Address: Micklethwaite Farm Cottage, 5, Falhouse Lane, Dewsbury, WF12 0NJ

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

Dear Sir or Madam,

I am writing to formally object to Planning Application Ref: 2025/62/93355/E, which relates to the proposed development of 75 new houses.

My primary concern is the significant increase in traffic this development would generate on roads that are already heavily congested. Wellhouse Lane, Hepworth Lane, and the surrounding roads regularly experience traffic congestion, and the existing infrastructure is simply not capable of accommodating additional vehicle movements. The addition of traffic from 75 new homes would inevitably worsen an already difficult situation.

The proposed new exit onto Hepworth Lane is particularly concerning and, in my view, presents a serious highway safety risk. This junction would be an accident waiting to happen. Similarly, the sight lines at the Woodward Court junction are inadequate, especially when turning right, making manoeuvres unsafe even under current traffic conditions.

Wellhouse Lane already carries a high volume of traffic, much of it associated with the nearby cricket club, football field, church, and school. These peak usage times already cause congestion, and the proposed development would exacerbate this considerably. When visiting Wellhouse Lane, congestion is frequently present, and additional traffic would only make matters worse.

Walking along Wellhouse Lane is already difficult, particularly near the cricket club, where traffic volumes and parked vehicles reduce the available road space. There are already too many parked cars on Wellhouse Lane and in Woodward Court, forcing children to walk in the road on their way to and from school. Increasing traffic levels would place children and pedestrians at even greater risk.

There have been numerous traffic incidents on Wellhouse Lane that go unreported

There have been numerous traffic incidents on Wellhouse Lane that go unreported, including children being clipped by vehicle wing mirrors. Increased traffic movements, particularly at school start and finish times, would significantly heighten the risk of accidents at pedestrian access points. More vehicles exiting Woodward Court onto Wellhouse Lane during these times would further compound the danger. I note that traffic impact at school times has previously been cited as a reason for rejecting planning applications on the Balderstone Hall fields.

In addition to highway and pedestrian safety concerns, I am also worried about drainage and flooding. The lower part of the site is prone to flooding, which I understand can also impact the sewer on Hepworth Lane. Further development risks worsening this situation.

Finally, I wish to object on environmental grounds. The site provides habitat for wildlife, including bats and owls, and I am concerned that the development would negatively affect local biodiversity.

In my view, this application places the interests of the developer above those of existing residents, pedestrians, school children, and the wider community. The long-term traffic, safety, and infrastructure problems created by this development would be left for local residents and the council to resolve.

For these reasons, I strongly urge the Planning Authority to refuse this application.