

About the application

Application number: 2021/90800	
What is the application for?:	Redevelopment and change of use of former mill site to form 19 residential units
Address of the site or building:	Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Planning application 2021/62/90800/W	
We write to raise objection to the above planning application. We are local residents and are familiar with the site and the infrastructure around it. The original mill building is falling into disrepair and needs to be refurbished. The mill yard behind also needs to be redeveloped. We do not object to any development, but feel that it must be in keeping with the conservation area and not over-intensified. Our objections are as follows This site is a haven for wildlife, with numerous birds, kingfisher, heron, ducks etc depending on the site for feeding and nesting. There are bats, toads and numerous other species in the mill and its dam. A development of the scale proposed will have a significant impact on the local wildlife. The Kirklees Plan shows the site straddles the 'green corridor', we feel that any development must maintain the spirit of this Kirklees ambition. Cramming in 19 houses will not maintain the spirit of the green corridor. A particular concern are the 2 houses(Units 1 and 2) overlooking the mill dam which are out of scale with the heritage properties near them and will detract from the exceptional historical character of the conservation area. They will impact on the original layout of the site and will be out of character overlooking the dam. They will impede the view of the heritage mill from the road, thus spoiling the character of the conservation area. The character of any houses built must complement those of the exceptional conservation area. The wonderful mill building must be the focus of the development, not subsumed by the overloading of out of character housed squeezed into the site. The plans have made no effort to chime in with the surrounding housing or to maintain the mill as the focus of the development. The houses as shown will not fit with the heritage housing. Whilst it will be wonderful to have new life breathed into this heritage mill, the site needs to be treated sympathetically. The conversion of the mill is sympathetic but the 2 additional houses(Units 1 and 2) overlooking the mill dam and the 3 houses (units 17, 18 and 19) are not sympathetic with the heritage mill and conservation area. Also a concern is that the site is a flood risk zone. A cramming more hard surfaces and	

concern is that the site is a flood risk zone A, cramming more hard surfaces and potentially cutting existing drainage channels will exacerbate the risk of flooding. Access roads in this conservation area are difficult. The access to Woodhead Road from Coop Lane is by a dangerous junction. Adding potentially 40 more cars to these roads increases these dangers. Coop Lane and Dobb Lane are a walk to school route, without any pavements, I regularly see near misses as children walk to school. Additional traffic will increase this risk. The access roads to the development, along Water Street and Spring Lane are very narrow, well below the 4.8m highlighted in the Kirklees Plan. Additionally, Dobb Lane is a very popular route for cyclists accessing the hills from Woodhead Road. Kirklees emphasis is to develop Holmfirth and environs into an attractive tourist cycling location, this development will have an impact on cycling safety. This area is also a popular route for horse riders, walkers, and joggers, probably one of the most well known country routes in the Holme Valley. We are pleased that the right of way that traverses the site, has been maintained. Any new development must be sited in the footprint of previous mill buildings. The proposal for 3 dwellings (Units 17, 18 and 19) in the green fields behind and above the mill complex is inappropriate. They will dominate the site and should not be placed on an field where not mill buildings were originally. Kirklees have noted that land at the top of Spring Lane has revegetated and should now be considered as greenfield land.

In summary, whilst we understand the need for more housing in Kirklees and we support the redevelopment of the heritage mill and yard area (as a brownfield site), we strongly object to the number of dwellings proposed as this is an over intensification of the site, and object to the extension into the use of the green field. The houses and mill refurbishment must be in character with this exceptional historical conservation area, and popular rural route for leisure and exercise. We want the developer to take into account the impact on the varied wildlife, both flora and fauna.