

Address: 258 Dunford Road Holmfirth HD9 2RR

About the application

Application number: 2020/94139	
What is the application for?:	Variation condition 2 (plans) on previous permission 2017/94336 for part demolit
Address of the site or building:	Washpit Mills, Choppards Lane, Cartworth Moor, Holmfirth, HD9 2RD
Postcode:	S40 1SZ

User comments

Type of comment: An objection
We wish to formally object to the proposed plans for the Washpit Mills area with regard to four main areas – over-development; traffic chaos; inappropriate and underdeveloped infrastructure and damage to the heritage of the area. The proposed plans represent a significant over-development (49 houses, and we now believe that there is a plan to add even further to this) of what is a small geographic area. With car ownership we can expect that the development will bring a minimum of 2 cars per new house plus with a significant number of adult children now living at home and also having cars there will be at least an additional 2.5 cars per house. Added to this will be visitors, a considerable number of Amazon, supermarket delivery drivers and other couriers – all adding significantly to traffic. On top of this, the plans also then add office workers (and visitors) and further a gym. All this at a conservative calculation will result in at a minimum, many hundreds of extra cars, vans and commercial vehicles per day and in probability, thousands of additional journeys to and from an area without the infrastructure to cope. Problems caused by the additional large volume of traffic will be compounded by existing road infrastructure. The main access to the development will be Washpit New Road – a rural road with passing places. The other way in is via Choppards Bank Road and Rich Gate – a very narrow rural road that is completely unfit to cope with additional weight and volume of traffic that it was never built to handle. Poor temporary signage has already led to site traffic using Choppards Bank Road/Rich Gate whilst the mill at Green Lane was being converted to flats (and this was one block of only 16 flats) despite supposedly being restricted to Washpit New Road. Large traffic meeting farm vehicles and cars without any proper passing places has led to some considerable problems already. With a large-scale permanent development such problems would create many more difficulties at Choppards Bank Road/Rich Gate; not to mention our concerns that the physical weight of additional traffic will begin to damage the integrity of dry-stone walls and foundations of existing housing in this area. Of course, all traffic entering these smaller roads must do so using the already heavily congested Dunford Road, again adding to congestion here and in Holmfirth centre.

We are hoping that members of the planning committee have visited the site and assessed both Washpit New Road and Choppards Bank Road/Rich Gate where they will recognise the concerns that we are presenting. To further demonstrate the completely inappropriate road structure – Washpit New Road is liable to flooding from fields and streams in heavy rain. Last winter for example the road was impassable for several days after heavy rainfall led to a 3 feet flood.

It is also important to consider the historical significance of this specific area, a 200-year-old area that displays the industrial heritage of this part of West Yorkshire and is also within the greenbelt. Post-industrial society should be able to appreciate such sites into the future. Holmfirth is internationally known and the council should be cognisant of preserving our heritage for both residents and visitors/tourists going forward. The views and landscapes including important ex-industrial views should be cherished and preserved, not destroyed by unsuitable housing schemes. Some sympathetic redevelopment of the existing mill buildings would preserve the heritage of the important location of Washpit Mills. However, this shoehorning in of, in effect, a new village into an area without the infrastructure to cope with such a development will create ongoing and unnecessary problems and permanently damage the sense of place.

The original plans for this site were over-developed in the manner that we have explained. We do not understand therefore why similarly over-developed plans have been returned once again and object to these plans most strongly. As another note, we do not understand how the company involved has been able to undertake work already on this site when planning permission has not yet been granted?