

Address: 5D Leak Hall Crescent Huddersfield HD88RZ

About the application

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| Application number: 2024/62/93458/E | |
| 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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
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I believe this application—and its appeal—is a cover for opencast coal mining, disguised as a housing development. The applicant has no intention of building homes themselves and is already in talks with national housebuilders.

At the heart of this proposal is coal extraction. The applicant plans to excavate the centre of the site, targeting the Whinmoor coal seam. Their own documents estimate they will mine around 4,400 cubic metres of coal—yet this figure is based on assumptions, not confirmed data. If these assumptions are wrong, the amount of coal mined, and the damage caused, could be far greater. This is, in effect, a small-scale mining operation.

Worse, there is no clear plan for what will happen to the coal. If it is sold, that's commercial mining. If it's burned, it goes against Kirklees' environmental policies. The applicant says they won't sell it, but they could easily pass that responsibility to another party. Either outcome poses serious environmental concerns.

The groundworks needed for this project would also cause major disruption. The applicant estimates 550 HGV trips to remove material, but calculations based on their own figures suggest the number is closer to 650. That doesn't include vehicles needed to bring in 1,650 tonnes of additional material or remove waste. This could result in 11 or more HGV movements each way, every working day for months. Cumberworth Lane is not suitable for this level of heavy traffic.

Noise is another serious issue. Large rotary drilling rigs will be used on-site, which typically produce hazardous noise levels (90–105 decibels). Yet, the applicant has provided no noise mitigation plan at all.

The geology of the site is unstable and not fully understood. The applicant proposes grouting, capping, and excavation without clear data about the conditions underground. This makes it impossible to properly assess the environmental or safety risks involved. Despite this, the applicant tries to compare their plan to the small Springhead Gardens development nearby. But that site had no coal seam and was far smaller in scale. Even so, it still caused noise, dust, and unregulated dumping of spoil—some of it on this very site.

Ultimately, this proposal fails to meet the basic tests of sustainable development. It poses too many risks, with too many unanswered questions. It clearly contradicts local policies (LP24, LP36, LP52, LP53) and national planning guidance (NPPF Chapters 8, 15, and 17).

This is not a safe or sustainable site for housing. The real intention appears to be coal extraction—and that should not be allowed under the guise of residential development.