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

As a resident of Hepworth Close I want to raise my formal objection to this development:

Summary of Key Objections to the Proposed Development

1. Harm to Residential Privacy
The proposed dwellings would be positioned close enough to overlook existing homes and gardens, resulting in an unacceptable reduction in privacy. The current open land provides an important buffer between properties, and its loss would create a more intrusive and enclosed living environment that is out of keeping with the area.

2. Noise, Disturbance and Air Quality Impacts
Both the construction phase and the long-term occupation of the site would introduce significant disruption. Construction activity would bring sustained noise, dust, and emissions from heavy vehicles and machinery. Once occupied, increased traffic and daily activity would permanently raise noise levels in what is currently a quiet rural setting, with potential health implications for nearby residents.

3. Pressure on Existing Infrastructure
Local services and infrastructure are already operating under strain. The surrounding road network, parking provision, schools, and healthcare facilities are not well placed to absorb the additional demand generated by a development of this size without substantial upgrades, which have not been clearly demonstrated.

4. Overdevelopment and Inappropriate Density
The scale and intensity of the proposal do not reflect the character of the surrounding area. The density of housing proposed represents overdevelopment of the site and would fundamentally alter the established, open nature of the neighbourhood.

5. Flood Risk and Drainage Concerns
The undeveloped land currently plays an important role in absorbing surface water. Replacing permeable ground with buildings, roads, and hardstanding is likely to increase runoff and elevate flood risk. The application does not provide sufficient reassurance that drainage and water management issues have been adequately addressed.

6. Loss of Green Space and Environmental Value
The development would result in the permanent loss of open green space that contributes to local character, visual amenity, and biodiversity. This land provides ecological and environmental benefits that cannot easily be replaced once built upon.

7. Traffic, Access and Highway Safety Issues
Site access relies on narrow rural lanes that are already constrained and, in places, unsuitable for increased traffic volumes. The addition of construction vehicles and the long-term traffic generated by new homes would heighten risks for pedestrians, cyclists, and children walking to local schools. Increased congestion, reduced visibility, and heavier vehicles would significantly undermine road safety.