Address: 20, HEPWORTH CLOSE, MIRFIELD, WF14 0PP

**About the application**

| Application number: 2025/93355 | |
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| 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 |

Dear Sir/Madam,
I wish to submit my formal objection to the proposed development on the fields behind my property. This application raises several significant material planning concerns, outlined below.
1. Loss of Privacy
The proposed housing would directly overlook my home and garden, resulting in a substantial loss of privacy. The existing open fields provide natural separation between properties. Replacing these with dense housing would be intrusive and inconsistent with the character of the surrounding area.
2. Noise, Disruption & Pollution
A development of this scale will inevitably produce extensive noise, dust, and disruption, both during construction and after occupation.
Construction phase: The use of heavy machinery and large construction vehicles so close to residential properties poses a particular risk to small children and vulnerable residents. These machines operating on narrow, already-compromised lanes create a dangerous environment and increase the likelihood of accidents.
Pollution and air quality: Dust, diesel fumes, and construction emissions will have a negative impact on health, especially for those with respiratory issues.
Long-term noise: Once completed, significantly increased traffic and vehicle movements will permanently raise noise levels in what is currently a quiet, rural location.
3. Strain on Local Infrastructure
Local infrastructure is already under considerable pressure. Roads, parking, schools, healthcare services, and general amenities are not equipped to support such a large influx of new residents. Without substantial improvements, this development would further strain systems that are already stretched to capacity.
4. Excessive Density & Overdevelopment
The scale and density of the proposed development are not in keeping with the local area. The project constitutes overdevelopment, replacing a valued open area with a high-density layout that would fundamentally alter the character and appearance of the neighbourhood.

neighbourhood.
5. Drainage & Surface Water Concerns
The fields behind my home act as important natural drainage land. Replacing permeable surfaces with roads, rooftops, and paved areas will significantly increase surface water runoff, raising the risk of flooding. There is no clear, effective drainage mitigation strategy presented to manage this additional pressure.
6. Loss of Green Space
The proposed development would lead to the loss of important green space, which currently provides wildlife habitat, environmental benefits, and essential visual openness. This loss cannot be compensated once development is completed and represents a long-term decline in the quality of the natural environment.
7. Traffic, Access & Safety Risks
Access to the site is via narrow rural lanes, many of which already function as single-lane routes. These roads are not suitable for construction traffic or the large number of vehicles associated with 75 new homes.
Key concerns include:
Safety of small children who walk to and from nearby schools.
Heavy machinery and construction vehicles navigating tight lanes, creating a serious risk of accidents.
Additional daily traffic increasing congestion and making the area more hazardous for pedestrians and cyclists.
Health dangers from increased pollution, including vehicle emissions and dust from construction.
The current road network is already compromised; adding substantial additional traffic would create an unacceptable level of risk.
Conclusion
Given the serious concerns relating to privacy loss, noise and disruption, health and pollution risks, inadequate infrastructure, overdevelopment, drainage issues, loss of green space, and significant traffic and safety hazards, I strongly urge the planning authority to refuse this application.