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

I wish to object to the proposed development of 75 dwellings at Land off Woodward Court, particularly in relation to the impact on the existing highway network and the revised proposals for a car park and electricity substation immediately adjacent to an existing residential garden.

Highway and traffic concerns

The surrounding roads are already narrow and difficult to navigate, particularly where vehicles are parked. In places, two vehicles cannot comfortably pass and drivers are regularly required to slow down, stop or manoeuvre around parked vehicles.

The addition of 75 new homes will inevitably result in a significant increase in vehicle movements. This is particularly concerning around school drop-off and collection times, when the existing roads are already under additional pressure. I am concerned that the cumulative impact has not been adequately addressed and that the additional traffic will increase congestion, parking problems and risks to pedestrians.

Impact of the proposed car park and substation

I am also particularly concerned by the revised layout placing a communal car park and electricity substation immediately next to the rear garden of an existing property on Woodward Court.

A car park in this position will introduce additional vehicle movements, headlights, noise, door slamming and pedestrian activity directly alongside an established residential property. This would have a significant impact on the privacy and reasonable enjoyment of the existing home and garden.

The proposed electricity substation would create a further permanent utility installation immediately alongside the same residential boundary. While I appreciate that a substation may be necessary for a development of this size, its location should not unnecessarily impose additional visual, noise and amenity impacts on existing residents.

It is particularly concerning that both facilities are proposed together in this location, creating a concentrated area of vehicle and utility activity directly beside an established residential property.

Given the scale of the development, there should be sufficient flexibility to relocate these facilities within the development, away from existing residential boundaries.

I therefore ask Kirklees Council to carefully consider the highway capacity and safety implications of the additional 75 dwellings, and to require the proposed car park and electricity substation to be relocated to a more appropriate location within the development.

For these reasons, I object to the application in its current form.