Address: 10, 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

Although this application is the latest in a series of applications to gain consent for development at the site, the drainage provisions and integration of their design into the public open space are still not developed sufficiently to enable consideration by the wider public and those responsible for granting planning consent.

The Drainage Assessment dated 26 November 2025 deals with foul and surface water drainage provision.

The conclusions of the report state that foul drainage will be taken to the 225 diameter pipe within Hepworth Lane and whilst it acknowledges that this would be subject to formal approval by Yorkshire Water, the correspondence within Appendix 4 from Yorkshire Water states that this sewer does not have sufficient capacity for the additional flows created by the site. Whilst there is no doubt an engineering solution to this it potentially involves significant upgrade work which would considerably inconvenience local residents.

For surface water, the Drainage Assessment Report rightly identifies the need for sustainable drainage solutions however it is unclear how these will be achieved. The Drainage Assessment Report concludes that surface water flows will be directed to an infiltration basin at the south of the site. However text elsewhere in the report casts doubt on an infiltration solution being appropriate in areas of disused mineworking where the subsurface drainage paths are difficult to predict and therefore there is a risk of flows surfacing outside of the development site with unknown consequences for existing properties.

The Design and Access Statement refers to the use of an Attenuation Basin which is a very different solution to an Infiltration Basin which clearly demonstrates that the overall design is not coordinated. Attenuation Basins can be seen at many locations along the Highway Network and are often unsightly engineering solutions where vegetation does not grow due to the presence of salt laden water or the inevitable wetting and drying of the surface.

The design of any water body in a residential environment must consider the public safety implications. There have been too many tragic events in recent years for the consequences of unsupervised children gaining access to water bodies to not require robust mitigation measures possibly in the form of heavy palisade type fencing.

Taken together the outstanding issues around the drainage mean that an integrated solution has not yet been developed. Presenting the sustainable drainage solution as a landscaped public amenity as described in the Design and Access Statement is a long way removed from the potential solution which could be a heavily fenced unsightly, muddy pool. This would be wholly inappropriate in this residential environment and sufficient grounds for refusing planning permission.