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

Ref Application 2025/93355

I wish to formally object to the application 25025/93355 (development Woodward Court).

Although I do not live in the area I do have family who live adjacent to the proposed site and hence I visit the area regularly.

The roads in the area surrounding the proposed site are already unsafe due to them being narrow and busy.

In detail, Flash Lane a busy route and becomes congested due to the necessity for road parking.

The only entrance to Hepworth Lane is from Flash Lane and this entrance has issues from both direction. Turning Left it is at approx. 120deg turn and hence has to be taken at a very low speed cause following traffic to slow / try and overtake on a blind bend.

Turning Right it is difficult to see cars approaching in the opposite direction until you are right at the junction and so here again approach is very slow. The additional traffic from this development will undoubtedly make these situations worse.

The exit from the proposed site onto Hepworth Lane is unsafe. Hepworth Lane in this area is only wide enough for one vehicle and there is no pavement. Traffic turning from the Development into Hepworth Lane will also find it difficult to see clearly what vehicles or pedestrians are approaching due to the bend of the road. A lot of school children of all ages use Hepworth Lane as it is both the main route to the Junior and infants schools on Wellhouse lane and a short cut to both Midfield High School and Castle hill school.

Furthermore 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.

To conclude on traffic, 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 to the aforementioned schools and local sports facilities which means the regular presence of children and parents walking and crossing nearby.

These fields mitigates flood risks by absorbing surface water any development replacing permeable ground will increase run off and flood risk.

The Road shown on the plan runs from the top of the site to the lowest level and hence surface water will run down this and into Hepworth lane and the properties opposite. It is highly unlikely to run into the “pond” shown on the plan.

These green fields are used by Birds for feeding, foxes and Bats and this will be lost is this development goes ahead

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 therefore ask the Council to refuse planning permission.