

## About the application

Application number: 2022/62/91911/E	
What is the application for?:	Erection of residential development consisting of 47 dwellings with associated h
Address of the site or building:	land at, Cliff Hill, Denby Dale, Huddersfield, HD8
Postcode:	YO19 5LP

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I object to the application to build 47 new houses on the proposed site and the remediation strategy to remove the coal seams and extract coal prior to the development of said houses, for the following reasons:</p> <ul style="list-style-type: none"><li>- Damage to the environment and wildlife</li><li>- Risks to pedestrians and vehicles near the site entrance</li><li>- Flooding risks to the surrounding areas</li><li>- Plan does not meet affordable housing requirements</li><li>- Remediation strategy does not meet the requirements of the Kirklees Local plan in respect of mining coal.</li></ul> <p>- Damage to the environment and wildlife - Whilst the remediation strategy has stated the developer will create a 'protection zone' around the oak tree with a TPO, there is insufficient acknowledgement, consideration or detail in any of the plans of the: existence of wildlife (bats, toads, foxes, owls, birds etc.); retention of existing shrubs, greenery, trees; how the developers will enhance, protect the open rural spaces they are proposing within the development. Existing shrubs, trees and hedgerow have already been removed from the site earlier this year with earth and material from a neighbouring development dumped on the area covering existing vegetation/wildlife.</p> <p>- Risks to pedestrians and traffic blackspots at the point of access to the site. I concur with objections already raised by other individuals, namely:</p> <ol style="list-style-type: none"><li>1) insufficient/incorrect analysis that this is not a busy road or busy junction (as it joins Wakefield road).</li><li>2) Planning applications already rejected by the council due to highway/traffic risks in the area concerned on Cumberworth Lane</li><li>3) Number of vehicles that will use the site to extract coal and then develop the site will increase traffic on this narrow highway to an unsustainable level both in terms of safety and impact on the road infrastructure.</li></ol> <p>- Flooding risk - As other individuals have pointed out in their objections there has been an increased occurrence of premises being damaged and affected by flooding due to</p>	

an increased occurrence of premises being damaged and affected by flooding due to approved buildings negatively affecting the ability for rainwater to drain away. Who will be responsible for future proofing these risks in the short, medium and long term and who will be held accountable.

- Affordable Housing - Kirklees local plan 4.2 quite clearly states the requirement for affordable housing "There will be a mix of high quality housing which offers choice and meets the needs of all our communities including affordable housing". The applicant's planning statement states they will be submitting a viability report regarding affordable housing, this should be part of the initial planning application to ensure an informed decision can be made.

- Remediation strategy - I object to the plans to excavate coal from the site prior to development. In addition to the environmental impact and damage this will have on the site itself, there will be damage to the surrounding area and existing properties due to air, dust and noise pollution and the excavation process (which are a legal nuisance). There is no mention in the strategy of how this will be negated by the applicant and their representatives, nor any mention/acknowledgement of the impact on the surrounding residents during/after excavation or post restoration of the site prior to building works commencing.

As others have pointed out the remediation strategy does not comply with national planning guidance, nor does it meet any of the requirements to be considered for approval as per the Councils Local plan:

Paragraph 15.11 - the Remediation strategy does not meet the criteria regarding "environmental impact" or providing "overwhelming community benefits". As per The Coal Authority and British Geological Society "areas where surface coal exists and where coal has been identified by prospecting and all these areas which fall within the Green Belt will be safeguarded."

Paragraphs 15.16 and 15.17 - there is insufficient information or mention of proposed mitigation around the assessment of the likely impacts that extracting, processing and transporting coal will have as per the requirements outlined in the Local Plan.

The remediation strategy doesn't outline any detail of the aftercare of the site after the extraction has occurred and the site has been restored (before, during, post development of the 47 houses). Details are required and need to be provided as to how the site will be managed and maintained.