.

Thank you for taking the time to consider my comments.

Yours sincerely.