

**RE: Application 2023/62/91491/W - Prickleden Mills, Woodhead Road, HD9 2JU**

*I oppose these plans in their current form for the following reasons.*

**1. Design**

- A. The plans display, at the highest elevation, 7-story high rise blocks far taller than any other buildings in the area. Existing views will be blocked out, natural sunlight will be dramatically reduced and they will be overbearing, out of place and overlook the existing properties on Woodhead Road - (Especially numbers 25 - 39) and Lower Mill Lane. A huge loss of privacy given the height and proximity to the existing properties. The proposed development will dwarf all the existing buildings in the conservation area and will be unsightly. *(Opinion based on current plans and elevation diagrams)*
- B. The plans don't address or take into account the current waste water pipes which run the length of the site. The area was cleared by a digger in September 2020 and caused a blockage resulting in a manhole leaking out effluent above ground next to the mill pond. Yorkshire water were contacted and ultimately resolved the matter. What solutions are in place for waste water management? Will the pipes need to be rebuilt and relaid as the existing ones can't be built on or near to?. What measures will be taken to ensure that no waste water will pollute the mill pond and the River Holme and what about accessibility for future maintenance?

**2. Traffic Flow and Congestion**

- A. Holmfirth is a quaint and attractive historical Town in a conservation area. It is a popular tourist attraction which is a huge boost for the local businesses and economy. This also brings in additional traffic, especially in the summer months. The area has seen a large amount of new housing developments and I understand that the area of Uppertong has reached it's pre-existing quota for new builds. If so many new, age-restricted apartments are deemed important for the needs of the locality then why is this development being advertised far beyond the boundaries of Holmfirth?.
- B. Given the large scale construction of this project, including the building of a new bridge from Lower Mill Lane, it can be assumed that the building phase will take many years before completion. The centre of Holmfirth is already a heavily congested bottleneck which regularly comes to a standstill when large vehicles pass through. Heavy plant and construction vehicles would have to access the site from Hollowgate and then Lower mill Lane adding further to the congestion. Given that Hollowgate is almost a single lane road with parking both sides and many pedestrians there is an increased risk of an accident or damage to vehicles or property. No doubt the businesses on this stretch will also suffer negatively with potential loss of trade. Lower Mill Lane is also a narrow stretch of road but residential. Heavy plant vehicles will no doubt cause long-term disruption to business and residents alike. Plus the construction workers. Where will they park while works are ongoing?
- C. After completion it could be assumed that at least 61 additional cars will be using this route. Some of the properties may have 2 vehicles. Despite the age restriction, many people continue to work well into their 60's so multiple car journeys to and from the site per day can be envisaged. Along with delivery drivers, family and friend visitors, health visitors and emergency services will all contribute to the previously mentioned congestion.
- D. Children often play on and around Lower Mill Lane which will become the main access road for plant and building related vehicles. Hollowgate is on the school run for pupils of both Upper Nabb junior school and Holmfirth High School.

**3. Environment, Conservation and Biodiversity**

- A. While acknowledging that Prickleden Mills is a brownfield site *(formerly a mill and cottage were present up until about 12 years ago before demolition)*, it should be acknowledged that a great number of species are present. It is an important wildlife corridor being situated next to the River Holme, surrounded by trees and fields beyond. Prior to the land clearance in September / October 2020 the area had a diverse ecology of plants, animals, birds, insects and invertebrates. Sadly many would have perished in the clearance but many species are gradually returning. A number of "Birds of conservation concern 4" (BoCC4) are present, and nesting, from the national red list and the amber list along with Hedgehogs, bats and newts. The current plans display no additional benefit to preserve the species and fall short of supporting biodiversity. Although the mill pond will be retained all the surrounding vegetation would be cleared around the entirety of the pond having a severe impact on the existing

wildlife which use this area. This is in breach of the National Planning Policy Framework (**15. Conserving and Enhancing the Natural Environment 170 “a -f”, 171 & 172.**)

Another area of concern is a lack of consultation by the developers with the residents and businesses in the locality. This development would have a profound and lasting impact on both groups.

