



After researching, I'm aware that the plan breaches Kirklees own plan dated 2016, which identified that the site-HS585, reclassified in 2019 as HS190 was accepted for the maximum capacity of 19 homes. Part of the site being within precious greenbelt. Proposed access roads don't meet the required standard-Spring Lane is 2.9m in width at its narrowest point, and Water street 3.2 metres. The Kirklees local plan supplementary planning document highway design guide 2018 identifies street type C, shared surfaced street, must be 4.8 to 5.5 metres in width and private none adopted streets of new developments serving more than 5 dwellings (or any existing private road that will serve more than 5 dwellings after completion of a new development should be laid out to an adoptable standard. The National planning policy framework paragraph 110d states "allow for the efficient delivery of goods, and access by service and emergency vehicles". West Yorkshire fire and rescue service access for fire applications (Ref FS-PAN010) states that a minimum access route width of 3.7m. Planning was recently rejected for development of new houses in Netherthong with access via Wesley Ave at 4.9m in width which is in fact wider than Spring Lane and Water Street, but less than 5.5m?

The existing compacted infrastructure isn't capable of supporting the proposed number of additional dwellings. The new build dwellings should be within the footprint of the previously demolished buildings -the proposed plan exceeds this, and would result in a lack of reflection to the original Mills character.

I am very concerned that there would be a severe impact on highway safety impacting on the surrounding road network. There is a real danger to our local community from increased traffic volume from 82 car parking spaces with inadequate access exacerbating major pedestrian and highway issues. There are no proposed or existing footpaths around the proposed site access?

The Public Rights of Way access to public footpath Holmfirth 95/10 would be unlawfully obstructed and interfered with.

The 3 story height and massing of plot 1,2 and 3 directly adjacent to the mill, and overlooking the dam is completely out of scale with the 2-storage heritage class 3 asset, potentially losing its local prominence and negatively effecting our immediate setting and townscape merit.

Kirklees local plan- technical flood risk November 2016, identified site H2585 partly in flood risk Zone 3a with a functional flood plain. Housing shouldn't be considered in flood zone 3a, with development in other parts of the site likely to result in impeding existing water flows from several natural springs that flow from the surrounding hillside into the proposed site. This would increase the flood risk to existing adjacent properties- the access road is called Spring Lane for that exact reason, and there is no provision for existing culverts.

The construction of the additional homes at the bottom of Spring lane could potentially exacerbate an already low water pressure issue that Yorkshire Water are unable to resolve following complaints and various excavations on Damhead.

We would respectfully ask that the above issues be considered by the planning committee.