Address: 20, Hepworth Close, Mirfield, WF14 0PP

About the application

Application number: 2025/93355	
What is the application for?:	Erection of 75 residential dwellings with associated landscaping, open space, hi
Address of the site or building:	Land off, Woodward Court, Mirfield, WF14 0PY
Postcode:	LS15 8ZB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

I am writing to register my strong objection to the above planning application. My concerns relate to several material planning considerations, including highways safety, inadequate infrastructure, overdevelopment, and environmental impact.

1. Highways Safety & Inadequate Road Network

The proposed site is accessed via narrow country lanes, many of which function effectively as single-track roads. These lanes are already under significant pressure from existing traffic. Introducing 75 additional homes, each likely to have 1–3 vehicles, would dramatically increase traffic volumes and create serious safety risks.

At school drop-off and pick-up times, cars are already tightly parked along these lanes, restricting visibility and safe passage. Adding another 100+ vehicles to an already congested network poses an unacceptable risk, particularly given the number of nearby schools and young children who walk or cycle in the area. The current access routes are simply not suitable for further development.

2. Insufficient Local Infrastructure

The existing local infrastructure is already under strain. Roads, parking, school access routes, and general public amenities are not capable of supporting a development of this scale. Residents regularly experience congestion and delays, demonstrating that the area is already operating beyond capacity. Without comprehensive upgrades, additional housing would only worsen these pressures.

3. Overdevelopment of the Area

The proposal represents a clear case of overdevelopment. The density of housing would not be in keeping with the surrounding rural/semi-rural character. It would significantly alter the nature of the local environment and undermine the balance between built-up areas and open green spaces.

4. Environmental & Flood Risk Concerns

The development would result in a substantial loss of green space, which currently provides environmental, visual, and ecological benefits to the neighbourhood. Additionally, the site raises potential flood-risk concerns, as building on previously permeable land increases surface-water run-off and reduces natural drainage capacity. No robust plans have been presented to mitigate these impacts.

For the reasons outlined above - including highways safety, insufficient infrastructure, overdevelopment, and environmental impact - I respectfully request that planning permission be refused.