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

1. The access onto Hepworth Lane means the development will provide a very convenient rat run for drivers on Wellhouse Lane wishing to reach Hepworth Lane and beyond. This will be problematic throughout the day, but a serious issue at school times. Rat running through residential streets is particularly undesirable, and is a known safety issue and source of many complaints to Local Authorities.

2. There will be considerable conflict between residents and school parents, who will use the development as a convenient parking area - effectively an extension of Woodward Court which already suffers from the same issue.
Blocking of driveways, parking on footways and verges, and the general obstruction of narrow residential roads will all occur at peak times, when residents themselves will also wish to leave for work etc.
Council Policy does not allow the introduction of Permit Parking to deal with school parking, or at sites where 60%+ of residential properties have off-street parking, so there will be no way of mitigating the situation.

3. The increase in available on-street parking will draw extra traffic onto Wellhouse Lane and Hepworth Lane at school start / finish times (which the council have long tried to discourage) and worsen an already severe problem which is a cause of countless complaints to Highways. Both roads have particularly narrow stretches with poor, or non existent footways, where 2 way traffic cannot proceed and is often forced to over-run the footway. The Hepworth Lane exit onto Wellhouse Lane is completely blind with very restrictive geometry, and drivers of large delivery vehicles following satnav to the development will find this to be a particular issue.

4. The proposed one way stretch at the southern end, off Hepworth Lane would be easy to abuse - a common issue at similar sites elsewhere. Drivers accessing the development from Hepworth Lane, to either 'fly park' or legitimately access property, will easily assess the chances of meeting an oncoming vehicle, and if clear, ignore the 'no entry' signs, thereby avoiding the blind junction at the top of Hepworth Lane, and reducing journey time.

5. Bellway's proposal to appoint a Travel Coordinator is noted, but bearing in mind the scarcity of buses and lack of a nearby railway station, the reality is that residents' own vehicles will be the primary mode of travel, and the Travel Coordinator service will be mostly redundant.