

Address: 31, LEDGARD WHARF, MIRFIELD, WF14 8NZ

About the application

Application number: 2023/60/93539/E	
What is the application for?:	Outline application, including the considerations of access appearance, layout,
Address of the site or building:	Land adj, Ledgard Bridge Mill, Back Station Road, Mirfield, WF14 8NZ
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I wish to formally object to the above planning application on the following planning grounds, all of which relate directly to material planning considerations.</p> <p>1. Impact on Highway Safety and Traffic Congestion</p> <p>The surrounding road network is already operating at or beyond capacity, particularly at peak times. The area is a well-known traffic bottleneck, with regular congestion, delayed access, and limited capacity for additional vehicle movements.</p> <p>The proposed development would introduce 70+ additional vehicles (likely more when accounting for visitors, deliveries, and service vehicles), which would significantly worsen congestion on already constrained roads and junctions. This raises serious concerns regarding:</p> <ul style="list-style-type: none">• Highway safety for residents, pedestrians, cyclists, and emergency vehicles• Increased queuing and delays on surrounding roads• Reduced access for refuse collection, emergency services, and servicing• Increased risk of collisions in an already congested environment <p>There is no realistic capacity within the existing highway infrastructure to accommodate this level of additional traffic without material harm to highway safety, contrary to local and national planning policy.</p> <p>2. Overdevelopment and Excessive Density</p> <p>The proposal represents an overdevelopment of the site, resulting in excessive density in an area that is already highly built-up. The cumulative impact of:</p> <p>Existing residential blocks</p>	

- Existing residential blocks
- Recent and nearby developments
- The scale and massing of the proposed building

would create an environment that is overcrowded, cramped, and visually oppressive, fundamentally altering the character of the area.

The intensity of development is not proportionate to the site's capacity and would lead to a poor quality living environment, contrary to good urban design principles and relevant Development Plan policies.

3. Harm to Residential Amenity and Living Conditions

The development would have a significant adverse impact on the living conditions of existing residents, including:

- Increased noise and disturbance from traffic, car movements, deliveries, and general activity
- Increased pressure on already limited communal and surrounding spaces
- A reduction in the sense of openness and residential amenity

The introduction of a large number of additional residents and vehicles in such close proximity would materially reduce the quality of life for existing occupiers.

4. Flood Risk and Drainage Concerns

The area regularly experiences flooding, and there are serious concerns that further development will:

- Increase surface water runoff
- Place additional strain on existing drainage infrastructure
- Exacerbate flood risk to surrounding properties

Given the site's history and local conditions, the proposal appears inadequately justified in flood-risk terms. Any increase in impermeable surfaces and population density poses a clear risk, particularly in extreme weather events, which are becoming more frequent.

5. Impact on the Character and Appearance of the Area

The scale, massing, and intensity of the proposed development would be out of keeping with the established character of the area. Rather than integrating sensitively, the proposal would contribute to an increasingly congested and overbuilt environment.

The cumulative visual impact of multiple large residential blocks in close proximity would result in a harsh, urbanised appearance that fails to respect the existing context.

6. Insufficient Infrastructure Capacity

Beyond highways, the proposal would place additional pressure on:

- Local roads and access routes
- Drainage and flood management systems
- Waste collection and servicing infrastructure

The development does not appear to be supported by sufficient infrastructure capacity to accommodate the scale of growth proposed.

Conclusion

For the reasons outlined above, the proposal would result in material planning harm, particularly in relation to:

- Highway safety and traffic congestion
- Overdevelopment and excessive density
- Harm to residential amenity
- Flood risk and drainage concerns
- The character and quality of the local environment

I therefore respectfully request that the application be refused.

You're sincerely,