DC Admin

From:
Sent: 04 August 2026 09:50
To: DC Admin
Subject: Planning Application: 2025/93355 – Land off Woodward Court, Mirfield

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I wish to formally object to planning application 2025/93355 for the erection of 75 residential dwellings at land off Woodward Court, Mirfield.

My objection is based on the following planning grounds:

1. Highway safety and congestion
Mirfield's road network is already under considerable pressure. The town experiences regular congestion on key routes including Huddersfield Road, Station Road, Leeds Road and the approaches to the town centre, particularly during peak commuting and school times. The proposed development would introduce a significant number of additional vehicle movements onto a road network that already struggles to cope safely and efficiently. Residents regularly experience delays and congestion, and additional traffic would inevitably worsen these issues. There are also concerns regarding pedestrian safety, particularly where roads are narrow and footpaths are limited.

2. Pressure on public services
Mirfield has seen substantial housing growth over recent years, yet investment in supporting infrastructure has not kept pace. GP surgeries are under pressure, NHS dental provision is extremely limited, local schools face increasing demand, and emergency services are already stretched. Adding 75 further homes will place additional strain on these services without any clear evidence that sufficient capacity exists or that the necessary improvements will be delivered before occupation.

3. Unsustainable development
National planning policy requires development to be sustainable. Housing should be accompanied by the infrastructure needed to support it. In Mirfield, residents are already experiencing increasing demand on healthcare, education, transport and other public services. Without substantial investment alongside the development, this proposal risks creating further pressure on existing communities rather than supporting sustainable growth.

4. Loss of open land and biodiversity
The development would result in the loss of valuable green space and habitat. Green spaces contribute to biodiversity, flood resilience, air quality and residents' wellbeing. Once lost, these areas cannot realistically be replaced. Development should prioritise previously developed (brownfield) land wherever possible before releasing further greenfield sites.

5. Drainage and flood risk
Parts of Mirfield have a long history of flooding and surface water issues. Climate change is increasing the frequency of intense rainfall events. Additional hard surfacing from roads, driveways

and roofs has the potential to increase surface water runoff unless robust, independently verified drainage solutions can be demonstrated for the lifetime of the development.

6. Cumulative impact
This application should not be considered in isolation. Mirfield has experienced repeated applications for new housing over recent years. The cumulative impact of continual residential development on roads, healthcare, schools, drainage and public services must be properly assessed before further permissions are granted.

For these reasons, I respectfully request that Kirklees Council refuse planning permission unless it can be clearly demonstrated that the existing infrastructure can safely accommodate the development and that appropriate improvements will be delivered before any homes are occupied.

Kind Regards