Kirklees Metropolitan Council
Planning Service
P.O. Box B93, Civic Centre 3
Off Market Street
HUDDERSFIELD.
HD1 2JR

54A Wellhouse Lane
Mirfield WF14 0PW

Your Ref: Planning Application: 2025/93355
Erection of 75 houses by Bellway Homes, Yorkshire, Land off Woodward Court/ Hepworth Lane, Mirfield

Dear Sir/Madam

As a resident of Mirfield and as a homeowner backing onto the proposed development, I am writing to object to the above planning application. I can also confirm that I fully support the Save Mirfield challenge to the above Planning Application.

I wish to register my specific concern and objections in relation to the said Planning Application both as a local neighbour of the site highlighting personal objections, noting things that could only be known or appreciated by living so close to the site, and also objecting as a resident of Mirfield itself detailing the impact this development will have on the community as a whole.

- **Traffic consideration / Highway Safety**

This valid objection to Bellway's application is perhaps the strongest argument against any development of Balderstone Hall fields. Wellhouse lane the only feeder road into Woodward court and therefore the site entrance is a troubled road regardless of this development. The lane is just that ' a lane', which when created was never intended to serve the number of homes currently on it. The end which joins flash lane is only a single car width, and as you travel up to Jenny Lane the residential off-road parking reduces its entire length to a single car width. To pass one another cars are mounting the kerb, a definite highway safety issue. If only residents used this road, then fine, but unfortunately that is very far from the truth. Wellhouse lane is home to:

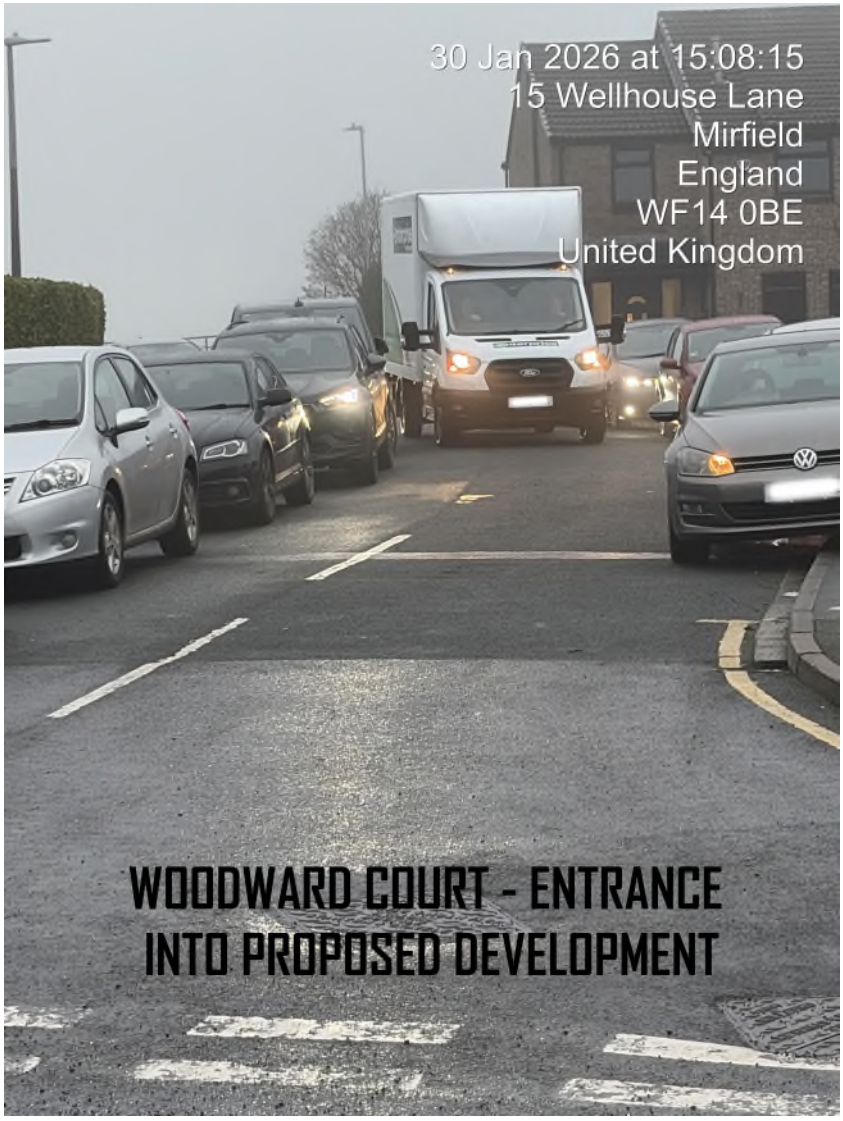
- **Mirfield Cricket Ground -**
  The cricket club parking results in at least an additional 20-30 vehicles being parked every weekend and match day and being there for hours at a time, many stay overnight, even out of cricket season the clubhouse is popular and has many members that attend all year round.
- **Gilder hall playing fields -**
  This is a fantastic local facility but is host to children's football leagues and as such can cause parking chaos whenever matches are played, generally evenings and weekends. – quite often when matches are played we were unable to exit our own drive!
- **Church -**
  The church on Wellhouse Lane is a popular well attended establishment and at times of service/ funerals / evening dance classes etc. the car parking is so excessive that it has to overspill into the school grounds to avoid safety issues, it is directly