**Biodiversity report of the Prickleden site ( 2018 - 2021 )**

***Updated June 2023***

39 Woodhead Road, Holmfirth, HD9 2JU.

***Planning Application Details:***

Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU  
Application Number 2023/62/91491/W  
Proposed Development - 61 age restricted apartments in a conservation area.



***My aim with this document is to highlight this area's natural history. A naturalised environment which is currently being considered for large scale development.***



I have lived directly next to the proposed site for 7 years. I was aware that the land was subject to planning when I moved here, however the previous plans were much smaller in scale and the "Resident's community room" was abandoned on the previous application. While acknowledging this is a brownfield site (previously a mill and a small cottage demolished approximately 12 years ago) the area has become naturalised as it was left for many years. Though not a large area it interconnects with the River Holme and the bordering woodland and fields. Prior to land clearance a thriving and diverse ecosystem was present.

Having an interest in natural history and the environment I have observed and recorded the wildlife on this site on a, more or less, daily basis. Many of the birds and insects visit my garden from the Prickleden site.

**The list of species made here is by no means comprehensive.**

There are many omissions based on my inability to identify them or simply haven't been observed by myself.

eg. There are clearly fish in the mill pond. I could speculate that there are likely brown trout, rainbow trout and sticklebacks present as they are in the River Holme which feeds into the Mill pond. I regularly witness fish jumping in the pond and there is always a presence of fish-eating birds such as the herons and kingfishers. Cormorants and goosanders are also seasonal visitors.

Also omitted from this list are Arachnids (Spiders), Orthoptera (Grasshoppers), Molluscs (Slugs and Snails) and many other invertebrates such as flies, beetles, Woodlice, Centipedes, Millipedes, Earthworms, butterfly and moth species.

As I don't have access to the site I can't give a comprehensive list of aquatic inhabitants in the mill pond either. However, I can confirm the presence of frogs, toads and newts witnessed on the land.

Another important note is that I have listed fauna and flora observed prior to the groundworks carried out in September/October 2020 at which time all the area was completely cleared of vegetation.

Disappointingly this work was carried out towards the end of the bird nesting season and prior to the "Brindle Green" official environmental report for the area. While many species remain present I would estimate that 75% are either destroyed or displaced. Especially in the case of the invertebrates where the next generation in either the larval or pupation life stage would have been wiped out. At this time of writing (25/06/2021) new plant growth is emerging and many bird species have returned. Butterfly and moth numbers are noticeably lower than previous years.

## FLORA

### ***Perennials and annuals***

Broom  
Meadowsweet  
Teasel  
Wood Avens  
Wild Strawberry  
Red Clover  
White Clover  
Bird's Foot Trefoil  
Common Vetch  
Herb Robert  
Red Campion  
Common Poppy  
Meadow Buttercup  
Bramble  
Great Willowherb  
Rosebay Willowherb  
Nettle  
Broad-Leaved Dock  
Hedge bindweed  
Fox and Cubs  
Foxglove  
Great Mullein  
Ivy Leaf Toadflax  
Self Heal  
Ribwort Plantain  
Cleavers  
Chickweed  
Pineapple Weed  
Daisy  
Scentless Mayweed  
Groundsell  
Creeping Thistle  
Perennial Sow-Thistle  
Spear Thistle  
Dandelion  
Forget-Me-Not  
Yellow Loosestrife  
Soft Rush  
Scarlet Pimpernel  
Yellow flag Iris  
Hogweed

### ***Trees***

Goat Willow  
Weeping Willow  
Oak  
Sycamore  
Silver Birch  
Water Chestnut  
Ash  
Hawthorn  
Alder

### ***Ferns***

Common Polybody  
Male Fern  
Hart's Tongue  
Wall Rue  
Maidenhair  
Spleenwort



*Small Tortoiseshell on Valerian*

### ***Grasses and sedges***

Many Assorted varieties of Annual and Perennials

### ***Naturalised Non-Native***

Buddleia  
Valerian  
Lady's Mantle (Alchemilla)  
Ivy  
Japanese Knotweed (Invasive)  
Himalayan Balsam (Invasive)



