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 object to the planning application.
The road network surrounding the proposed development is already inadequate. The roads are narrow an unable to allow passing traffic in several locations close to their junctions with Flash Lane.
The limited visibility, narrowness and poor alignment means they do not meet current requirements for the traffic capacity they serve – and are therefore classed as substandard. Adding addition traffic flow from 75 new houses will only exacerbate the existing problems and this is unacceptable.
The proposed layout of the site indicates 2 points of access – apparently with the Hepworth Lane junction being an EXIT ONLY from the estate. Unless the Council proposes to adopt the estate roads (which would be a departure from current policy and give Bellway Homes a material advantage over other developers) , it has little or no ability to enforce traffic restrictions on private roads and therefore I have to question how it intends to enforce a policy of ONLY allowing traffic to exit the estate onto Hepworth Lane. It cannot make Hepwoth Lane a one way street as this will only force traffic back onto Wellhouse Lane at its westerly junction. This lack of enforceability will further contribute to unsafe conditions, and any increase in traffic will worsen the situation without any mechanism for effective management.
The site adjoins two schools at Crossley Fields, meaning the surrounding roads experience heavy vehicular and pedestrian activity at school start and finish times. There are already problems with congestion, parking on road junctions and pavements etc. Increased traffic will these pressures and make these obstructions more frequent and more dangerous. Introducing additional traffic from 75 new homes into this environment would significantly heighten risks for children and families.
Without substantial, wider infrastructure improvements - which are not possible - the local road network simply does not have the capacity to absorb the additional traffic safely or efficiently.
The previous application for the development of 61 dwellings on this site was refused because the benefits associated with the provision of housing were significantly and demonstrably outweighed by the harm arising from the conflict with the current Provisional Open Land Designation and because “the proposed development would lead to additional traffic impacts on an already constrained local highway network which, by virtue of the existing network of narrow roads, the close proximity of the proposal to the existing school (Crossley Fields Junior and Infant School), 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.”

NOTHING has changed in the immediate location or in the wider Mirfield area to alter this situation and therefore unless Kirklees Council is prepared to abandon every planning principle in order to satisfy some other agenda, it cannot approve a new application for a greater density of development than was previously refused.
For the reasons outlined above I believe this application should be refused.