opposite the school and the car parking extends right on to the bend, if travelling up Wellhouse Lane this parking forces you as a driver to pass parked cars on the wrong side of the road around a blind bend ! very unsafe, this same scenario happens at every school pick up time and drop off time.

- **<u>Crossley Fields School</u> -**
  Wow where to start with this problem! seeing is believing the chaos that happens every single day at school drop off and pick up times, with the police and community officers often called to resolve disputes between irate motorists who have reached a stalemate situation, trying to sort the congestion and keep the traffic moving - I have attached photos to show this on a typical day.
  The school itself is a large primary school and is currently far larger than most other primary schools in the area and not built in an area that was ever intended to cope with the amount of traffic a school this size generates. Last time in 2017 Bellway offered to build a small car park on their site, to cope with the problem, that application was for 61no. houses this time with 75no. houses proposed they have not included any parking provision which surely shows that it would not have had any meaningful impact on the situation it shows their total lack of familiarity with the area and not understanding the extent of the problems that we as residents face every day.
  In the past I have spoken to the school governors themselves about issues over the time and I am aware that they are objecting to this development also. The basic fact that to pass cars are being forced to mount the pavement (quite often in road rage mode) where children as young as three are walking is appalling, a huge health and safety risk and I fear an issue which will only be addressed once a child's death or serious injury has resulted. The school traffic itself already totally gridlocks Woodward Court, and as this is the only access to the proposed development additional cars will render this street unusable.
  The school itself has a large proportion of its intake by children from neighbouring areas with no choice due to distance but to drive their children to school. Families that would be living in Bellway's proposed development will only add additional traffic further adding to the chaos at peak times, not just a few extra cars but potentially up to another 150 from residents and then extra from visitors and deliveries. The impact of this extra traffic on Sunny bank road and trying to access the A62 will be terrible, already the cars can queue from the fountain traffic lights to the junction with old bank road. I can see this resulting on not being able to even turn right from Jenny Lane due to queuing traffic, bringing Mirfield effectively to a standstill.
  The introduction of an egress onto Hepworth Lane will create a potential rat run situation within the proposed development but also will create issues when exiting onto Flash Lane or joining Hepworth Lane from Flash Lane (the only access to the Hepworth streets) This access road is already a pedestrian danger area with no pavements and it is crazy to encourage more traffic to meet head to head on this single lane, it emphasizes again that Bellway have no understanding of the local area and its traffic issues. In the local plan Hepworth Lane has deemed unsuitable for intensification.


30 Jan 2026 at 15:26:30
56F Wellhouse Lane
Mirfield
England
WF14 0PW
United Kingdom


30 Jan 2026 at 15:22:15
58 Wellhouse Lane
Mirfield
England
WF14 0PW
United Kingdom



- **Air Pollution**

I know that reports on air pollution have been carried out in the past and that results were very high and exceeded normal acceptable levels, it is a concern that asthma developing in young children is on the increase and the exposure to increased levels of exhaust fumes will have a direct result on the health and safety of the very same children we are trying to protect. As a result of the very limited parking at the school parents are arriving at the school as early as an hour before collection and quite often in colder weather sit there with their engines running until they have collected their children.

- **Emergency Service Access**

Basically, emergency access would not exist at peak times, due to the congestion and again I feel this will be ignored until an actual emergency occurs.

- **Mirfields Infrastructure / doctors etc...**

Mirfield itself cannot cope with more development. The doctors, dental practices and most schools are at full capacity, and the roads in and out of Mirfield are gridlocked everyday especially at rush hour.

