**About the application**

| Application number: 2025/93355 | |
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| 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 | |
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| Do you wish your comments to be published on the website anonymously? | Yes |

I object to this planning application due to its unacceptable impact on highway safety, pedestrian safety, local infrastructure, biodiversity, and the character of the area.

The proposed development would result in additional vehicular movements onto Wellhouse Lane, which is already heavily congested, particularly during school drop-off and pick-up periods. Wellhouse Lane serves a local school and experiences high levels of pedestrian activity, including children. Any increase in traffic would materially worsen existing congestion and increase the risk of conflict between vehicles and pedestrians.

Wellhouse Lane is narrow, subject to extensive on-street parking, and is already used as a rat run by drivers seeking to avoid congestion on surrounding routes. Vehicle speeds are frequently excessive. The additional traffic generated by the proposal would significantly intensify these unsafe conditions, resulting in an unacceptable impact on highway and pedestrian safety.

The local road network is already in poor condition, with potholes and degraded surfaces along Wellhouse Lane and nearby streets. Increased traffic volumes, including service and delivery vehicles associated with the development, would accelerate further deterioration of the carriageway, increasing risks to pedestrians, cyclists, and drivers. This has not been adequately addressed within the application.

Parking stress in the area is already severe, with on-street parking reducing visibility and narrowing the effective width of the carriageway. Additional parking demand would further restrict movement and exacerbate safety concerns.

There are serious concerns regarding emergency access. Existing congestion, narrow road width, on-street parking, and poor road conditions already limit accessibility. Additional traffic would increase the risk of emergency vehicles being delayed or obstructed, which would be unacceptable.

The proposal would also worsen congestion on Flash Lane, which already experiences significant traffic pressure. The cumulative impact on the local highway network has not been adequately assessed.

The site and surrounding area contain a high concentration of mature trees, established hedgerows, and green corridors that provide valuable habitat for wildlife. These features form part of a public right of way that provides access to unspoiled land in a highly populated area and contributes significantly to local biodiversity and residents' wellbeing. Increased activity, traffic, lighting, and potential loss or degradation of these features would result in harm to wildlife and undermine the ecological value of the area.

The proposal therefore conflicts with development plan policies seeking to protect highway safety, residential amenity, biodiversity, and public access to green spaces.