

For the attention of Katie Chew

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Date: 19/08/2026 18:45 BST

Subject: Re: Bellway Planning application ref 2025/93355. August 13th, 2026

This email is specifically about the proposed **School Drop Off car park and the location of the Electricity Substation**. Both of these are proposed to be located directly next to 7 Woodward Court.

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 a residential property boundary (7 Woodward Court). 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. Parents who currently park on Woodward Court often leave engines idling/running for up to 45 minutes. Putting a school drop off car park within 1 metre of the side of a residential property and its back door is not acceptable. The hazardous air pollution is a health issue.

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.