At the doctors in Mirfield the waiting times are increasing all the time with recent visits resulting in a waiting time of 60 minutes beyond your appointment time. They are clearly struggling to cope with the workload and increasingly you are being encouraged to visit a nurse as no GP's are available.
As such I feel the proposed Bellway application is unsustainable.

- **Loss of recreational amenity**

Mirfield has always been a semi rural location with enviable green space, this is why people stay in Mirfield, this is why people buy existing for sale housing in Mirfield. I feel the council is not sufficiently protecting this and not appreciating the areas beauty. The council seems happy to let the area become overrun with development and are not protecting our green spaces. Based on recent applications it seems that the council cannot decide against new housing developers even when the proposal is clearly contravening building regulations. The local plan although under review clearly stated this land should not be reconsidered for development until 2031.
I am hoping the local MP's who previously were opposed to this area being developed will stay true to their word and not be swayed by the 'incentive' payments and 'affordable' housing promises of Bellway. Your decision has the power to change the face of Mirfield, and influence how the area will evolve for our future generations, you surely have a duty to protect our cleaner air areas and green spaces.

- **Effect on listed building and conservation area**

The fact that this development borders the grounds of Balderstone Hall is totally ruining its heritage, a beautiful grade 2 listed building and local landmark of Mirfield. Bellway homes are not a developer using wonderful local stone and quality materials. In my opinion they are a money-making machine creating cheap boxes with no character or charm, another local development of theirs at lower Hopton has been named 'Hellway' as it takes no account of preserving the feel of the 19th century streets it is built above.

- **Layout and density and previous planning applications**

This planning application is for 75no. homes into a space that previously has been rejected three times for development once in (1999), and then in 2014 when the developers themselves retracted their application on the day a planning decision was due to be made, as they were told they were unlikely to be successful, then they lost again in 2017 for safety reasons. The number of homes in this application is more than last time Bellway have just left enough green space around to look nice on plan, which in reality they will start to expand into as soon as they get planning, it is naïve not to think this as all the roads lead to an area than can be easily added to later. Meanwhile the proposed green space will just encourage gypsies back into Mirfield. The people of Mirfield have once again had to fight due to the council not having the correct policies in place to protect our land, why should the residents of Mirfield pay the price. When I am sending this objection there are already 360no. comments (of which I believe only 4no. are in favour)

- **Loss of recreational amenity**

The green fields proposed for this planning application are a much loved and much used local recreational amenity, this has evolved over time and is a regular walking spot used by many people daily and very popular with local dog walkers. As previously stated, Bellway have just left enough green space around to look nice on plan, which in reality they will start to expand into as soon as they get planning, it is naïve not to think this as all the roads lead to an area than can be easily added to later. The field is currently used as for horse grazing.

- **Nature conservation**

I live directly adjoining the proposed site and my family like many others in the area enjoy the green space, and the attributes this brings, enhancing our quality of life. Since living here, we have developed an appreciation of the various types of wildlife we share our space with. We are very fortunate to have a very large tree on our property which shelters a wonderful barn owl many evenings every week We watch foxes play in the fields.
This argument of protection of our wildlife may carry no weight in terms of rights, but I feel to destroy such a wonderful habitat is morally a wrong choice for you to make.

- **Drainage**

The application shows potential drainage flooding problems

The nearest public sewers are the existing combined sewers that run in Hepworth Lane. The depth of the combined sewers appears to be sufficient to service the site for foul flows but the water authority has stated that there is no capacity for surface water flows from the site. They will require the surface water to discharge to a watercourse if possible or utilise infiltration methods. A small amount of surface water from the site may already discharge to this point by overland flows.

- **Personal Objections regarding 54A Wellhouse Lane**

My existing boundary wall is a beautiful weathered low stone wall with the fields beyond. The application has placed a two-storey height house within a small garden length of this wall. The appearance of the proposed housing is not in keeping with the surrounding houses, and the building materials are not sympathetic with other properties in the vicinity.

I hope my specific concerns and objections are given the most serious level of concern and consideration. Furthermore, as already stated the Health and Safety of our children is at risk from increased traffic levels, Mirfield's infrastructure is already saturated and consequently any further burden would be detrimental to the whole of the Mirfield community.

In these circumstances, I trust the Planning Application will be rejected.

Yours faithfully