DC Admin

From:
Sent: 28 July 2026 11:39
To: Katie Chew
Cc: DC Admin
Subject: Further Objection – Planning Application 2026/90310 (Land off White Lee Road, Batley)

Importance: High

Categories:

Dear Ms Chew,

I am writing to submit a further objection to Planning Application **2026/90310** following the publication of the latest drainage layout and the Remediation and Verification Strategy.
Whilst I appreciate that the applicant has sought to address previous consultation responses through the submission of additional technical information, I remain of the view that these latest documents reinforce the significant constraints affecting the site rather than demonstrating that it is suitable for residential development.

Drainage Concerns Remain
The revised drainage layout introduces additional engineering measures, including a pumping station, attenuation infrastructure and revised connections to the Phase 1 drainage system.
However, the drawing itself is clearly marked **"S3 – For Comment"** and states that it remains **preliminary** and **not for construction until technical approval has been obtained**.

The proposals continue to rely upon substantial engineered drainage infrastructure, including attenuation storage, a pumping station and drainage easements.
Whilst the applicant has clearly attempted to respond to previous concerns, these drawings do not demonstrate that the statutory consultees are now satisfied. Until Yorkshire Water and the Lead Local Flood Authority formally withdraw their objections, I do not believe it can be concluded that the drainage issues have been satisfactorily resolved.

The Remediation Strategy Confirms the Site is Heavily Constrained
The newly submitted Remediation and Verification Strategy also demonstrates that the site cannot be developed without extensive intervention.

The report confirms that:

- existing topsoil is unsuitable for residential gardens;
- contaminated soils must be removed from development areas;
- clean imported topsoil must be brought onto the site for all gardens;
- gas protection measures, including membranes and ventilated sub-floors, will be required;

- extensive validation and verification will be necessary before the development could be considered suitable for occupation.

Although remediation can reduce risks, the need for such significant intervention demonstrates that this is not an unconstrained site.
Of particular concern is the proposal to reuse stripped topsoil within the Public Open Space whilst importing clean soils into private gardens. This appears difficult to reconcile with the Environmental Health consultation, which previously questioned the suitability of contaminated soils in areas proposed for community orchards, edible planting and public use.

The report also acknowledges that unforeseen contamination and ground conditions cannot be entirely ruled out and that additional investigation may still be required if unexpected conditions are encountered during construction.

Length of the Determination Process

I also note that the original target date for determining this application was **7 May**, yet several months later further technical reports continue to be submitted.
Whilst I appreciate that complex applications often require additional time, the continued submission of revised drainage and remediation documents suggests that fundamental technical issues have not yet been fully resolved. In my view, the prolonged determination period reflects the complexity and constraints of the site rather than demonstrating that those concerns have been overcome.

Cumulative Planning Concerns
Even if contamination and drainage can ultimately be mitigated through engineering solutions and planning conditions, the wider planning concerns remain unchanged.
The proposal would still result in:

- the permanent loss of protected Urban Greenspace;
- increased pressure on already stretched schools, healthcare services and local infrastructure;
- additional traffic on an already congested highway network;
- impacts on biodiversity and established wildlife habitats;
- harm to the character of the area and neighbouring residential amenity.

I am also aware that additional residential development is being promoted nearby. Whilst I appreciate that each application must be considered on its own merits, I respectfully ask that the Local Planning Authority gives careful consideration to the cumulative impact of multiple housing developments on local roads, schools, healthcare services and other community infrastructure, rather than assessing each proposal in isolation.

Conclusion
Taken together, I believe these latest submissions demonstrate that this is a heavily constrained site requiring extensive engineering works, remediation and ongoing mitigation before it could be considered suitable for housing.
The cumulative planning impacts, together with the continued technical concerns and outstanding matters raised by statutory consultees, lead me to respectfully request that planning permission is refused.
Thank you for taking the time to consider my further comments.