Address: 52L, Wellhouse Lane, Mirfield, Wf140pw

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?	No

I wish to object to this development in the strongest terms.
This is the fifth time that this company have applied to build on this land . I request that the council shows consistency in their decision and respect the decisions that have previously been made as very little has changed in this application.
The concerns raised by residents in the past regarding existing traffic issues which will be made worse by this development are still valid. The traffic figures quoted by the applicant bear no relation to the problems we experience on a delay basis and I can only conclude that the survey undertaken has used seriously flawed methodology.
The buildings proposed to be built behind Wellhouse Lane , are of three storeys which make them higher than other buildings in the area and therefore out of character.
These buildings will overlook existing housing resulting in a loss of privacy.
The development does not appear attempt to adhere to ecological principles as there appears to be no solar panels, ground source heat pumps etc.
The developers' suggestion to include access to Hepworth Lane would actually make this more dangerous, as sight lines on to this street are inadequate and there is no pavement in places on this very narrow road. Increasing traffic on this road will represent a serious danger to pedestrians and residents.
I believe the developers attempt to address the issue of drainage will not be solved by including a 'pond'. This will not be maintained by the developer and will cause problems for residents, creating stagnant water.
Under the Local Plan, this area is designated as safeguarded land and therefore should not be considered for development.
With an ageing population, there is a serious lack of bungalow style housing in our area and this development would have greater support perhaps if this was proposed if it was of a lower density.
Lastly, I am also concerned about the inefficiency of consultation with local residents over this significant development, none of whom have been directly contacted. A very small number of notices have only recently been posted in the local area. This is inadequate. This was made worse by publishing this application on the council's website on the afternoon of Christmas Eve. Although I'm sure it wasn't the intention of the planning department, this actually looks like an attempt to reduce the number of objections and was unfortunate .