## FAUNA



*Roe Deer and Broom*

### **Mammals**

Field Vole  
Field Mouse  
Grey Squirrel  
Rabbit  
Brown Hare  
Brown Rat  
Roe Deer  
Weasel  
Stoat  
Mink  
Mole  
Common Shrew  
Hedgehog  
Bats - Common Pipistrelle, Soprano  
Pipistrelle, Nathussius Pipistrelle,  
Noctule, Leisler, Brown Long-Eared

### **Amphibians**

Common Frog  
Common Toad  
Smooth Newt



*Smooth Newt*



*Grey Heron*

***Birds***

Blackbird  
 Song Thrush  
 Mistle Thrush  
 Robin  
 Dunnock  
 House Sparrow  
 Pied Wagtail  
 Grey Wagtail  
 Jay  
 Jackdaw  
 Crow  
 Magpie  
 Rook  
 Wood-pigeon  
 Collared Dove  
 Feral Pigeon  
 Greater Spotted-  
 Woodpecker  
 Green Woodpecker  
 Nuthatch  
 Tree Creeper  
 Goldcrest  
 Wren  
 Willow Warbler  
 Greenfinch  
 Bullfinch  
 Chaffinch  
 Goldfinch

Blue Tit  
 Great Tit  
 Coal Tit  
 Long-Tailed Tit  
 Pheasant

***Migrational visitors***

House Martin  
 Swallow  
 Swift  
 Starling  
 Black Cap  
 Cuckoo  
 Waxwing

***Aquatic Birds &***

***Waterfowl***  
 Canada Geese  
 Mute Swan  
 Mallard  
 Moorhen  
 Grey Heron  
 Kingfisher  
 Teal  
 Goosander  
 Cormorant  
 Black-Headed Gull  
 Dipper

List contains Birds Of  
 Conservation Concern 4  
 ( BoCC 4)

Text in Red - RED LIST  
 Text in Amber - AMBER LIST

***Birds Of Prey***

Kestrel  
 Buzzard  
 Sparrow-hawk  
 Tawny Owl  
 Little Owl



*Resident Canada Geese*



*Kingfisher*



*Greenfinch Pair*



*Willow Warbler*

### **Insects**

#### **Butterflies**

Cabbage White  
Small White  
Green-Veined White  
Common Blue  
Painted Lady  
Small Tortoiseshell  
Comma  
Red Admiral  
Painted Lady  
Peacock  
Orange Tip  
Large Wall Brown  
Meadow Brown  
Speckled Wood  
Small Heath

#### **Moths**

Cinnabar  
Orange Underwing  
Hummingbird Hawk-  
Moth  
Brimstone  
Elephant Hawk Moth  
Old Lady Moth  
Swallow-Tailed Moth  
(Northern) Oak Eggar  
Large White Plume  
Herald Moth  
Magpie Moth

#### **Anisoptera**

Common Darter  
Broad-Bodied Chaser  
Golden-ringed dragonfly  
Emperor Dragonfly  
Brown Hawker

#### **Zygoptera**

Common Ischnura  
Common Blue Damselfly  
Large Red Damselfly

#### **Hymenoptera**

White-Tailed Bumblebee  
Buff-Tailed Bumblebee  
Honey Bee  
Cuckoo Bee  
Red-Tailed Bumblebee  
Carder Bee  
Mason Bee  
Tawny Mining bee

Common Wasp  
Lampronata Setosas  
Spider-Hunting Wasp

Harvester Ant  
Elbowed-Red Ant

#### **Miscellaneous Flies**

Hoverfly (Various Species)  
Drone Fly  
Tipula Maxima (Crane fly)  
Green Lacewing  
Mayfly  
Bee Fly  
Aphid

#### **Miscellaneous Beetles**

Seven-Spot Ladybird  
2-Spot Ladybird  
Woodland Ground Beetle  
Soldier Beetle  
Cardinal Beetle  
Common Green Shield Bug  
Earwig

#### **Molluscs**

Garden Snail  
Brown-Lipped Snail  
Leopard Slug



*2-Spot Ladybird on Thistle*



*Small Tortoiseshell, Blue Bottle Fly and Painted Lady*



*House Sparrows - Nesting Pair*



*Dunnock*



*Grey Wagtails - Nesting Pair*