Address: Grove House, 19, Grove Street, Mirfield, wf14 0qy

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 wish to object to planning application 2025/93355 on the following grounds.

The proposed development would permanently and significantly alter the landscape of the local area. The loss of open fields would remove an important green space currently enjoyed by the Mirfield community, resulting in long-term harm to the character and openness of the area. Once developed, this landscape would be lost forever and cannot be adequately replaced or mitigated.

A significant concern relates to land levels and drainage. My property is located at a slightly lower elevation than the proposed development site. As a result, there is a serious risk that changes to ground levels, hardstanding, and surface water run-off associated with the development would increase the movement of water towards neighbouring land and the adjacent public footpath. This could lead to a rise in the local water table, increased surface water run-off, and a heightened risk of flooding or waterlogging, particularly during periods of heavy rainfall.

The location of the development is wholly unsuitable in highway and traffic terms. The surrounding road network consists largely of narrow, single-lane roads that are already operating at or beyond capacity. The additional traffic generated by the development would exacerbate existing congestion and create highway safety concerns. As a local resident, I would be forced to reroute my regular journeys due to increased congestion and reduced accessibility. I would imaging Hepworth Lane would also become a place for new residents to park when we are already fighting to find spaces.

Traffic conditions near the nearby school are already extremely problematic, particularly at peak times. Roads in this area frequently become gridlocked, making it difficult and unsafe for vehicles and pedestrians alike. The additional traffic associated with the proposed development would significantly worsen these conditions, leading to further congestion and increased risk to road users.

The proposal would also have a harmful impact on neighbouring residents' living conditions. The scale and proximity of the development would create overlooking, and a reduction in privacy. These impacts would represent an unacceptable deterioration of residential amenity for existing occupiers.

Furthermore, the design, appearance, and layout of the development are unsympathetic to the surrounding area. The scale, massing, and layout do not reflect the established pattern of development and would appear incongruous within the existing streetscape. Overall, the development would be visually intrusive and out of keeping with its surroundings. The design lacks sufficient quality and fails to enhance or preserve the character of the area. York Stone is a would be a better choice the area has no redbrick properties.

For the reasons outlined above, the proposed development conflicts with the character of the area, harms residential amenity, and raises serious highway and traffic concerns. I therefore respectfully request that planning application 2025/93355 be refused.