



I am an owner occupier of a flat in Ledgard Wharf and have lived here for nearly five years. I am commenting on three aspects of this application: flooding and access, impact on existing living conditions, and impact on parking and traffic.

The Planning Policy Nov 23 statement attached to this application states "... Kirklees Strategic Flood Risk Assessment does not show this site as being within a floodplain". While living here I've seen multiple flooding incidents including on at least two occasions the river bursting its banks, flooding the car park (and some ground floor flats and entrance ways), and the water rising so high that there is no way to enter or leave via Back Station Road which is the only access point currently and appears to still be the only access way on the new proposal.

While it looks like some flood mitigation is in place for this new proposal I don't see how this will alleviate the issues that arise when the road floods and residents are unable to enter or exit in the area. In the last couple of years the length of Back Station Road itself has flooded making it impossible to access Ledgard Wharf/the area of the new proposed development. This does not seem to have been taken into account.

Another key concern is the impact on light, views, wellbeing and enjoyment of existing residents. The section of the building that houses south facing flats (those looking directly towards the river) will be highly impacted. We currently have views towards the river and beyond that Lower Hopton and Upper Hopton. This is a lovely, far reaching view which would be an entirely hidden if a six storey building was constructed. I understand affordable homes need to be build so would suggest a lower height building be considered for the wellbeing of existing residents.

Page 10 of the Planning Policy statement states that "lowering the height of the building would be judged to weaken the intended sense of enclosure..." – how would this be a negative? We do not wish to live in an enclosed compound. And "it is not considered that the proposed development would have any significant detrimental impact on light or would create an oppressive outlook for existing residents." I wholeheartedly disagree with this statement and would invite the developers to come take a look from my flat and imagine a building of equal height to the existing mill placed directly in front of my window and tell me but that wouldn't have a detrimental impact.

On parking and traffic: I can see parking spaces have been allocated for the proposed development however this needs to ensure there is adequate visitor parking as well as residential car parking because there is very limited capacity on the surrounding roads for visitor parking. Back Station Road is full every day as it is essentially used as residential and a park and ride for Mirfield train station. There is no overflow capacity for extra cars. It's great to encourage more people to use public transport and active travel modes but realistically this development will create additional car traffic which needs to be mitigated for.