

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
<p>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.</p> <p>The proposed development relies on a narrow road network currently operating at capacity.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	