Address: 7, Woodward Court, Mirfield, WF14 0PY

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?	No

These comments are additional to the comments I made during the original consultation period:

Local Plan: This application is contrary to the most recent Local Plan, as the land in question is designated as 'Protected' and is not identified as Building Land on the Plan. This is an opportunistic application by the developer, trying to take advantage of the fact that Kirklees MC have allowed the current Local Plan to lapse. Kirklees MC is currently consulting for a revised Local Plan.

Traffic levels and Road Safety: None of the many suggested traffic calming/mitigation measures now suggested address the underlying issues... The whole area is already heavily congested at peak times (school morning and afternoon, Wellhouse during use of the football field and during cricket matches). Roads are narrow and already present risks to pedestrians, notably school children and older and disabled users of the pavements. The development will introduce significantly more vehicle movement, much of it at peak times. As parents arrive for school drop off/pickup there will be opposite traffic flows from the estate taking children to High schools, Colleges and other primary schools in the area, introducing new hazards to vulnerable pedestrians. The fact that so many traffic calming and mitigation measurers have been suggested at this late stage clearly shows that the developer realises and acknowledges the seriousness of the risks to pedestrians and road users. As I have said, none of these measures alter or address the fact that the proposal is increasing the existing risks by a significant factor.

Traffic Management: The proposed small car park is something I wish to object about. There appears to be no provision for maintenance, management or supervision of this car park. Is it proposed to install a barrier? Is it available 24 hours a day or just for school hours. This risks becoming an unmaintained eyesore, with potential for anti-social behaviour. A previous suggestion for a car park in an earlier application was withdrawn by Bellway due to lack of clarity about future ownership and management of the area. Pedestrian/child safety is also an issue with tight turning circles, limited visibility and two proposed pedestrian entrances/exits onto and from the car park.

Electricity sub station. On the original plan this was located in an area well away from both existing housing, and proposed new properties. I wish to object to the location now proposed for the electricity substation. It is now planned to be closer to both the new houses, and significantly closer to existing houses. This is likely to present a noise disturbance, particularly to existing properties. I believe that the proposed site of the sub station is too close to 7 Woodward Court, based on my understanding of current Planning Regulations. I am not sure that the plans of existing housing (Woodward Court) used by the developer is up to date, including where a property has been extended. I request that my objection is noted, and that this location, and its adherence to the Planning Regulations is reviewed and corrected.