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 formally object to the proposed development of 75 dwellings off Woodward Court/Hepworth Lane. This application represents an unsustainable intensification of a site that has been repeatedly deemed unsuitable for development over the past 20 years.

1. Breach of Safeguarded Land Designation

The application site (Ref: SL2163) is designated as "safeguarded land" in the Kirklees Local Plan until at least 2031. I have recently moved into the area green and quick and easy access open space was a consideration. Policy LP6 dictates that such land is not allocated for development during the current plan period to ensure the permanence of the Green Belt. There are very few areas of green space left in Mirfield.

2. Severe Highway Safety Risks

The proposed access via Hepworth Lane is fundamentally unsafe. The lane is too narrow for two vehicles to pass, is already identified as impassable by HGV’s and lacks adequate continuous footpaths. Increasing traffic by 75 households, plus service and construction vehicles, poses a direct risk to pedestrians who will have to walk on the roads, particularly schoolchildren attending nearby Crossley Fields School. This site was previously refused in 2018 (Ref: 2017/93935) specifically due to highway safety and access constraints which remain unresolved. The general access roads to Mirfield are already heavily congested at peak times and around Wellhouse lane quite often gridlocked.

3. Relevant Legal Precedent

In the case of R (Samuel Smith Old Brewery) v North Yorkshire County Council [2020], the Supreme Court reinforced that "openness" is a core characteristic of the Green Belt and its surrounding protected lands. Allowing this development would cause permanent harm to the visual openness of the area. Furthermore, the "Greenfields (IOW) Ltd v Isle of Wight Council [2025]" case highlights that councils must adhere strictly to procedural requirements and this application fails to adequately address given the known local deficits.

Conclusion

For the reasons of highway safety, violation of safeguarded land policy, and lack of infrastructure capacity, I urge the Council to refuse this application.