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 dwellings by Bellway Homes, Yorkshire,
Land off Woodward Court/ Hepworth Lane, Mirfield

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 concern and objections in relation to the Planning Application both as a local resident of the site with personal objections, and an awareness of issues that could only be known or appreciated by living so close to the site, Also objecting as a resident of Mirfield highlighting the impact this development will have on the community as a whole.

- **Air Pollution**

Reports on air pollution have previously been carried out and show that carbon monoxide and co2 levels are very high and exceed normal expected levels, it is a concern that asthma 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 Crossley Fields school children . As a result of the very limited parking at the local school parents arrive 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 picked them up.

- **Traffic consideration / Highway Safety**

Congestion and sheer volume of traffic is perhaps the strongest argument against any development of Balderstone Hall fields. Wellhouse lane the only feeder road into Woodward court, the site entrance is a problem road regardless of any new development. The lane was never intended to serve the number of homes currently on it. One end is already only a single car width, and as you travel towards 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, it would be difficult enough but in fact Wellhouse Lane is very busy and used by all the community and home to many different establishments. The new egress now proposed on Hepworth Lane is a mad addition this lane is already single lane with no pavement for pedestrians it is dangerous especially if cars meet head-to-head near the main road (Flash Lane). Within the local plan it clearly states that Hepworth Lane is unsuitable for intensification.

Wellhouse lane is home to:

- **Mirfield Parish 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 host to children's football leagues and as such can cause parking congestion whenever matches are played, generally evenings and weekends.

  Church -
  The church on Wellhouse Lane is popular and well attended, and at times of service/ funerals / evening classes etc. the car parking is so excessive that it has to overspill into the school grounds, 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 on a blind bend ! very unsafe, albeit this also happens at every school pick up time and drop off time.
- **Crossley Fields School -**
  Regardless of Bellway's proposed development this facility results in chaos 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.
  The school itself is a large primary school and not built in an area that was ever going to be able to cope with the amount of traffic a school this size generates. Bellway previously offered to build a small car park facility on their site, to cope with the problem, that is not included in this proposal yet they propose more houses surely a sign that they now realise this will not even scratch the surface it empathises their total lack of familiarity with the area and not understanding the extent of the problem.
  My family has 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. 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 residents of that street already suffer so much.
  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.

- **Emergency Service Access**

Basically, emergency access would not be able to access this area at peak times, and I dread the day an actual emergency occurs, will Kirklees council accept responsibility when an ambulance cannot do its job, because this situation has been allowed to develop. I feel you have a duty of care to the people in the area not to make this worse by adding additional housing and increasing the congestion.
I feel Bellway's application contravenes policy BE1 which clearly says that a development must promote safety, including crime prevention, reduction of hazards to highway users.

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

Mirfield itself cannot cope with more development. The doctors, dental practices and schools are at full capacity, and the roads in and out of Mirfield are gridlocked everyday at rush hour.
At the doctors in Mirfield the waiting times are increasing all the time. They are clearly struggling to cope with the workload and increasingly you are being asked 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, I feel the council is not sufficiently protecting this and not appreciating the area's history. The council seems happy to let the area become overrun with development and are not protecting our green spaces.
The council's decision has the power to change the face of Mirfield, and influence how the area will evolve for our future generations, the council surely has a duty to protect our cleaner air areas and green spaces.

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

This development borders the grounds of Balderstone Hall and is totally ruining its appearance and 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 is at lower Hopton and has been described 'Hellway' as it takes no account of preserving the feel of the 19th century streets it is built above. Please do not repeat this mistake, lets learn from it instead! Bellway have a house plan and style, a one fit for all, they are not interested in preserving or reflecting a local area.

- **Previous Planning decisions (including appeal decisions)**

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-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.

- **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. (I realise it's not a right, but it's why we chose to live here) Since living here we have developed an appreciation of the various types of wildlife we share our space with.
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 the council to make.

- **Drainage**

The application shows potential drainage flooding problems
Project Mirfield an active support group against this development have carried out extensive studies on the drainage issues with this site, their findings state that,
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. - why is this acceptable.

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. (mainly stone)

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.