



I have been in residence local to the site for 12 years and there are a number of concerns I have, some have been noted in other objections & comments however I will endeavour to provide local knowledge and some additional points.

The buildings roof is home to a roost of bats and has been for several years, my fear is the development will displace this local wildlife as well as disturb the abundance of other species such as but not limited to; bluejays, bull and common finches, magpies, pigeons, blackbirds & squirrels, within the immediate area and within the proposed development site itself.

There are a number of large trees within and bordering the property that seem to be unaddressed in the plans available. The most concerning of which is a ~20m tall sycamore tree, the root structure of which would most certainly be compromised by the proposed car park with subsequent loss of structural integrity of the tree which would constitute a risk to surrounding property.

The addition of such a large car park in the proposed format would remove a large amount of green space with resultant wildlife habitat loss and loss of natural drainage into the culvert increasing flood risks.

Potential damage to the culvert during and post construction is also of major concern, other points have noted a serious flooding incident due to a blockage of the culvert in 2021 which caused a large amount of damage to local properties.

Sticking with flooding, there will be numerous records of the junction of the sewer system between Hoyle House Fold & Chapel Hill overflowing. Recently Yorkshire Water conducted a survey of the junction and found it to be in full working order. When there is heavy rainfall the sewer system becomes overloaded, allowing untreated human waste to flow onto the road. Any additional waste water from the proposed dwellings coupled with the reduced natural drainage can only degrade the already poor situation.

The flooding reduced the integrity of the stone wall which runs alongside the pavement surrounding two-thirds of the property. A recent local car accident has further reduced the integrity which if unaddressed overtime would become a risk to human life and property, especially if the area directly below is a car park.

Finally, while I understand the need to re-develop sites to maintain listed buildings/features and increasing housing stocks these plans come off the back of a near decade of development in the surrounding area (Black Rock Mills). Developments which have already inflicted years of noise, dirt and reduced parking availability upon the local residents.

In short, the additional stress on local waterways, water systems, wildlife, green spaces and residents after 10 years of the same from other developments, alongside plans which ignore several local limiting factors has forced me to object to these plans in their current form.