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?	Yes

I wish to formally object to the planning application for 75 dwellings at Woodward Court, Mirfield.

The proposed development relies on a narrow road network that is already unsuitable for the existing volumes of traffic. The introduction of traffic from 75 additional households will create dangerous "bottlenecks," at Wellhouse Lane, Hepworth Lane and Jenny Lane. Developments that result in unsuitable additional traffic impact conflicts with Kirklees Council's Highway Design Guide SPD, which requires safe and accessible routes for all users.

The site is immediately next to two schools and close to playing fields. The increase in vehicle movements during peak "school run" times poses a significant risk to child safety. Under National Planning Policy Framework (NPPF) Paragraph 115, development should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety.

Traffic "chaos" around Mirfield is already a serious issue, with drivers having to play ‘traffic chess’ as we try to manoeuvre in and out of parked cars on many of the roads in the town. In addition to the existing issues with Wellhouse Lane, Hepworth Lane, Jenny Lane, Wellhouse Avenue and Lockwood Avenue, the nearby roads of Shillbank Lane, Flash Lane, Lee Green, Greenside Road etc. already cause problems at most times of the day. This development will only worsen existing cumulative congestion at key junctions, leading to "severe residual impacts" on the local highway network.

The development involves the loss of a greenfield site currently providing natural habitat to a variety of species. Building on this land contradicts policies aimed at protecting local green space and achieving Biodiversity Net Gain (BNG). The loss of these "lungs" for Mirfield will have a detrimental impact on the community's amenity value and local wildlife.

Planning consent was previously refused for 61 dwellings due to the clear highway issues. The land was previously safeguarded in the Kirklees Local Plan until at least 2031. Developing it without the necessary infrastructure improvements is premature and unsustainable – but given that there is no scope to improve the road network, there seems little possibility that the site could ever be considered suitable for additional housing.

This proposed development fails to meet the Council’s requirements for a number of reasons and should be refused.