

From:
To: [DCAdmin](#)
Subject: Fw: Planning Application 2021/62/90800/W - Water Street, Holmbridge
Date: 22 October 2022 09:06:23

22nd October 2022

Dear Sirs,

Ref: Planning Application 2021/62/90800/W - Water Street/Spring Lane, Holmbridge

OBJECTION

Having viewed the above application plans and supporting documents, I would like to submit my strong objection to the granting of permission and progression of this scheme in its current form.

There are numerous reasons why this scheme should not be passed, some blatantly obvious such as the ascetics of the development and its inability to blend with the location and surrounding area, the affect it will have on the immediate community and residents of Water Street/Spring Lane and the other roads in the near vicinity.

I think its widely accepted and acknowledged that the existing mill building is of heritage value and a part of the communities history and part of what gives the area its character. Personally I would be very much in favour of the existing mill building footprint being re-developed/refurbished into a small number of quality apartments (the proposal being 7no.) along with say 20 parking spaces (2 per apartment and 6 for visitors). If the grass areas around the mill pond were to be landscaped by the developer this would serve as a communal area for the new residents and also ascetically benefit the area for the local community and tourists for which everyone would I believe be appreciative. Any further development of the site with additional housing and auxiliary buildings would just be a blot on the landscape.

The site will severely detract from the view of the area from Woodhead Road when approaching Holmbridge, would be visible in its entirety and negatively impact the views from above from Acre Lane, tarnishing the view of the river & wooded area of the valley bottom. The development would impact greatly on an area used daily by many local residents for walking both leisurely and to access Holmfirth for work or other reasons, it would detract from the attraction to walkers who visit our community from other areas as well as impacting on much of the local wildlife and birdlife. There can be no justification for ruining an area in so many ways just for commercial monetary gain.

photographic views of the proposed site as seen from above looking down from Acre Lane, quite clearly the site will have a great visual impact both to the rear of the existing mill building and at the two proposed locations along Spring Lane. I would hope that the planning committee would visit and view for themselves the area and location before making any decision.

The residents of both Water Street and Spring Lane would be seriously impacted by the access of all the new residents, either route of access to the site is single carriage way at its narrowest point (circa 3m wide) and barely does a case for two passing vehicles arise. There is much consideration that needs to be given to the traffic generated by a scheme of this nature, both for the residents of the above two streets but also for the residents of Co-op Lane, Old Road, Dobb Top Road, Dobb Top Lane and Hollin Brigg Lane all of which will be badly affected by the additional traffic which will be going every which way to leave/return to their homes. Consideration also needs to be given to the regular utility vehicles, bin lorries, postal/and delivery services, buses, the need should it arise for access by emergency service vehicles, all of which will struggle. There are big safety concerns and issues with traffic attempting to pull out of the steep Coop lane onto the main Woodhead road, this would only be increased with the extra traffic loading that this development would cause. Coop lane is for most of the day reduced to single file traffic which remains an issue for traffic trying to exit to the main road and for traffic leaving the main road when they meet head on on the short but steep hill.

There is a big lack of off road parking in the immediate vicinity due to the nature of the original formation of the village over the years, drivers, community buses, pedestrians, mothers & children, cyclists, numerous dog walkers etc all navigate the narrow streets dodging in and out of the parked vehicles and giving way at either end of long rows of parked vehicles to both oncoming traffic and also pedestrians of which there are many particularly on school days, With no pavements on any of the surrounding roads all pedestrians must walk the roads and lanes to the school and when leaving their homes to walk or go about their daily chores, often doing this journey numerous times a day. The local residents accept the lack of parking, the necessity of walking on the already very busy lanes however it would intolerable to subject each and everyone to the greater disruption

and danger that would be caused by the suggested number of new residences and potential vehicle load. The developer survey/proposal of daily vehicular egress and access to the development is grossly incorrect and at the very least the developer should be made to carry out and submit a realistic appraisal, perhaps the Kirklees Council should also survey and produce a report on this impact before any further consideration to the scheme is considered.

In addition to the above obvious concerns the following technical points should be considered..

- The number of residences for this application is now increased from previous applications. Also apart from the number of dwellings which everyone is concerned about I would also question the auxiliary buildings which add further growth to the site and visual impact. Personally as the previous planning that was granted for 19 dwellings has now expired I would prefer that the application if granted should be restricted to the Mill Building only.
- Much ado was made in producing a Kirklees Local Plan which shows some of this site area falls within Green Belt and again personally I believe that Green Belt land should remain just that - GREEN.
- The area is also at risk of flood (part of Kirklees local plan) with some if not all of the area being within a flood plain. With all the flood devastation seen over the past few years in other areas of the country, why would Kirklees want to permit new development in our area at risk of similar future occurrences. Not to mention when a flood plain is re-appropriated for other uses it then is not doing its preferred role and will put other existing properties at risk.
- The proposed dwellings are in no way in keeping with current surroundings and if allowed in a smaller quantity they should be adjusted in design to fit in without impact, both in size and aesthetically. It should be noted that this site also falls within a conservation area and any development should be therefore limited and fitting for such an environment.
- This is a school area which at present is over subscribed and which twice daily receives a great number of vehicles driving around the adjoining lanes to the school on Hollin Brigg Lane along side many parents and children who make the journey to and from the school on foot. The lack of footpaths and existing busy traffic and many parked cars already make this a congested and at times hazardous time of day when mixed with the other road users. This will be severely impacted with the amount of additional traffic coming and going that the development both in build and occupation will generate.
- There are existing footpaths both adjacent to the site from Water Street to the river and coming down the hillside from Acre Lane and through the proposed site to the

riverside. The use and enjoyment of these paths will be affected for both the local user and from a tourism perspective.

- Tourism it should be remembered is a continual and profitable source of income for the businesses in the village and surrounding local area, the more we detract from our area with unsightly and unnecessary developments such as the one proposed here the bigger the impact will have on our community from a commercial prospective.

Thanking you for your time to this letter.

Holmbridge Resident