Address: 3, Pumphouse Lane, Mirfield, WF14 0aw

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

live at 3 Pumphouse Lane, Mirfield, WF14 0AW. I wish to formally object to the planning application 2025/93355 on the grounds that the proposed development would cause unacceptable harm to road safety, local services, flood risk and the natural environment, despite the points raised by the applicant in their supporting reports.

Traffic and road safety:
Planning guidance is clear that new development should only be approved where roads can safely accommodate additional traffic. This proposal is very close to Crossley Fields Primary School, where roads are already extremely busy at drop-off and pick-up times. The surrounding lanes—Hepworth Lane, Pumphouse Lane and Wellhouse Lane—are narrow, single-track roads with limited visibility and frequent on-street parking. Turning out of both Pumphouse Lane and Hepworth Lane onto Wellhouse Lane is already difficult and unsafe. While the developer's Transport Assessment relies on traffic modelling to suggest the impact would be acceptable, this does not reflect the daily reality experienced by residents. Even a small increase in vehicles on such restricted roads will significantly increase congestion and risk, particularly for children walking to and from school. The proposed second site exit does not address the fundamental limitations of the local road network.

Impact on local services and infrastructure:
Planning policy also requires councils to consider whether local services can cope with new development. Schools, GP surgeries and other healthcare services in Mirfield are already under pressure. The application does not demonstrate that there is sufficient capacity to support 75 additional households. Relying on possible future financial contributions does not guarantee that the necessary improvements will be delivered when needed, leaving existing residents to face reduced access to essential services.

Flooding and drainage concerns
The site currently consists of open fields that naturally absorb rainfall. Residents are aware that the land can become boggy, indicating existing drainage sensitivity. Although the developer proposes engineered drainage solutions, planning guidance states that development should not increase flood risk to surrounding areas. There is no clear reassurance that these systems will continue to function effectively over time, particularly during periods of heavy rainfall, which are becoming more common.

Impact on wildlife and green space:
The loss of greenfield land will inevitably damage local wildlife and habitats. While the developer proposes new planting and biodiversity measures, these cannot fully replace the established natural environment that currently exists. Planning policy encourages the protection of existing habitats wherever possible, not just compensation after they are lost.

In summary, this proposal places unacceptable pressure on an already constrained area. It prioritises housing numbers over safety, infrastructure capacity and environmental protection. For these reasons, I strongly urge the Council to refuse this planning application in order to safeguard the wellbeing of the local community and its surroundings.