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?	Yes

I am writing to formally object to the proposed new build estate on the grounds of several significant concerns relating to safety, infrastructure, and the impact on the local community.

1. Highway Safety
The roads surrounding the proposed development already present safety risks, particularly at the nearby junctions which are well known locally for being dangerous. Increasing the number of vehicles using these junctions will only heighten the risk of accidents. The current road layout is not suitable for additional traffic, and no clear mitigation measures have been outlined.

2. Increased Traffic Generation
The development itself will generate a substantial amount of additional traffic. This will place further strain on roads that are already congested at peak times. The cumulative impact of construction traffic, new residents, and service vehicles has not been adequately addressed.

3. Loss of Informal Green Space
The land earmarked for development is currently used as accessible informal green space by local residents. This open land provides recreational value, supports local wildlife, and contributes to the character of the area. Its loss would negatively affect the wellbeing of the community and reduce opportunities for outdoor activity.

4. Pressure on Local Schools
Local schools are already operating close to or at capacity. An influx of new families will place additional pressure on school places, potentially resulting in overcrowding or children being forced to travel further afield. No clear plan has been provided to address this increased demand.

5. Impact on Health Services
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The local health centre is already under considerable strain, with long waiting times and limited appointment availability. Adding a significant number of new households without expanding healthcare provision will worsen access to essential services for existing residents.

6. Drainage and Flooding Concerns
There are existing drainage issues in the area, and heavy rainfall already leads to surface water problems. I am concerned that additional housing, hard landscaping, and reduced permeable ground will increase the risk of flooding. The current drainage infrastructure is not sufficient to cope with further development, and no robust solutions have been presented.

7. Layout and Density
The proposed layout and density of the development are not in keeping with the surrounding area. The number of houses planned appears excessive for the size of the site, leading to overcrowding, reduced privacy, and a loss of the semi rural character that residents value.

For these reasons, I strongly object to the proposed development and urge the planning authority to refuse the application.