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

Subject: Objection to Planning Application 2025/93355 – Proposed Residential Development off Woodward Court / Hepworth Lane

I am writing to formally object to planning application 2025/93355, concerning the proposed residential development on land off Woodward Court and Hepworth Lane.

The Developer has submitted a further update to the planning application at a time specifically designed to ensure the minimum number of further comments and objections as the commenting period is during the summer school break when large numbers of potential objectors are otherwise engaged. This follows the last application just before Christmas 2025. It should also be noted that the latest plans have been submitted without any further public consultation.

The latest plans have re-introduced a car park into the scheme supposedly to allay concerns of residents within Woodward Court over parking during the busy school drop off and pick up periods. However, the main purpose, along with the proposed traffic restrictions in the vicinity, is to help justify that the highway network can accommodate the increase in traffic that the development will bring. It is worth noting that the proposed car park is not mentioned in the Design and Access Statement which would suggest that it is not fully considered in the integrated design.

The introduction of a car park in this location is entirely inappropriate for a number of reasons.

• Although the central spine of the car park is proposed for adoption, the car parking spaces themselves and the surrounding verges are not and therefore there will be no maintenance obligation on the Council. This risks the area becoming litter strewn, overgrown and a general eyesore.

• The car park will be screened along both sides from the adjoining properties, not least to partially address the problems mentioned above however, this risks it becoming a meeting point for unsavoury behaviour and vandalism, a problem which the local areas already suffers from with Crossley Lane in particular regularly used for drug taking and drug dealing. This risks increasing crime in the area and in particular poses a risk to young children who could be drawn to the area.

• If it is proposed to connect the car park with the adjacent footpath running to the north of Woodward Court then design creep will inevitably lead to hardening of the surfaces and the potential inclusion of lighting to the rear of the existing properties. The consequential increase in pedestrian traffic, generally hidden from public view, risks further unsavoury behaviour and vandalism.

The re-introduction of the car park is the latest in a series of ill thought out additions to the scheme by the Developers as they continues to try to justify an unsuitable development which should clearly be refused by the Planning Authority.