DC Admin

From:
Sent: 07 January 2026 12:15
To: DC Admin
Subject: Planning Application: 2025/62/93355/E - Comments on public consultation

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60 Wellhouse Lane
Mirfield
West Yorkshire
WF14 0PW

7th January 2026

Planning Application: 2025/62/93355/E
Land off Woodward Court, Mirfield, WF14 0PY
Erection of 75 residential dwellings with associated landscaping, open space, highways and drainage infrastructure

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location for the following reasons:

1. Severe Highway Safety Risks
The existing junction at Woodward Court already presents significant hazards due to extremely limited visibility when exiting onto Wellhouse Lane. This is a well-known danger point for residents. The addition of traffic generated by 75 new dwellings would materially worsen an already unsafe situation.

At school start and finish times, traffic congestion is so severe that vehicles routinely mount the pavements, placing children and other vulnerable pedestrians at unacceptable risk. The single-lane section at the bottom of Wellhouse Lane intensifies these problems, creating bottlenecks and forcing drivers into unsafe manoeuvres.

Parking restrictions in the area are consistently ignored, with no meaningful enforcement by the police or local authority. Pavement parking is commonplace and poses serious hazards for disabled people, wheelchair users, those with pushchairs, and residents with impaired vision. Increasing traffic volumes will inevitably escalate these dangers.

2. Unsustainable Pressure on Local Infrastructure
Local schools are already operating at full capacity, with no realistic ability to absorb additional pupils generated by a development of this scale. Mirfield Health Centre is similarly overstretched, with residents experiencing significant difficulty accessing timely appointments.

Introducing 75 new dwellings without any corresponding expansion of essential services will place further strain on infrastructure that is already failing to meet current demand.

3. Inadequate Access for Emergency Vehicles
The proposed access route via the Woodward Court cul-de-sac raises serious concerns regarding the ability of emergency vehicles to reach the development safely and without delay. The current layout is already constrained, and additional traffic will only increase the likelihood of obstruction. Any delay to emergency response times poses an unacceptable risk to life and property.

4. Existing Problems with Obstruction of Driveways
Residents already experience frequent obstruction of their driveways, particularly around the Wellhouse Lane / Woodward Court junction. This issue is persistent, largely unenforced, and causes significant disruption to daily life. The additional parking pressure created by 75 new homes will inevitably worsen this situation, further impeding residents' ability to safely access and leave their properties.

Conclusion
For all of the reasons outlined above, this development would have a profoundly negative impact on highway safety, local infrastructure, emergency access, and the daily lives of existing residents. The proposed location is wholly unsuitable for a development of this scale, and I therefore urge the planning authority to refuse this application.

Yours faithfully,