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 object to the planning application. While I recognise the need for appropriate and sustainable housing, this proposal raises several significant concerns:
The road network surrounding the proposed development is already constrained, with several junctions operating below an acceptable safety and capacity standard. In particular, Hepworth Lane at its junction with Flash Lane and Wellhouse Lane at its junction with & Flash Lane both have carriageways which are too narrow to accommodate two passing cars. This severely hinders the movement of traffic to and from the main road resulting in gridlock and congestion. It is not possible to redesign the road infrastructure in these locations.
Additional traffic generated by 75 dwellings is likely to exceed 100–150 vehicle movements during peak periods—would exacerbate these issues and increase the risk of collisions and congestion. The previous application for 61 dwellings on this site (2017/93935) was refused due to the Council's assessment that the additional traffic would "impact on an already constrained local highway network which, by virtue of the existing network of narrow roads, the close proximity of the proposal to Crossley Fields Junior and Infant Schools, and the substandard visibility at the junction of Woodward Court and Wellhouse Lane, would result in an unsafe development which would fail to acceptably mitigate the degree of conflict between all users. The proposed development would lead to an unacceptable highway safety impact, contrary to paragraph 109 of the National Planning Policy Framework." The road network has not miraculously improved in the last 9 years and will not do so. Traffic volumes on the surrounding road network are already high, particularly during peak commuting and school hours. The Transport Assessment submitted with the application appears to underestimate current baseline traffic levels, the cumulative impact of other approved or pending developments in the area and the realistic number of vehicle movements generated by a development of this scale.
The proposed design of the estate road will not resolve this issue – it still disperses traffic onto a substandard road network in all directions. The Council is unable to enforce traffic regulations on private roads and the proposed 'exit only' junction onto Hepworth Lane is a pointless attempt by Bellway Homes to create the impression of mitigation. It simply will not operate as intended and the estate road will become a rat-run onto Wellhouse Lane.
The site lies close to two local schools. The surrounding roads experience heavy vehicle activity at school start and finish times. Current conditions already present safety challenges including high volumes of children walking or cycling to school, parking on verges, pavements, and junction corners, congestion that reduces visibility and increases the likelihood of accidents. The development does not include any credible mitigation measures to address this.
I believe this application continues to represent an unacceptable risk to highway safety and local amenity and for these reasons, the application should be refused.