

Address: 8 Water Street Holmfirth HD92NY

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?	No
The new planning application still contains issues commented from previous planning applications. The issues raised do not seem to be considered or addressed with substantial evidence when One17Design are submitting new planning applications. Access (Safety and Traffic): Safety and traffic objections have yet again NOT been taken into consideration in the new planning application plan. The revised plan does not de-risk the major safety issues of vehicle and pedestrian access via Water Street and Spring Lane. Water Street narrows down drastically, to road widths of 3.0m, 3.4m and 3.4m. These are below the minimum requirements for emergency services. Emergency services need to be at least 3.7m wide. Therefore Water Street is NOT safe for access to new housing development. Tim Robertson's report outlines that the majority of Water Street is 4.5m wide which is simply UNTRUE! Vehicles CANNOT pass up and down Water Street. You CANNOT see oncoming traffic and the corners are blind. There are no 'passing places' along Water Street without having to reverse back to the main road Co-Op Lane/Dobb Lane which is very dangerous or to the bottom car park of Water Street which is congested with cars parked (in their 'owned' car parking spaces) whilst reversing round a blind bend. The 'passing places' that may be proposed along Water Street are resident owned car parking spaces, therefore these do not make them a 'passing place'. Currently waste collectors have to reverse down Water Street because the street is so narrow and due to the lack of turning/passing places. There are also no footpaths for pedestrians along Water Street. The street is very popular for locals and families walking with their dogs off leads. The houses along Water Street step straight onto the road which makes it a higher safety issue risk with the extra volume of traffic. Water Street's road surface is already in poor condition. Access for additional vehicles will cause the need for more road surface maintenance	

Access for additional vehicles will cause the need for more road surface maintenance.

The sweep paths Tim provided in the report for a fire engine being able to enter into the development site is NOT correct. Parked cars would prevent this. More evidence and daily field research along Water Street and Spring Lane needs to be conducted to outline the TRUE natural living conditions for parking and vehicles accessing up and down. This research needs to consider morning, afternoon and evening times – not just in the daytime/lunch time (which we have seen) when people are at work.

The amount of proposed number of vehicles for parking within the new development would be the minimum estimated as visitors, waste collectors, deliveries, emergency services have not been taken into consideration.

Water Street and Spring lane are NOT suitable for access to the new development. The development should have its own dedicated access road.

Living conditions:

Another major issue is that Water Street residents will be overlooked from the Mill. Privacy is a huge concern here. You can see straight into the house through the windows. You can see into the whole of the downstairs area – living room and kitchen. You can also see into the second floor rooms including bedrooms. The number of windows on the mill look down into the houses and also straight into the second floor. Along with the outdoor balcony area over the river being completely overlooked. Kirklees council policies should be obliged to protect our privacy. This especially applies to houses 7, 8, 9 and 10 Water Street. This also includes being overlooked during construction work.

Conservation of the natural environment:

There is a risk of flooding in the proposed development area with some if not all of the area being within a floodplain (Kirklees Local Plan).

A lot of wildlife will be affected. There are bats, owls, along with many other wildlife amongst the mill area and up and down river holme. How will these be protected? Green belt land should be protected and be kept green. The Kirklees Local Plan shows green belt for part of this site development area.

River contamination:

The river is most likely to be disturbed and contaminated by the building construction work. The Mill sits into the river which means this is a huge risk throughout development work. Including any rework to the bridge for vehicle access. Silty water into rivers from construction sites can contaminate drinking water, impact recreational waters, diminishes fish and increases the risk of flood damage.