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 am writing to formally object to the above-referenced planning application. My objections are based on significant concerns regarding highway safety, traffic impact, and the inherent unsuitability of the surrounding road network to accommodate further development.

The grounds for this objection are as follows:

The site's proximity to two schools creates high pedestrian volume during drop-off and pick-up times. Children and parents already navigate hazardous conditions due to current congestion. Adding further traffic to this specific environment directly undermines child safety and "Safe Routes to School" initiatives.

Existing parking pressure frequently forces vehicles onto pavements and verges. This forces vulnerable pedestrians into the carriageway. The proposed development will intensify this parking pressure, making these dangerous obstructions more frequent.

The existing junctions serving the site suffer from poor visibility, narrow carriageways, and inadequate capacity. These points already experience heavy congestion and unsafe manoeuvres during peak hours. Additional vehicle movements will exacerbate these exiting issues and increase accident risks.

The local road network has reached its functional limit. The cumulative volume of traffic generated by this development will result in an unacceptable impact on local infrastructure that cannot be mitigated by traffic restrictions on private roads so it will not be possible to prevent residents from the new estate or other road users driving ON TO the estate from Hepworth Lane, despite the suggestion that this point will be an exit ONLY. The 'rules' will be flouted as drivers try to make a cut through from Hepworth Lane onto Wellhouse via Woodward Court. It seems unlikely that the Police will have the resource or desire to deploy traffic officers to try to make this plan work and therefore the design proposal is little less than a gimmick for the sake of appearance. I sincerely hope the Council's Highways Team has not suggested this as a means of making the proposed development acceptable as this would quite simply be a derogation of duty. There will be no effective management mechanism and does not resolve the inherent problems with this site.

Bellway Homes previous proposal for 61 houses on this site was refused due to serious highways issues and the proposed development was at odds with the need to maintain open land. A proposal to now increase the number of dwellings is ludicrous. The road network has not miraculously 'improved' since 2017 – it is under more pressure than ever. For the reasons above, this development is unacceptable and should be refused.