

From:
Sent: 10 February 2026 09:57
To: DC Admin
Subject: Planning Objection: Application 2025/93355

Objection to Planning Application 2025/93355: Land at Balderstone Fields, Mirfield

I am writing to formally object to the proposal by Bellway Homes (Planning Application 2025/93355) for 75 dwellings at Balderstone Fields. As a resident whose property borders the site, I believe the application is fundamentally flawed on the following grounds:

1. Highway Safety and Infrastructure

The junction at Wellhouse Lane/Woodward Court is already a high-risk area for children attending the adjacent primary school. I have personally witnessed numerous "near misses" where vehicles have nearly struck my children on their way to and from school due to vehicles mounting pavements when Wellhouse Lane gets gridlocked on a daily basis. I believe it is only a matter of time before a pedestrian/child is seriously injured. Due to the severity of the dangers witnessed, I challenge the Planning Officers to do the right thing and dismiss this application for this reason alone.

I also strongly believe that the proposed exit onto Hepworth Lane is dangerously ill-conceived. Hepworth Lane is a narrow route that lacks continuous footways, particularly towards Shillbank/Flash Lane and was never designed for traffic intensification.

The proposal to enforce a left-turn exit from the development feels like a purely theoretical solution that doesn't reflect on-the-ground realities. Visibility splay in both directions is poor, and Hepworth Lane at that point is effectively a single track road. I am also deeply concerned that this development will create a "rat run" for drivers heading south on Sunny Bank Road who want to avoid the notoriously congested Dunbottle Lane/Flash Lane junction. This would funnel significant traffic down Wellhouse Lane, past Crossley Fields School, and then through the proposed development.

Bellway's traffic assessment is questionable to say the least. It states that there will be 10 vehicles exiting the site on to Hepworth Lane at AM peak time and 5 vehicles at PM peak time... Is this projection just for delivery vehicles like Amazon and Grocery deliveries etc.? This really highlights the application's credibility.

Whoever has done this desk-top suggestion hasn't taken into account the resident's cars that currently park opposite the proposed exit. It would be difficult for a car to turn left out of the development, never mind a fire engine or a bin lorry.

I challenge the Planning and Highways Officers from Kirklees to visit the site and see first-hand the problems that the proposed exit on to Hepworth Lane will cause, rather than it being labelled as a solution by Bellway's PR team.

2. Public Safety and Ground Stability

The **Coal Authority's consultation response** (dated 14 January 2026) confirms that the site poses a significant risk to surface stability and public safety to which they object to the development based on the current application. Given the documented history of mining in this area, the risk of subsidence or collapse is a material threat. I urge the Planning Department to consider if this site is even viable for development under National Planning Policy Framework (NPPF) guidelines regarding land stability.

3. Biodiversity and Ecology

The application's claims regarding **Biodiversity Net Gain (BNG)** are highly questionable. The fields currently support a thriving bat colony that utilises the area for foraging. Development would destroy this habitat and disrupt flight paths through light pollution and loss of insect-rich grassland. Foxes also frequent the fields and there is a resident owl that uses the field for food. The ecological value of this site cannot be mitigated by the proposed generic landscaping.

4. Heritage and Visual Impact

The site sits merely meters from **Balderstone Hall (Grade II listed)**. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the council has a duty to preserve the setting of listed buildings. Replacing a historic pastoral setting with 75 modern dwellings would cause "substantial harm" to this heritage asset, which is not outweighed by the public benefit of the applications specific housing mix.

5. Drainage and Sewerage

The Victorian-era sewer system on Hepworth Lane is already operating at full capacity and has a long history of issues. Adding wastewater from 75 additional households risks overwhelming the network, increasing the likelihood of system failure and localised flooding. Yorkshire Water's infrastructure in this area was never designed to support this level of urban expansion, as evidenced by the frequent callouts to deal with blocked drains at the properties at the bottom of Hepworth Close.

In conclusion, on the grounds of highway safety, significant ecological harm, adverse heritage impact, and unresolved concerns regarding land stability and drainage, I request that this application be refused. Furthermore, I urge that Balderstone Fields be permanently removed from the Local Plan as it is evidently unsuitable for development.

Your Faithfully,