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

Planning Application Reference: 2025/93355

My name is , and I reside at

I wish to formally object to the above planning application for the proposed development of 75 residential dwellings on land off Woodward Court / Hepworth Lane, Mirfield.

Please note: while I understand that representations are published for transparency, I respectfully request that my postal address is not published on the Council's website, in line with the option provided.

This objection is based solely on valid and material planning considerations.

1. Highway safety and traffic impact
Hepworth Lane and surrounding residential roads are narrow, constrained, and unsuitable for the additional traffic generated by a development of this scale. In several locations there are inadequate or missing footpaths, forcing pedestrians to share limited road space with vehicles. The increase in traffic, delivery vehicles, and on-street parking would materially worsen highway safety, particularly for children, elderly residents, and those with mobility difficulties. Emergency vehicle access during peak times would also be compromised.

2. Effect on the character of the area
The proposal represents overdevelopment that is out of keeping with the established character of the surrounding area. The scale, density, and massing would introduce an urban form that conflicts with the existing residential pattern and erodes the open, green character of this part of Mirfield.

3. Design, layout, and residential amenity
The proposed layout appears cramped, with limited spacing between dwellings and insufficient green buffers. This raises concerns regarding overlooking, loss of privacy

insufficient green buffers. This raises concerns regarding overlooking, loss of privacy, and reduced residential amenity for both existing and future residents, contrary to good design principles.

4. Impact on landscape, trees, and biodiversity
The site currently provides valuable green space that contributes positively to the local landscape and supports wildlife. Its development would result in permanent loss of habitat and biodiversity. Proposed landscaping does not adequately mitigate the irreversible loss of established greenfield land.

5. Drainage and surface water risk
The development would significantly reduce permeable ground, increasing surface water runoff and the risk of localised flooding. Insufficient evidence has been provided to demonstrate that drainage impacts can be effectively mitigated during periods of heavy rainfall.

For these reasons, I strongly urge the Council to refuse this application.