

About the application

Application number: 2023/91491	
What is the application for?:	Erection of 61 age-restricted apartments with ancillary accommodation including
Address of the site or building:	Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Right to light</p> <p>We consider that the new proposal potentially breaches our right to light under the Right to Light Act (1959) and the Prescription Act (1832).</p> <p>Document 991090 shows clearly that buildings directly in front of our home will block light into three south-east facing windows on the lower ground floor (the dining room, studio/workshop) and on the second floor, an office,</p> <p>We have taken advice from Right of Light Consulting Ltd and that they will be writing to you directly setting out the impact upon the level of daylight and sunlight which currently benefit our home. We have been advised that we are likely to have grounds for a claim, and we intend to enforce our rights. We cannot see evidence that Kirklees has required the developer to carry out a full Daylight and Sunlight survey and request that this is done.</p> <p>Planning application 2018/90031 which was approved did not even show our house on the elevation plan.</p> <p>These are very different in appearance from the drawing by A+DP Architecture & Design Partnership who claimed to have conducted community consultation through a local exhibition where views of local people were invited to view the proposals, influencing the final version of the design.</p> <p>Privacy</p> <p>Our front and rear gardens and side patio will all be overlooked by the new development, we will have no outside space which is not overlooked. In addition, our view over the valley will be completely obscured.</p> <p>Conservation Area</p>	

Historic England has described the Holmfirth Conservation Area as 'at risk', and 'deteriorating significantly' and whilst they have stated that they support redevelopment of the Prickleden Site, they have described the previous plans (2021/62/92003/W, rejected by Kirklees) as over dominant within the local townscape, in particular properties on Woodhead Road including my own, and also in longer-range views due to their height and mass. The new proposal does not sufficiently address these concerns.

In the community led Holmfirth Conservation Area Appraisal, the Prickleden site is in the middle of the 'Riverside' conservation area. This character of this area will be changed entirely by the proposed development. Most of the houses overlooking the site are early to mid-Georgian, built before 1800. Although only two are listed buildings – most of the others have been designated 'positive buildings' due to their age, character and histories, including my own which has history dating back to the 1770s. 'Positive buildings' are recognised as making a positive contribution to the local area, and so they should be regarded as 'non-specific heritage assets', with their heritage significance taken into account in planning. The proposed development blatantly disregards such considerations.

Prickleden Mill Pond is the only remaining millpond in the Holmfirth Conservation area. It is my opinion that the millpond should be preserved for the whole of the local community, not just those of us who neighbour it, as a place of beauty, tranquillity and a home to wildlife.

The 'Biodiversity Report on the Prickleden Site' previously submitted and updated for the purpose of this application, includes a list of animals, plants, birds and insects observed in the site, a number of which are rated red or amber in terms of conservation concerns.

I have only lived here for a short time, already I've seen two sets of Canadian geese raise their young, seen a heron on the tree on the pond's island, seen bats and heard owls.

Summary

The proposed plans under application 2023/91491 will have a serious negative impact on the natural light, privacy and outlook from my home.

The site has the potential to be of benefit to the wellbeing of all residents of the Holme Valley especially if the riverside walk is sympathetically developed and access to the pond made public. The proposed development will ruin - not enhance - the local landscape, it will dominate the entire area due to its height and massing. It favours developer's profit over community benefit and even local housing need. Prickleden Millpond will cease to be a haven for wildlife. Instead, the potential to conserve and enhance our local heritage asset and protect our wildlife will have been lost forever.

Others have raised objections regarding drainage, flood risk, access, traffic and transport, sustainability, affordability, appropriateness for local housing need, impact on Hollowgate businesses and lack of consultation with residents. I share these concerns but as they have been addressed by others, I will not repeat them here.