**About the application**

| Application number: 2024/62/93458/E | |
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| What is the application for?: | Erection of residential development for 62 dwellings including grouting remedial |
| Address of the site or building: | land at, Cliff Hill, Denby Dale, Huddersfield, HD8 |
| Postcode: | YO1 0LT |

**User comments**

| Type of comment: An objection | |
|---|---|
| Do you wish your comments to be published on the website anonymously? | Yes |

This application almost mirrors Application 2022/62/91911/E, which was refused by the council in 2023, the only difference being the proposed number of houses to be built. Then it was 48, now it is 62. The 'original' applicant has gone into liquidation, whilst the 'new' applicant has submitted an application as good as identical to the initial, refused, application. I do not believe this current application has addressed any of the concerns raised as a result of the previous failed application and see no valid reason for the planners to change their minds.

The development of this piece of land is so wrong for many reasons. In no particular order:

• We do not want an open cast coalmine in the centre of the village, which is what would be necessary to prepare this land for construction. The literature on how this would be achieved is vague and based on approximations of how much coal needs to be removed, how many wagons and journeys to and from the site are needed to remove said coal and any other debris from the site. The noise, dust, dirt and pollution associated with this will inevitably vary depending on whose guesstimate is used. There has been no thought or consideration to the villagers who will have to live through this disruption, upheaval, inconvenience, potential threat to their health (good luck to anybody with respiratory issues, myself included, who live within the vicinity of what you're proposing). Whoever thinks it is an acceptable proposition to have an open cast mine in the middle of an already residential area needs to stop looking at the £££ signs and look at the cost to the existing population of the area. It is pure greed driving this and it is not acceptable. You do not even know whether after all this the land will be suitable for the development you are proposing!

• Access and Traffic issues. The entrance/exit for the site has not been well thought out. You couldn't have chosen to situate it in a more dangerous spot on Cumberworth Lane, just where the road is at it's narrowest point as it bypasses the Methodist Church on one side of the road and where there is no pavement on the development side of the road. By the time you've added the pavement it will be more narrow than it is now. It won't be easy for your wagons taking the coal away nor other large vehicles

It won't be easy for your wagons taking the coal away nor other large vehicles associated with the construction of the development. They'll probably have to use the whole width of the road to enter and exit the site, however many times a day. And, then let's assume that if all 62 houses are granted permission to be built, there's at least one car, probably two, for each household. At each 'peak time' there may well be in excess of 100 cars, not to mention service vehicles, emergency vehicles, delivery drivers etc. entering and exiting the development, to and from an already busy Cumberworth Lane. Cumberworth Lane is not a lane in the country. It may be rural, but Cumberworth Lane is a very busy road – buses, cars and HGVs heading towards Lower Cumberworth and Skelmanthorpe and back again – all use Cumberworth Lane. The assertion that Cumberworth Lane is a lightly used route is seriously outdated! There will be queues of traffic backing up from the junction with Wakefield Road, more so than at present at peak times, making it more dangerous for all road users and pedestrians.

• Drainage issues. You cannot remove huge chunks of hillside, which absorb excess water during prolonged rainy or stormy periods, and then fill the void with concrete, without creating drainage issues. The literature put forward by the applicant would have us believe that there are no flooding issues in Denby Dale. That may well have been the case 30+ years ago, but over the last 30 years there has been a great deal of development to green field sites in and around the village. In more recent times I have witnessed flooding in the centre of Denby Dale where the surrounding hillsides have been replaced by housing developments built on concrete foundations, the drainage put in place has not been adequate, and in times of excessive rainfall, it has simply runoff over the concrete foundations downhill towards the centre, where the drains simply haven't coped with the volume of water. Take away the few fields remaining and you're going to exacerbate the problem. My property has never been flooded, and it's been in my family for 100 years, but I live downhill from these potential developments and at the first sign of any flooding of my property I shall be consulting with my solicitor, so be aware developer and Kirklees Council.

• Damage to natural habitats. Cliff Hill is home to several species of wildlife – foxes, bats, owls, toads. The very nature of the proposal would mean the loss of this area as home to wildlife. No amount of landscaping afterwards is ever going to bring that back.

In conclusion, this is not 'just another' development being proposed to bring even more houses to Denby Dale. It has far reaching implications on the village, the environment, the people of Denby Dale – their health and safety, both during the development and into the future. I haven't even touched on the effects an increased population will have on service provision in the area, but it goes without saying, if greater health provisions aren't factored into the equation the existing population's future health and safety will be affected. We want Denby Dale to remain a lovely place to live, and not be subject to the greed of developers nor planners who have quotas to fill with regards to the number of houses that have to be built. I would like to believe that the decision makers would use their common sense and reject the proposals, like they did before. We do not want or need an open cast mine in the centre of Denby Dale.