

2 West View
Denby Dale
HD8 8RY

03/04/2025

Planning Application 2024/62/93458/E

Dear Sirs,

This application has already been rejected by the KMC planning committee in 2024. Nothing has changed in the drawing package or submitted documents and as such we are unclear why this application is even been considered, while the previous application is also at appeal with the Secretary of State. Our previous comments (below) are still valid and we would like to further stress the disastrous environmental impact this would have on the community of Denby Dale. Whilst we understand there is pressure on KMC to build more new house, there are other suitable sites that do not include open cast mining. The removal of a green space that provides a large natural soakaway for surface water in this area is also a serious concern. There are other planning applications either approved or under consideration in Denby Dale, that are more suitable for development, and it would be reckless to even consider this application considering these other sites do not require the removal of coal. This application, simply put, is seeking to make profit from the coal at the significant detriment of local residents – it should be rejected, again.

Previous objection:

We wish to object to this planning application on multiple grounds but with a focus on the safety of local residents, particularly around the proposed site entrance but also the impact within the village of Denby Dale and also looking at flooding risk and lack of investment from KMC in local sewers.

Dangers at site entrance / highways

This is a major concern and having read the Road Safety Audit (March 2024 Rev1) there are a number of points which we feel are misleading and much detailed data lacking:

“The existing site generates low levels of traffic throughout the day, there will be some minor increase in flows”

Denby Dale does not have good public transport link, it is a car dependent area for commuters and residents. This site of 62 Houses, some with 3 vehicles per house, will generate a lot of daily traffic, not to mention delivery vans. The traffic flow forecast of 30 vehicle trips per peak hour is not adequate and flaws any proposals based on it. The junction at the bottom of Cumberworth Lane onto the A636 has restricted visibility, is surrounded by on-street parking vital for local businesses; to increase the volume of traffic at this junction, particularly at peak times is a serious concern for the safety of local residents both as pedestrians and road users.

The proposed dropped crossing location south of the site (problem 1 in the report) is highly dangerous because of the poor visibility. The report proposes to move the crossing 15m dsouth but it does not then show this area. Here the road widens, there are parked cars on both sides of the road, a bus stop and a blind bend in the road. It is incomprehensible that this crossing point be safer at this point.

The Road Safety Audit is severely lacking in detail and safe solutions for residents. It is simply not possible to make this narrow road safe enough to accommodate a site entrance for a development of this size.

Furthermore, in Mr Darwin’s report, he states that Cumberworth Lane at the proposed access is sufficient to allow an HGV and a light vehicle to pass. This is not true, it is a narrow lane and as

you drive up Cumberworth Lane just a few meters below the proposed site entrance, a bus (or HGV) and a car cannot pass just at the same point where the pavement is narrowed by the shape of the Methodist church. This makes it extremely dangerous for pedestrians. It is a bottleneck and there is certainly NOT room for 2 HGV's to pass.

Cumberworth Lane is a bus route, a designated route for HGV quarry lorries from Peace Wood Quarry (recently extended), and a route used by HGVs with 60/70 ft. trailers to a transport and storage facility which has been allowed to develop off Coal Pit Lane, Lower Cumberworth. This facility spills frequent and regular HGV traffic throughout Skelmanthorpe, Lower Cumberworth and Denby Dale. It is not safe for RCVs to turn into the proposed development but what is more concerning is the risk of a RTC from vehicles traveling south on Cumberworth Lane towards the proposed site entrance. If it is wet the braking ability of HGVs would not be sufficient due to the bends in the road – this is a potentially fatal risk that we would hope Planning Officials would take very seriously and reject this as a site entrance.

Flooding risk

In the 10 years we have lived in Denby Dale we have noted the number of housing developments, particularly smaller sites, which have been built but there has not been adequate investment in the drainage infrastructure required to supply these houses. Losing the fields, hedgerows and trees in the area immediately surrounding our house on Leak Hall Road has meant the surface water run off is so much greater. The flooding on the A636 at the bottom of Leak Hall Road is frequent. If KMC wish to pass more housing in this area which also reduces the natural soakaway fields then they must start to invest in the drainage infrastructure. Money taken from construction companies designed for this purpose has not made its way back to the community.

Conclusion

Very little has changed in this revised application; the site access is extremely dangerous, the previous planning officer concluded this, and there is no way to make it safer due to the narrow road, the location of the Methodist church and other existing properties. The existing road layouts in the centre of Denby Dale can't take more traffic and this is without mentioning the other developments currently happening and in the planning (I refer to two plots on Barnsley Road). The impact on the local community from the open cast mining and remedial works is vast (not referred to in this objection letter but was noted in our previous letter dated 04/10/2023) and this cannot be acceptable or justifiable to the existing residents of Denby Dale.

Please, stop future, flawed planning proposals for this site and work with the landowner and divert monies collected in lieu of failures from other developers to create a viable green space for the village – this area is seriously lacking in allotments, public parks, nature reserves. Please bring back the focus to the village and residents of Denby Dale and what they need/want.