

275 Cumberworth Lane
Denby Dale
Huddersfield
HD8 8PT

22 August 2022

Urban Developments York Limited
Urban House
Hull Road
Dunnington
York
YO19 5LP

Dear Sirs,

F.a.o

**Proposed Development at Cliff Hill Site Denby Dale off Cumberworth Lane.
Planning Application 2022/91911**

I have held a meeting with local residents and would like to express the following concerns regarding the above proposed development

1. Please provide the visibility splay details and drawings. We have concerns about road safety and are unsure that a compliant visibility splay can be achieved which is a statutory requirement.

2. We have concerns over flooding. The rear of properties on Wakefield Road already flood due to grouting works from a previous granted planning application. Further grouting will compound this problem by filling voids in the ground making it more prone to flooding..

3. The proposal involves significant open cast mine workings to remove a coal seam approximately 1.4m deep. The excavation, compaction and associated vibration is likely to damage the existing surrounding properties. How will you the developer negate this risk ?

Even if full dilapidation surveys are done there is nothing preventing a latent defect from appearing. These dilapidation surveys would also be at a cost to Urban Developments the developer.

4.The land in question is home to nesting birds and bats. How will these be protected?

5. Also attached below is an exert from Kirklees Council Local Plan that you appear to be ignoring

Kirklees publication Draft Local Plan

Para 15.11

National planning guidance does not support the opening of new opencast coal sites unless they meet strict criteria regarding environmental impact **or provide overwhelming community benefits**. The Coal Authority and the British Geological Society have identified 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.

Para 15.16

Minerals sites employ a wide range of mechanical machinery to extract, process and transport the minerals including excavators, heavy vehicles, screens and crushers. Mineral extraction also involves the excavation of significant areas of land, the siting of associated buildings and the storage of spoil, restoration material and worked mineral.

Para 15.17

As a consequence, mineral extraction can result in noise, dust, vibration, heavy vehicle movements, changes to ground and surface water regimes, injury to visual amenity and the setting of heritage assets and damage to landscape character and local ecological systems. In addition the subsequent beneficial use of the site can be prejudiced. It is therefore essential that in order to assess proposals for mineral extraction sufficient information is provided so that the likely impacts associated with the development and any proposed mitigation can be fully considered

Para 217 National Planning Policy Framework

Planning permission should not be granted for the extraction of coal unless: a) the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or b) if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts).

Please advise how you intend to resolve the above matters

Yours Faithfully

Copy to Kirklees Planning and Highways Departments