DC Admin

From:
Sent: 14 January 2026 21:13
To: DC Admin
Subject: Formal Objection to Planning Proposal 2025/93355

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To whom it concerns,

My name is and I live at Balderstone Hall Barn, Balderstone Hall Lane, Mirfield, WF14 0DW. I am writing to formally object to the proposed Bellway Homes development 2025/93355 on Balderstone Hall Fields. My concerns are based on the following key factors:

1. Traffic and Road Safety: The proposed development will significantly increase traffic volumes on local roads, which are already under pressure. I consider that the proposed development has not taken into account the amount of traffic already present on the residential roads surrounding the site. The impact of residential parking upon the already difficult flow of traffic local has not been considered in the planning application. These roads already become congested and blocked during peak travel times. Travelling on surrounding roads, such as Flash Lane, Dunbottle Way is already dangerous at peak times, and particularly when schools are opening and closing for the day. The number of houses proposed will result in a significant increase in traffic on these local roads, and in addition to representing a potential serious risk of harm to road users and residents, I have significant concerns for the safety hundreds of young and teenage school children who walk to local schools. The proposal is unsafe and unsustainable.

2. Impact on Local Infrastructure: I note that the submitted application is different from that presented at the Public Consultation held by Bellway on 02/10/2025. Mirfield's infrastructure is already under strain. Local schools are at or near capacity, and GP and dental practices have long waiting times. Adding a large housing development without significant investment in education, healthcare, and public transport will negatively impact the quality of life for existing and future residents. The application does not adequately address how these pressures will be managed.

3. Flood and Drainage Risks: I have significant concerns on the impact of the proposed development on Balderstone Hall Field, the impact upon drainage and the risk of flooding . Development on this land could exacerbate flood risks, particularly if drainage systems are inadequate. This poses a threat to both the new properties and surrounding homes. It has been evidence in a number of recent developments in Mirfield planning application have not taken drainage and flooding into account, and I lack confidence that this application addresses this issue.

4. Impact on Wildlife and Green Space: The fields provide an important habitat for local wildlife and serve as a vital green space for the community. Building on this land will lead to habitat loss, reduced biodiversity, and the destruction of an area valued for recreation and wellbeing.

5. Impact on Grade II Listed Properties and Balderstone Hall Lane: No adequate proposals have been provided to mitigate the negative impact the proposed development on Balderstone Hall Lane. The proposed development will have a detrimental impact on the setting and character of nearby Grade II listed properties, including Balderstone Hall itself. These heritage assets are an important part of Mirfield's history and contribute significantly to the area's rural character. Large-scale housing adjacent to these properties will erode their historic context and diminish their visual prominence, contrary to national and local planning policies that require the protection of heritage assets and their settings. Furthermore, Balderstone Hall Lane is a narrow, private road, and upkeep is maintained by the private owners with support from other residents who reside on the lane. The addition of a further 75 houses will undoubtedly increase the pedestrian traffic and cause increased damage to the private property which will subsequently have to be repaired by residents of the lane. Whilst Balderstone Hall Lane is a private road with the through road the is frequent mistaken attempts to use the Lane by traffic and unnecessary and vehicle movements will continue compromise its structural integrity, and cause damage to property, which already frequently occurs.

For these reasons, I strongly urge the planning committee to refuse this application.

Yours sincerely,