

About the application

Application number: 2025/92968	
What is the application for?:	Outline application for erection of residential development
Address of the site or building:	29, Huddersfield Road, Mirfield, WF14 8AE
Postcode:	WF14 8AE

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Planning Application Reference: 2025/60/92968/E	
Proposal: Outline application for residential development (access only)	
Site Address: 29 Huddersfield Road, Mirfield, WF14 8AE	
<p>As a nearby resident, I wish to raise a number of concerns regarding the indicative layout submitted with the above application.</p>	
<p>Flood Risk and Policy Compliance</p>	
<p>Planning policy requires homes to be built in the safest areas to reduce flood risk. The National Planning Policy Framework (NPPF) and Planning Practice Guidance state that development should follow the Sequential Test, placing the most vulnerable uses, such as housing, in the lowest-risk locations. Although the Design and Access Statement and Flood Risk Assessment acknowledge this, the proposed layout contradicts this entirely and instead places Plot 9 wholly in Flood Zone 2, whilst the rest of the site is in Flood Zone 1. This conflicts completely with both national and local policy guidance.</p>	
<p>Again, as a local resident I can attest to the fact that certainly the area in Zone 2 regularly floods. To suggest this is not the case (as per the comments in the applicants report) is a blatant misrepresentation of the facts. I have lived here many years and have seen the results of heavy downpours on a number of occasions.</p>	
<p>To reduce the inevitable problems with flood risk, the proposed Plot 9, in its current location, would likely need raised floor levels. Positioned directly south of our property this will create an overbearing presence and overshadow our home and those of our neighbours, one of which is a single-story dwelling.</p>	
<p>A simple solution would be to use the Flood Zone 2 area near the Calder & Hebble Navigation solely for open space thus achieving maximum safety and compliance. This also serves to reinforce the very real concerns we have around impact on amenity.</p>	
(see below)	

(see below)

Amenity Impact

The suggestion made by the applicant that the development will “clearly outweigh the limited harm arising from the necessary tree removal” is erroneous. This is a flagrant attempt to completely undermine the environmental impact and significance that such an attack on biodiversity will create as a result of this development. I would strongly argue that any development taking place within flood zone 2 offers no net gain to biodiversity whatsoever, only clear losses.

Moreover, some of the proposed development within flood zone 2 is directly adjacent to the canal pathway. The current view from the canal walkway is one of the last surviving areas of natural beauty in Mirfield. It is regularly frequented and enjoyed by walking commuters, dog walkers, families and countless residents of Mirfield.

The impact of adding modern dwellings spreads much further than just impacting local homeowners and the obvious threat to biodiversity in the area but will also have an enormous and detrimental effect on the natural views currently valued by all residents of Mirfield who use the canal pathway, often daily, along with those who frequent the canal by boat. By allowing this development in its current form Kirklees would be responsible for removing and destroying one of the very last unspoiled natural green spaces along the canal in Mirfield. The current views offer a level of added value to Central Mirfield that is difficult to measure and once removed by “development”, cannot then be subsequently replaced.

Summary

We politely request that these concerns are fully considered during the determination of this application and that, should a detailed application be submitted, the layout is revised to address flood risk in all existing flood zones and potential amenity impacts on the natural beauty of the area, to wildlife, to the community and to all neighbouring properties.

I would also like to add that having read the comments which were submitted through the planning portal on 14th November I am in full agreement with all points raised within that submission.

Finally, I appreciate that this is a suggested development in principle only and as such my objections/concerns would of course also change in line with any updates to the outlined proposals.