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 wish to object to the proposed development of 75 houses at Woodward Court, Mirfield. This application should be refused on the grounds of severe highway safety concerns and the established unsuitability of this location for high-density housing.
In 2017, Kirklees Council refused an application from Bellway Homes for 61 dwellings on this site. The primary reason for refusal was that the existing road network was inadequate to support the additional traffic. Given that the local infrastructure remains unchanged and has seen no upgrades since 2017, it is illogical to suggest that a larger development of 75 units would have a lesser or more acceptable impact.
The local road network is physically constrained and cannot be widened without significant compulsory land acquisition from existing residents. Current congestion and obstructions already pose a risk to road users. Introducing traffic from 75 additional households will lead to an "unacceptable impact on highway safety," which, under National Planning Policy, is grounds for refusal.
The site is adjacent to two schools where existing traffic during peak drop-off and pick-up hours is already at a breaking point. Current issues include obstructed Pavements frequently blocked by parked cars, forcing pedestrians, including children, into the road and on-street parking on both sides of narrow roads often makes it impossible for other vehicles to pass safely. Adding a significant number of vehicle movements to this specific area will only make these problems worse and such an increase in road safety risk is contrary to Council policies for safe and efficient traffic flow.
The Council has previously assessed this site as unsuitable for development. It was considered an unsustainable form of development in 2017 and remains so in 2026.
This application is an overdevelopment of a constrained site and fails to comply with the Kirklees Local Plan regarding highway safety. I therefore request that the Council upholds its previous findings and refuses this application.