Formal Objection to development – Land at Cliff Hill, Denby Dale, Huddersfield – 2024/62/93458/E

I am writing to formally object to the planning application 2024/62/93458/E concerning proposals for a residential development at Cliff Hill, Denby Dale, there have been two refusals on this land by two separate planning committees, the principal of consistency means this is a material consideration.

This application is a re-submission of a previously refused application 2023/62/92191/E there is no material difference with regard to this new application therefore the new application should be refused on the same basis.

It is not clear who the actual applicant is, PB Planning Ltd c/o JGC (1980) & Nick Gould, Nick Gould submitted the previous application on behalf of a company now in liquidation. The application is being supported by reports commissioned by the liquidated applicants, some of which are up to 4 years old. Up to date reports should be commissioned as the information will have materially changed. This applicant is also appealing the second refusal (2023/62/92191) even though the company has gone into liquidation, this does not give any assurance that the land would actually be built on and not mined for coal to be sold on, who would take responsibility for the land with the applicants `in discussion with a number of developers`

Contamination Remediation Strategy

There appears to be no clear remediation strategy, it is proposed to undertake drilling and grouting with material removed including coal, this is basically an open cast mine to remove the coal, there are two seams of coal which underlie the site. The true extent of the previous workings is not known. Prior to and following this, according to the site history, from about 1851 'the site has remained undeveloped, shown as agricultural fields/open land throughout its history' (Desk Top Study Report & Coal Mining Risk Assessment)

I am incredulous that the council can consider mining for coal in a rural area, surrounded by houses, especially in the current climate of focus on green energy and cutting back on carbon emission. This process alone will cause huge noise, dust and pollution for the residents of Denby Dale and in particular neighbouring properties. It will cause health issues to nearby residents who have respiratory conditions. The submitted Ground Stabilisation Remedial Strategy (GRM May 2024) discusses removing 4400 cubic meters of coal, Where is the risk assessment to the neighbouring properties? are they going to undertake a dilapidation survey before this work is carried out due to the high risk of causing subsidence and damage to property. There is already a number of properties experiencing subsistence. Who will take responsibility for this.

The applicant refers to the Springhead Gardens and Woodnook developments as comparisons to support development, neither developments contained coal, therefore cannot be considered.

Access

I object to the proposed access onto Cumberworth Lane, visibility at this location is poor and enters onto the very narrow lane. The Transport Assessment is now out of date and describe the lane as lightly trafficked; I would disagree with this statement, it is a very busy road with large HGV waggons, buses, agricultural vehicles using this daily. Cumberworth Lane, was designed as a Lane not as a busy road network. There is a pinch point already by the Methodist Chapel (grade II listed building), where two large vehicles cannot pass, add to this the 250 exits from the new development every day, there is going to be congestion leading up towards Lower Cumberworth and further

congestion with cars queuing down to Wakefield Road. How can pedestrian safety be ensured when they will have to cross at this pinch point over to an already narrow footpath with poor site lines.

The council owned wall on Cumberworth Lane adjacent to the public footpath (DEN/61/10) was knocked down and had to be rebuilt due to a large van hitting it. The reason cited for this accident was due to the narrow road, with the van and another large vehicle unable to pass.

The traffic on Cumberworth Lane at this point I would suggest are in excess of the 34-mph speed limit recorded by the Transport Assessment, there are clear skid markings in the tarmac where vehicles are slowing down, in particular the HGV wagons which regularly go down at speed and certainly increased in number since the last transport assessment was carried out, a new report should be commissioned.

Drainage Issues

An existing watercourse exists from Leak Hall Farm, with a further culvert on site. Where will this water go to when the site is built on, Wakefield road and the nursery site already flood and the existing drains cannot cope, flooding has occurred to the houses next to the library due to the 6 large houses being grouted on leak hall crescent. If the open cast mining goes ahead, there is potential for water pollution as well.

Ecology

The Biodiversity Net Gain assessment was carried out originally in May and June 2022, this data is nearly 3 years old, admittedly a walk over was carried out in February 2025 but I would suggest this would not provide sufficient information as the last assessment was carried out shortly after illegal clearing was carried out on this site in April 2022, all wildlife had been disturbed by the clearing at the time of the report. We know is it a safe haven for deer, foxes, owls, bat and many other wildlife