

**50 Fordgate
Hinchliffe Mill
Holmfirth
HD9 2NZ**

23rd October 2022

Ref: Planning Application 2021/62/90800

Dear Sir,

In respect of the above proposed development, I wish to register my objection.

I am very much in favour of the redevelopment of the existing Mill Building into residential units, provided the result is a building that maintains its exterior character and heritage asset Class 3 monument status, as a former 19 century mill building.

I do however object to other aspects of the development for the following reasons.

- 1) The proposed access roads to the development do not meet the required standard, ref: Kirklees Local Plan Supplementary Planning Document, Highway Design Guide, October 2019. Water Street in particular is below the required street width. The local road system is already at maximum capacity, particularly between 7am and 9am, at school leaving time, and evening, 5pm to 7pm. On street parking is such that Coop Lane, Old Road, Fordgate and Dobb Lane are, in effect single track roads, without formal provision made for vehicles to pass. In addition, the parking situation on Woodhead Road with the junction to Coop Lane and Coop Lane itself, has now reached the point that vehicles are parked often within a metre of the opening, in contravention of the single yellow lines. This makes emerging from Coop Lane particularly dangerous, as it is often very difficult to see oncoming traffic until it is almost at the junction. The situation is worse at weekends regarding on street parking. With visitor traffic to Holmfirth Vineyard and Whitegate Leisure Camping and Caravan site, this spring and summer, traffic volumes have been far in excess of that previously, with the additional problems of large camper vans and caravans. I cannot see how Water Street can be upgraded to access road status, or how the junction with Coop Lane, Fordgate and Old Road can be reworked to make it sufficiently safe, taking into account even greater traffic**

movements on these roads. I am concerned that the junction of Coop Lane, Water Street, Fordgate and Old Road has particularly poor sightlines for traffic emerging from Water Street. Although no accidents have been recorded recently, many local residents have witnessed near misses and other incidents on a weekly basis.

- 2) I have no confidence in the stated traffic movement modelling based on a computer derived algorithm. This is not a standard housing development in an urban area. A prediction of nine movements only at peak morning and evening times is incredulous. Much has been made of bus routes and cycling in the application. I strongly suggest that the likelihood of prospective occupiers of this class of housing using a cycle, walking or using the bus to commute to work in Manchester, Leeds or even Huddersfield is most unlikely. The existing bus service is so inadequate in terms of frequency and expensive not to mention slow, it is a non-starter.**
- 3) A much more thorough traffic survey should be conducted at various times, by actual observers, both at peak travelling times in the working week, both early morning and evening, school opening and closing and at such times as weekends in the summer, to better understand traffic movements along the roads mentioned.**
- 4) None of the proposed properties now appear to be classed as “affordable or first buyer” type properties. Consideration should be given as to the amount of and location of affordable properties within the development of the “brown field” part of the site to the rear of the mill building, notwithstanding the total number of dwellings should not exceed that originally granted, i.e19. (Ref 2010/91518).**
- 5) I strongly object to the proposed buildings plots 1 and 2 on the site plan. These should not be permitted on the grounds that they detract from the visual character of the Mill building and its location. The appearance of the mill frontage and pond should not be encroached upon, in order to preserve the appearance of the area.**
- 6) I strongly object to the proposed buildings, plots 17,18 and 19 on the site plan. Being located in an elevated position and in terms of their size and style, they dominate and detract from the character of the grade 3 listed mill building and degrade the visual amenity of the existing environment. It would appear that they are also proposed to be located on green field land, in contravention of current policies.**

7) The original planning consent given in 2010 also made provision for restoration and improvement of the Mill Dam, for the benefit of all. I can find no reference to this within the new proposals. I also note that the area of water has been reduced to approx. 2/3 of the original pond.

There is a unique opportunity with the development of the old mill, the derelict “brown field” land to the rear and the reinstatement of the green space land and pond to the front of the mill, to produce a development of outstanding quality, visual amenity and character, in keeping with the 200+ year old buildings and environment of the valley bottom which is the historic heart the village. This development is within the conservation area of the village and as such must complement the existing built environment, preserve existing green and open space and be at a scale and size that does not dominate it.

I still believe that this goal has not been met by this third revised application. The developers and the planning department have not made sufficient changes and revisions to address the objections raised in both previous applications and as such I urge you to refuse the application until all the objections that I and others have submitted are addressed.

Yours sincerely,