About the application

Application number: 2025/62/93355/E	
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 formally object to this application. Although I do not live in the immediate vicinity I am a regular visitor to this area particularly to visit friends and family some of whom live on Hepworth Close and to the cricket club.

Flash Lane is a busy narrow congested road and my experience here due to on road parking is that I regularly have to pull in to give way to oncoming traffic and great care has to be taken when entering Hepworth Lane due to its sharp and narrow angle. Hepworth Lane itself is a narrow single carriageway road that already experiences congestion and limited visibility. Hepworth Close is narrow with on road parking. The junction of Hepworth Lane to Wellhouse Lane is also tight with poor visibility/sight lines. All this already makes navigating traffic, driving and vehicle manoeuvres difficult and challenging. The additional traffic generated by 75 dwellings would materially worsen existing highway safety conditions as no changes can be made to the current infrastructure. This area can not take any more traffic.

Kirklees have already identified that there is congestion and air pollution on Sunny Bank Road and the A644. This would be made worse by the proposed development.

Further there are already significant and existing delays on the A644 through Ravensthorpe and Mirfield which can only be exacerbated if this development is allowed. The infrastructure in this area is already over stretched.

Increased construction traffic and the additional long term residential traffic should this development be allowed would increase the likelihood of accidents particularly due to the proximity of schools - Wellhouse, Castle Hall and MFG for example and local sports facilities which means the regular presence of children and parents walking and crossing nearby.

Other concerns that I have include;
Loss of local green space and grazing land, that contributes to the character and visual amenity of the area.

Impact on local wildlife and biodiversity, foxes, hedgehogs, bats, owls, sparrow hawks and other birds that inhabit this area. This can not be replaced once built on.

This undeveloped land mitigates flood risks by absorbing surface water any development replacing permeable ground will increase run off and flood risk.

Balderstone Hall is an historic, grade 2 listed building which will be overshadowed if this development is allowed.

The proposal would also result in overlooking, loss of privacy and harm to residential amenity for existing homes.

The scale, density and layout represent overdevelopment
of the site and are out of keeping with the established character of the area. The design does not respond positively to its surroundings and would have a lasting negative impact on the community.

Occupants of 75 new houses will put a further burden on the overstretched GP surgery and dentists in the area.

This application is not in accordance with the Kirklees Local Plan and must not be considered in a vacuum particularly considering the ongoing large development on Northorpe Lane.

Finally the developer has already had at least 3 applications to build properties on this land turned down. Nothing has changed and I urge the Council to refuse planning permission