3 St Marys Avenue
MIRFIELD
WF14 0PX

28.12.2026

Planning Department

FAO: Katie Chew

Dear Ms Chew

Reference Application number: 2025/62/93355/E - Proposed Erection of 75 residential dwellings with associated landscaping, open space, highways and drainage infrastructure in Mirfield.

I write in connection with the above planning application. I have examined the published plans and attended the community consultation session recently held by the applicant, Bellway Homes Limited (Yorkshire). I know the site and area very well and I wish to object in the strongest possible terms to the development of these houses in this location for the following reasons:

i. Highway safety – accessibility & location to a local school
ii. Traffic generation - from the development itself and future occupants
iii. Loss of accessible informal green space and open land
iv. Pressure on local schools
v. Pressure on Healthcare services
vi. Road access - concerns about access for emergency vehicles

Whilst Kirklees and Bellway have had in traffic counting systems in place recently for a second time in the surrounding area (after them being told they put the first set in place during a school holiday period with reduced traffig), what these fail to show is the depth of the existing problems with traffic in the area. A just a few summarised below: -

(a) Access to the site is proposed at Woodward Court, at school drop off and collection times this area is already significantly congested with cars parked on both sides of this road already causing significant risk to pedestrians.

(b) As you proceed out of Woodward Court, up Wellhouse Lane, again at school drop off and collections time cars park both sides of the road already making it challenging for parents to get up and down Wellhouse Lane without additional traffic from new dwellings.

(c) Bellway stated in their consultation that traffic is expected to head up Wellhouse Lane and out onto Dunbottle Lane via Jenny Lane. This is already a challenging junction with poor visibility in both directions and traffic coming from Old Bank Road. Using

the zebra crossing there daily I often find traffic fails to notice pedestrians and stop accordingly.

(d) Bellway did not acknowledge that traffic will proceed down Wellhouse Lane and enter onto Flash Lane. The lower part of Wellhouse Lane is only wide enough for 1 vehicle at a time, this causes existing access issues up and down Wellhouse Lane from this junction.

(e) Flash Lane, at the junction with Wellhouse Lane supports a lot of traffic coming from Dunbottle Lane down to Ravensthorpe (Opposite the Dusty Miller public house). At this point the road narrows and due to parked cars is generally 1-way only. Traffic already backs up at peak travel times along flash lane and into Dunbottle Lane with cars waiting to turn into Flash land from both directions. This then leads to vehicles stuck on Flash Lane unable to turn right up Dunbottle Lane.

In addition to localised traffic around the proposed development area, the 4 core roads leaving Mirfield (Sunny Bank, Stocks Bank Road, Huddersfield Road to Leeds Road and Huddersfield Road to Dewsbury) are all significantly congested at peak times with traffic already backing up significantly into Mirfield from all directions.

Overall, adding to this traffic volume poses risk to safety of pedestrians, road users, health (with many cars stood idling for long periods) and accessibility for emergency vehicles. During the building phases themselves, building site traffic will also be using these roads which are not suitable for supporting large construction traffic.

Adding to the above the health services and concerns include: -

(a) Doctors Surgeries and Dental Services are already stretched with many existing residents unable to obtain local services, this does not appear to be fully addressed in the proposals.

(b) During the proposed building phases, given its proximity to the local junior school, how is dust, dirt and safety of children, staff and parents going to be assured? We have seen “so called” regular road cleaning that just does not occur.

Whilst I could extend on this further, I think these are some of the many issues why this site is unsuitable for development and I support Save Mirfield’s representation on this planning application as I share its concerns.

Kind Regards