Address: 52, Wellhouse Lane, Mirfield, Wf14 0pn

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 live on Wellhouse Lane right at the junction with Hepworth Lane, and I want to explain why this development would make an already difficult and unsafe situation even worse. The roads around here simply can't cope with more traffic, and the problems aren't occasional — they happen every single day. The Coal Authority has already raised objections, and from a local resident's point of view, the issues are even clearer.

Daily Gridlock Outside My Home
From my front window I regularly see gridlock right outside the house. Wellhouse Lane is narrow, heavily parked on, and only really works as a singlelane road for long stretches. When two cars meet, one has to reverse a long way back, and when neither driver wants to move, everything comes to a standstill.
Cars often end up mounting the pavement to get around each other, even when people — including children — are walking there. It's become normal, but it's far from safe.

Struggling to Drive Down Wellhouse Lane
Trying to drive down Wellhouse Lane towards Shillbank Road is a daily challenge. You constantly meet oncoming traffic with nowhere for either vehicle to go. Because of the parking, the road effectively becomes a single track, and you often have to reverse a long way or squeeze past cars with barely any room.
Adding more cars from a new development would make this even harder. The road already feels like it's at breaking point.

NearMisses at the Hepworth Lane Junction
Living right at the junction, I regularly see nearmisses involving cars coming out of Hepworth Lane. The visibility is terrible. If you're pulling out of Hepworth Lane, you can't clearly see traffic coming up Wellhouse Lane, and parked cars block your view of traffic coming down Wellhouse Lane.
Drivers often edge out blindly, hoping nothing is coming. I've seen so many close calls that it's surprising there haven't been more recorded accidents. Most of these nearmisses never get reported, so the official data doesn't reflect the real level of danger.

danger.
With more cars using both roads, the risk will only increase.

Traffic Isn’t Just a SchoolDay Problem
People often assume the traffic issues here are mainly caused by school dropoff and pickup times. While those times are definitely busy, weekend sports traffic is just as bad.
The cricket club and Gilder Hall bring in a lot of cars on Saturdays and Sundays. When matches, events or training sessions are on, the whole area becomes congested. Cars park anywhere they can, visibility gets even worse, and the same gridlock and pavementmounting problems happen all over again.
So the idea that traffic is only a weekday issue simply isn’t true. The roads are under pressure seven days a week.

More Traffic Will Make Everything Worse
The developer suggests that adding an exit onto Hepworth Lane will reduce traffic on Wellhouse Lane. But anyone who lives here knows that’s not how people drive. Many will still cut through Jenny Lane, Wellhouse Lane and Woodward Court because it’s quicker. That means more traffic through the narrowest, most dangerous parts of the network — not less.
The roads around here already struggle with the traffic they have. Adding more cars will make the situation significantly worse.

Construction Traffic Cannot Use These Roads
Even before the houses are built, the construction phase alone would cause major problems. Construction traffic simply cannot be allowed to come up Hepworth Lane or Wellhouse Lane. These roads are far too narrow, heavily parked on, and already unsafe for the vehicles that use them now. Allowing construction vehicles through would create serious risks for residents, pedestrians and other road users.

Why I Strongly Object
As someone who lives right at the junction and sees these problems every day, I know the local road network simply cannot cope with more traffic. The daily gridlock, the nearmisses, the blocked sightlines, the pavementmounting, the weekend sports traffic — all of it shows that the roads are already over capacity.
Adding more vehicles and construction traffic would make the situation genuinely unsafe.
For these reasons, I strongly object to the proposed development.