

Objection to development – Land at Cliff Hill, Denby Dale, Huddersfield – 2022/91911

Contamination Remediation Strategy

It is proposed to undertake open cast mining to remove two seams of coal which underlie the site. The true extent of the previous workings is not known. Prior to and following this, according to the site history, from about 1851 'the site has remained undeveloped, shown as agricultural fields/open land throughout its history' (Desk Top Study Report & Coal Mining Risk Assessment)

I am incredulous that the council can consider mining for coal in a rural area, surrounded by houses, especially in the current climate of focus on green energy and cutting back on carbon emission. The process is judged to take 10 weeks, with the coal screened on site. This process alone will cause huge noise, dust and pollution for the residents of Denby Dale and in particular neighbouring properties. It will cause health issues to nearby residents who have respiratory conditions. Where is the risk assessment to the neighbouring properties?, are they going undertake a dilapidation survey before this work is carried out due to the high risk of causing subsidence and damage to property.

Can Kirklees Council confirm that the public footpath (DEN/61/10) will not be used for this waggon activity, (as seen in The Transport Assessment (id 948269), page 17 photograph 13), this is an unadopted narrow path, which cannot support the weight of the muck a way lorries. This footpath is accessed regularly by school children and members of the public and would cause a safety issue, there has already been large plant accessing the 'field' which has churned up the tarmac on Cumberworth Lane already. The access onto Cumberworth Road also has poor visibility with narrowing of the road by the Methodist Chapel for such heavy waggons, how is this going to be mitigated?

Access

I object to the proposed access onto Cumberworth Lane, visibility at this location is poor and enters onto the very narrow lane, the developers have not provided adequate visibility splay plans. The Transport Assessment (id 948269) describe the lane as lightly trafficked; I would disagree with this statement, it is a very busy road with large HGV waggons, buses, agricultural vehicles using this daily. Cumberworth Lane, was designed as a Lane not as a busy road network. There is a pinch point already by the Methodist Chapel (grade II listed building), where two large vehicles cannot pass, add to this the 250 exits from the new development every day, there is going to be congestion leading up towards Lower Cumberworth and further congestion with cars queuing down to Wakefield Road. The transport assessment states a two-metre-wide pavement is necessary from this site towards Denby Dale to maintain pedestrian safety, the developers land does not reach to the existing pavement, how can the pedestrian safety be ensured when they will have to cross at this pinch point over to an already narrow footpath with poor site lines.

The council owned wall on Cumberworth Lane adjacent to the public footpath (DEN/61/10) was knocked down recently and had to be rebuilt due to a large van hitting it. The reason cited for this accident was due to the narrow road, with the van and another large vehicle unable to pass.

The traffic on Cumberworth Lane at this point I would suggest are in excess of the 34-mph speed limit recorded by the Transport Assessment (id 948269) there are clear skid markings in the tarmac where vehicles are slowing down, in particular the HGV wagons which regularly go down at speed.

Drainage Issues

An existing watercourse exists from Leak Hall Farm, with a further culvert on site. Where will this water go to when the site is built on, Wakefield road and the nursery site already flood and the existing drains cannot cope, flooding has occurred to the houses next to the library due to the 6 large houses being grouted on leak hall crescent. If the open cast mining goes ahead, there is potential for water pollution as well.

There is a proposed SUDS basin, how is this going to be maintained? Due to the wet conditions and watercourse already present, this basin will always have some element of water in, will it be regularly cleared of sediment? How are the developers going to mitigate against children entering this area? If the basin is not maintained properly, it will block up and overflow causing significant flooding to the downstream properties.

Ecology

Owls, bats, hedgehogs and other wildlife and birds are known to live on the site. An owl has been resident on this site for a number of years, illegal clearing was carried out on this site on 19th April 2022 (during nesting season) against known planning policies and again a few days after. The ecology report I note was carried out in May 2022 after the clearing had taken place, all wildlife had been disturbed by the clearing at the time of the report. An objection to Kirklees planning was made by myself and a neighbour, no response was received from Kirklees regarding this objection.

Bats are seen on a regular occurrence living at the site, I hope the future ecological reports reference this.

Education

Scissett Middle school is already oversubscribed, the surrounding schools will have the same problem with all of the developments taking place in the surrounding area, ie Cumberworth Road, Skelmanthorpe, Barnsley Road, Denby Dale, Woodnook, Denby Dale and the extremely large new development at Scissett.

Denby Dale First and Nursery School had a problem with oversubscribing when the 'Bluehills development' was built. The school was oversubscribed, the children were forced to go to alternative schools in the surrounding area, there were many upset children who could not walk/go to school with their friends.

We have a three-tier system in our catchment, there is no viable alternative when the schools are full.

I am rather surprised by the Education response to planning, stating there will be no impact on the schools, when one of the reasons for initial rejection of the site in 2015 & 2017 was an 'amber warning' with regard to school planning.

Design

The introduction of 3 storey houses is detracting from the character of the village, the ongoing construction of the 6 properties at Leak Hall Road is a demonstration of how poor design changes the character of the village, with these properties imposing themselves on the skyline. This is particularly important for this development which will be near the centre of the village and potentially create a domineering effect for the properties further down the valley

It is noted that the planning application was amended to 47 dwellings instead of the initial 73 'social housing'. I have noted other comments - stating the need for affordable housing, I would agree with

the 20% allocation of affordable housing, but I object to the entire development being rented social housing due to the problems that go alongside this, such as that has arisen at Scissett, ie unsocial behaviour,