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

ubject: 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.

Although new plans have been submitted, the changes do not address the fundamental technical concerns raised on the December 2025 proposals. It must be noted that the supporting information remains largely unchanged.

Drainage

Although the design appears to have settled on surface water being dispersed via an infiltration basin rather that a balancing pond connected to the existing drainage network it does not appear to have addressed the fundamental requirement to undertaken a hydro-geological study to confirm the suitability of an infiltration basin. It is unclear why this essential piece of engineering advice has not been sought or if it has why it has not been published. There remains the risk that an infiltration pond will not be appropriate which means the solution could be attenuation basin connected to the local drainage network. An attenuation basin is a wholly different proposition for an area being sold as an environmental amenity. 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.

There appears to be no further commentary in the drainage report about the viability of the foul drainage solution. The statements that there is no capacity within the existing sewerage network on Hepworth Lane remains. Any upgrade of the sewer in Hepworth

sewerage network on Hepworth Lane remains. Any upgrade of the sewer in Hepworth Lane would considerably inconvenience local residents.

Hepworth Lane Exit

The new documentation included in the revised planning application contains the Road Safety Audit. This is focused on safety rather than capacity and whilst there have been minor amendments to the design of the junction, none of these address the fundamental concern about directing more traffic onto the single lane section of Hepworth Lane which has no pedestrian provision. This fundamentally unsafe proposal remains.

Summary

Technical issues remain with the design of the development, the resolution of which could significantly change the designs presented for planning approval to date and the Planners should be aware of this.

The amendments to the design made in the Summer 2026 submission do not, and cannot, address the overriding concern that the capacity of the highway network cannot safely accommodate the changes in traffic movement.

The application should be refused.