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.

My concerns relate particularly to the suitability of the site for a development of this scale, the existing highway constraints and the impact of the revised layout on neighbouring properties.

The surrounding road network is already heavily constrained. Woodward Court, Wellhouse Lane and the surrounding roads are narrow, with on-street parking frequently restricting the available space and making passing traffic difficult. These problems are particularly noticeable around school drop-off and collection times, when there is already significant interaction between vehicles and pedestrians.

The addition of 75 homes will inevitably increase vehicle movements through this network. This is especially concerning given the proximity of the schools and the existing difficulties for pedestrians, including children, using the surrounding roads. I do not consider the existing infrastructure capable of absorbing this additional traffic without worsening congestion and safety problems.

I am also concerned that the site is being proposed for 75 dwellings despite a previous Bellway proposal for 61 dwellings having been refused, in part because of highway safety and the limitations of the surrounding road network. The current proposal is larger, and I would therefore expect there to be clear evidence demonstrating how the concerns previously identified by the Council have been overcome.

The revised layout also raises concerns about the relationship between the development and existing homes. In particular, positioning a communal car park and electricity substation directly alongside an existing residential garden seems an unnecessarily intrusive solution.

The car park would create additional vehicle movements, headlights, noise and pedestrian activity immediately beside an established residential property. The substation would introduce permanent utility infrastructure into the same area. While these facilities may be necessary for the development, I do not believe their proposed location is appropriate when there appears to be scope to incorporate them more sensitively within such a large site.

This also raises a wider concern about whether the site is simply being asked to accommodate too much development and infrastructure at the expense of the existing residential environment.

I therefore ask the Council to give significant weight to the previous highway concerns, the existing limitations of the local roads, the safety of pedestrians and the cumulative impact of adding 75 homes. I also ask that the proposed car park and substation are reconsidered and relocated away from existing residential boundaries.

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