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 am writing to formally object to application 2025/93355. This proposal represents an unsustainable overdevelopment of a greenfield site that fails to meet safety and environmental standards established by local and national policy.
The proposed development relies on a narrow road network currently operating at capacity.
The addition of 75 households will create dangerous congestion at Wellhouse Lane, Hepworth Lane and Jenny Lane. This does not meet the Kirklees Highway Design Guide , which mandates safe, accessible routes for all users.
Under NPPF Paragraph 115 (Dec 2024 update), development should be refused where impacts on highway safety are "unacceptable" or residual cumulative impacts are "severe". This development will result in a sever impact.
The site is immediately adjacent to Crossley Fields Junior and Infant Schools. Increased vehicle movements during "school run" periods pose a significant risk to vulnerable children accessing the schools and nearby playing fields, and for those attending Mirfield Parish Church Cricket Club on Wellhouse Lane.
Residents already have to deal with traffic chaos as they try to navigate the roads around Mirfield because of on-street parking – nearby examples are Shillbank Lane, Flash Lane Lee Green and Greenside Road, but many others are similarly affected.
Woodward Court is inherently unsuitable for further high-volume access due to current congestion levels, poor visibility at the junction with Wellhouse Lane and the unsuitable road network.
Developing this greenfield "lung" contradicts policies aimed at protecting local habitats and achieving Biodiversity Net Gain (BNG). The loss of this space will have a permanent detrimental effect on the community’s amenity value and local wildlife.
Consent was previously refused for 61 dwellings due to clear highway safety concerns. This land was previously safeguarded in the Kirklees Local Plan because of its unsuitability for development.
The fundamental constraints that led to previous refusals remain unchanged. I respectfully urge the Planning Committee to refuse this application on the grounds of highway safety, public risk, and environmental loss.