**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 |

I have examined the plans and know the local area well. I wish to set out my strong objections to these proposals below:

1) Previous applications by the same developer have been declined a number of times, principally for Highway Safety and Flood and Drainage concerns. Nothing has changed, other than traffic levels increasing.

2) This application is not in accordance with the Kirklees Local Plan.

The land is designated as Protected, not designated as Building Land. There is a significant area 2 miles away from this site that is designated as Building Land: Sands Lane (Site H2089) where thousands of homes are proposed. Developers should develop land that is allocated for Building in the Local Plan.

3) Highway Safety. The local roads are already congested - particularly at peak times for the school and nursery. This already presents risks to drivers, but particularly to pedestrians and pushchair and wheelchair users. Some roads (Wellhouse, Hepworth Lane) are single carriageway with either no pavement, or a narrow dropped pavement that vehicles also utilise. A significant road safety risk, particularly to the high number of young children and pushchair users using the school and nursery.

Sight lines are poor, specifically the junctions of Woodward Court and junction of Hepworth Lane/Wellhouse which adds to the pedestrian and pushchair and wheelchair user risk.

The Highway Safety Risks described above become more severe during any development period, with heavy lorries and delivery and contractor vans presenting a heightened risk to pedestrians and other road users.

4) Local infrastructure: Health Centre, Dentists, Schools are already over subscribed, and this will only add to the existing problems.

5) Wider road network congestion and Air Pollution. Already heavily congested and polluting. For example: Sunnybank Road is already a known area of congestion, and air pollution. The A644 Huddersfield Road through Ravensthorpe is 1 mile away. This is already a persistent issue due to traffic volumes at or near capacity (Kirklees Council). Cooper Bridge junction (A62/A644) is a known and long standing area of insufficient traffic capacity (Kirklees Council). The existing long delays and air pollution on these routes would be made worse by the proposed development. (up to 150 extra vehicles x say 4 vehicle movements a day)

6) Loss of a local green space and amenity. These fields (until very recently) have been used for animal grazing. Many species are seen on/above the fields including sparrowhawks, owls, kestrels and bats.

7) Impact on historic buildings. Balderstone Hall is Grade 2 Listed. The proposed development will severely impact the sight lines to and of this property. This will diminish its significance and impact as a local historic site.

I therefore request and recommend that this proposal is declined.