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

1. Inadequate Road Infrastructure and Traffic Impact
The surrounding road network is small, narrow, and was never designed to support the increased vehicle volume that an additional 75 homes would generate. This would lead to:
• Significant congestion, particularly at peak times.
• Safety risks for pedestrians, cyclists, and children due to increased through traffic.
• Higher likelihood of accidents on roads that already struggle with visibility and width restrictions.
• Increased wear and deterioration on infrastructure not built for higher traffic loads or heavy construction vehicles.

2. Loss of Wildlife Habitat and Environmental Impact
The proposed site currently provides a habitat for birds, small mammals, pollinators, and other wildlife. Large-scale construction would:
• Destroy natural habitats and foraging areas.
• Disrupt biodiversity that has developed over many years.
• Increase pollution during and after construction.
• Remove green buffer zones that help local drainage, increasing the risk of flooding.

3. Noise Disruption and Reduced Residential Amenity
Construction work of this scale will create prolonged noise pollution lasting months, if not years. After completion, the ongoing impacts include:
• Increased noise from additional traffic.
• Disturbance to existing residents, particularly those who work from home, children studying, and elderly residents.
This level of disruption is not proportionate to the character of the local area.

4. Potential Increase in Crime Levels
Large, densely packed housing developments can lead to:
• Higher levels of anti-social behaviour if not planned with adequate natural surveillance.
• Increased strain on local policing resources.

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• Greater movement of people and vehicles through areas currently quiet and low-crime.

5. Strain on Already Overburdened Local Services
Local services are already operating near or at capacity. Adding potentially 200–300 new residents will put extra pressure on:
• GP surgeries and other NHS services.
• Schools, many of which already have limited places.
• Public transport, which is inconsistent and insufficient for higher demand.
• Utilities such as water, drainage, and waste management.
Without guaranteed investment in these essential facilities, the development risks significantly reducing the quality of life for existing and future residents.

Conclusion
For the reasons summarised above—traffic concerns, environmental loss, noise disruption, potential for rising crime, and pressure on local services—I strongly object to the approval of this planning application. The current proposal is not sustainable, not appropriate for this location, and does not demonstrate that the necessary infrastructure or environmental protections are in place.
I respectfully request that the planning committee refuses this application.