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

OBJECTION: These are additional comments in view of the revised application:

Severe Incompatibility of Site Layout with Existing Residential Amenity (Policy LP24 & LP21)

Specifically, I object to the positioning of the proposed utility electricity substation and the adjacent communal school drop-off car park directly against my residential property boundary. While I understand the council's desire to alleviate school traffic on local Mirfield roads, the decision to group these two high-impact utilities together directly flush with an established private garden boundary represents an unacceptable failure of design under Kirklees Local Plan Policy LP24.

1.Severe Amenity and Environmental Impact (Policy LP24)
A school pick-up/drop-off zone introduces intense, concentrated peaks of noise pollution (slamming doors, shouting, shouting over traffic) and hazardous air pollution from idling vehicles right at my fence line and back door. This is a severe invasion of privacy and directly deprives me of the quiet enjoyment of my amenity space.

2. Incompatible Utility Layering (Cumulative Harm)
To layer a high-turnover school drop off car park directly next to a 24/7 humming electrical substation kiosk creates an intensely industrialised 'service yard' impact on an existing residential boundary. It is an unmitigated cumulative nuisance.
Furthermore, introducing high-volume pedestrian child activity directly adjacent to a high-voltage substation perimeter fence represents an unnecessary site safety risk.

3. Feasible Internal Relocation
As this is a massive master-planned scheme of 75 units, the developer (Bellway) has complete design flexibility. They do not need to place these detrimental communal elements against existing residential boundaries. Both the car park and the Electricity Substation should be relocated internally, deeper within the masterplan or flanked entirely by the new build access roads and internal green buffers, protecting existing boundary holders.

I urge Kirklees Council to refuse this specific layout and demand that the applicant submits a revised layout plan relocating the communal car park and substation internally, away from all established residential boundaries.