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 wish to strongly object to these proposed plans to build 75 properties. I have examined the plans and know the local area - these are my Objections:

This developer has already had at least three previous applications to build properties on this land Declined - mainly for Highway Safety and Flood and Drainage concerns. Nothing has changed in this respect, if anything traffic levels have increased.

The local roads are already congested - especially at peak times for Crossley Fields School and Nursery.
All road users are at risk - Drivers cannot clearly see due to the volume of parked vehicles and sheer number of other vehicles on the narrow roads.
Pedestrians, especially the young children cannot safely cross the roads with the present level of congestion.
People with pushchairs or wheelchair users struggle with the narrow pavements and often have to go on the road.

On Wellhouse Lane from Hepworth Lane to Flash Lane the road is single track, with a bare minimum of pavement which has a dropped curb as vehicles also have to enter the space. This all poses a significant road safety risk to ALL Highways users, especially pedestrians.

The Highway Safety Risks would become more severe during any development period, with heavy lorries, delivery and contractor vans all posing a higher risk to both pedestrians and all other road users.

Kirklees Local Plan - This application is Not in accordance to the plan as the land is Designated as Protected - Not building Land.
There is an area 2 miles away from this site that is designated as building land, off Sands Lane (Site H2089) where thousands of homes are proposed. Developers should use land which is designated for Building per the local plan.

Local Infrastructure - Health Centre, Dentists and Schools are all over subscribed now

Local Infrastructure - Health Centre, Dentists and Schools are all over subscribed now and this development would only add to these problems.

Wider road network Congestion and Air Pollution - These are already heavily congested and causing poor air quality.
Kirklees Council have highlighted and reported upon the adjoining roads and routes to the proposed area for development e.g.. Sunny Bank Road has high levels of congestion and air pollution. Flash Lane has high levels of congestion. The A644 Huddersfield Road through Ravensthorpe and Mirfield is only 1 mile away and is already a persistent issue with near capacity traffic volumes. The existing long delays and air pollution on these routes would only be made worse by the proposed development.

Loss of local green space and amenity - these fields until recently were used by horses to graze on and they still attract a lot of wildlife: Owls, bats, sparrowhawks, foxes etc..

Finally, impact on historic buildings - Balderstone Hall is a Grade 2 listed building. The proposed development will greatly impact the sight lines both to and of this property, which will diminish its impact and significance as a local historic site.

I therefore request and recommend that this proposal is Declined.