



I object to the proposal on the following grounds.

At least three abandoned coal workings close to the surface have been identified under the proposed site.

These are known to be contaminated with lethal methane, carbon monoxide and hydrogen sulphide gases.

The Geodine investigations were carried out in wet conditions which the report admits could affect the gas readings. No investigation was possible of the eastern side of the site where there are known to be mine workings due to severe ground conditions. In addition the investigation was carried out for the previous refused application. This new application proposes a different layout from the previous one.

The investigation is therefore invalid for this proposal.

In the proposal for the buildings on Cliffe Lane which have gardens abutting the current proposed site, the Coal Board

specifically stated that no building should take place on the site due to the existence of these coal mines .

Arsenic and lead have been found in the soil of the site.

In wet conditions part of the field floods heavily. It acts as a de facto flood plain for existing properties and roads. A number of these properties have had to install land drains onto the field to remove excess water. There is therefore a danger of existing properties experiencing flooding if this development goes forward.

The local schools are at or are close to full student capacity.

There appears to be no plans to overcome this problem.

In recent years Cliffe Lane has become a rat run for traffic avoiding congestion on the M 62 motorway. This problem is exacerbated when lanes on the motorway are closed ( an almost daily occurrence ).

In addition to car and van movements a minimum of 16 heavy goods vehicles per day , 365 days a year, use the lane to serve the cress farm . The proposal requires a narrowing of Cliffe Lane at the site entrance/ exit to meet the legal visibility splay. The applicants have only checked traffic movements for part of one day. A longer survey is required to find a more accurate figure for traffic movements on the lane.

The increased traffic movements from 87 new homes will severely worsen the above situation

The site is a haven for diverse wildlife and valuable trees . This will be lost if house building is approved.