

By Email

Service Director for Planning,
Transportation and Strategic Highways
Joe Jenkinson
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

23 September 2026

TOWN AND COUNTRY PLANNING ACT 1990
NOTIFICATION OF APPEAL UNDER SECTION 78

Site Address	Land at Broad Cut Farm, Denby Dale Road, Calder Grove, Wakefield, WF4 3AB		
Description	Outline planning application (including details of access from the A636 [Denby Dale Road] but all other matters reserved) for up to 100 residential dwellings (Use Class C3) with erection of employment floorspace (Use Classes E(g)(ii) and (iii), B2 and B8 with ancillary office) with associated servicing and infrastructure including parking facilities, vehicle, pedestrian and cycle circulation, public open space, landscaping, ecology and noise mitigation, demolition of existing buildings and earthworks to create development platforms, drainage and means of access from the A636.		
Applicant	AAA Developments (Wakefield) Ltd and Mary Burgess & David Clamp		
Application Reference	24/01740/OUT	Decision	Application Refused
Appeal Reference	6014702	Appeal Start Date	21 st September 2026

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Wakefield Metropolitan District Council to refuse the above application for planning permission.

The appeal will be determined on the basis of a **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

We have forwarded all representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify / withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received within five weeks of the appeal start date. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference at the top of this letter.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and the local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online at:
<https://planning.wakefield.gov.uk/online-applications/>

To locate the Appeal documentation online, please enter the reference number **APP/6014702**.

(Please note that the appeal documentation has been made available under a separate reference number. Should you wish to view the original planning application documents, these are available by searching the planning application reference: 24/01740/OUT).

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully

Joe Jenkinson
Service Director

**PLEASE NOTE: you must address and send your correspondence to the Planning
Inspectorate, not the Council.**