Address: 34, St Mary's Walk, Mirfield, WF14 0QB

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

My name is and I live at 34 Saint Mary's walk, WF14 0QB.

I wish to object to planning application 2025/93355 for the following planning reasons.

Firstly, I do not believe the existing highway infrastructure in Mirfield is capable of safely accommodating an additional 75 dwellings. Roads in this area already experience significant congestion, particularly during the morning and afternoon peak periods and at school drop-off and collection times. Wellhouse Lane, Woodward Court and surrounding roads regularly become heavily congested, with traffic often queuing for prolonged periods. This results in delays, increases driver frustration and creates safety concerns for motorists, pedestrians and cyclists. Emergency vehicles can already experience delays when traffic is at its worst, and the addition of a further 75 dwellings will inevitably increase vehicle movements on a road network that is already struggling to cope. I am not convinced that the submitted Transport Assessment accurately reflects the existing conditions experienced by local residents or adequately accounts for cumulative traffic from other developments in the area.

Secondly, local infrastructure is already under considerable pressure. Schools in Mirfield are already heavily subscribed and local GP surgeries are under increasing strain. The scale of this development would place further demand on services that are already struggling to meet the needs of existing residents. Whilst the proposal includes affordable housing, this does not remove the wider impact on community infrastructure or demonstrate that sufficient capacity exists to support a development of this size.

I am also concerned about the impact on the character of this part of Mirfield. The development would represent a substantial urban extension that would erode the existing semi-rural setting and permanently change the character of the area. Furthermore, the Council has recognised that the proposal may affect the setting of a nearby listed building. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty to give special regard to preserving the setting of listed buildings. I do not believe the harm to the historic setting has been adequately justified.

For these reasons, I respectfully request that planning permission is refused on the grounds that the proposal would result in unacceptable harm to highway safety, place unsustainable pressure on local infrastructure, and adversely affect the character of the area and the setting of a designated heritage asset.