



Calderdale Green Party, 104 Willowfield Crescent HALIFAX HX2 7JW 01/04/2011

Objection to application No: 11/00200/FUL

Status: Pending

Team: (SOUTH) South Team

Map Sheet No: 0723SE

Grid Reference: 407574 423419

Proposal: Hybrid planning application. Detailed planning application for infrastructure works including new highway link (between Wakefield Road and Fall Lane), new canal and river bridges, cut and fill earthworks to prepare site levels, flood alleviation measures, the provision of allotments, open space and local nature reserve. Outline planning application including details of access, with matters of scale, appearance, layout and landscaping reserved; forming a comprehensive mixed use development for employment (Use classes B1, B2 & B8), residential (Use class C3) retail (Use class A1). leisure (Use classes A3, A4 & D2) and community uses (Use class D1) with associated landscaping, car parking, tree planting public open space and related infrastructure, ancillary works and utilities

Address of proposal: Site Of Former Sterne Mill & Sewage Works Wakefield Road Sowerby Bridge West Yorkshire

Applicant: Genr8 Developments LLP

Applicant Address: FAO Mr R Ingham Timber Wharf 42 Worsley Street MANCHESTER M15 4LD

Agent: DPP

Agent Address: Fao Mr R Purser The Exchange 3 New York Street MANCHESTER M1 4HN

Case Officer: Peter Melhuish

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Valid Date: 28/2/2011 **Ward:** Sowerby Bridge

Target Decision Date: 20/06/2011 **Expiry Date for representations:** 01/04/2011

Calderdale Green Party objects to **Application No: 11/00200/FUL** for the following reasons –

1. **FLOODING.** The area is subject to flooding and as the Pitt report of 2008 noted, there should be a presumption not to build on flood plains. This planning application is storing up problems for the future. Life and property could well be put at risk by any future flooding and future flooding is expected. It is only a question of when.

The ground around the proposed development appears to be saturated most of the time and in severe wet weather conditions the land would not take up water to prevent flooding from rain falling on to the site or run-off from hills surrounding the site. Only major drainage works would alleviate this.

The canal adjacent to the site leaks into Sterne Mills and further excavation and building work to the site may lead to further leaks. The recent major attempts to stop the canal along Hollins Mill Lane, in Sowerby Bridge, from leaking into that Lane have hardly proved a success.

As yet no one is responsible for maintaining the flood defences along the River Calder should the project get the go-ahead and after it has been finished.

2. **TRANSPORT.** This scheme will undoubtedly add to already severe traffic congestion and pollution. The Council should have been looking at ways of mitigating traffic and pollution values, not increasing them.

The scheme will only add to all ready severe congestion at Bolton Brow and Salterhebble and add more traffic to the unsuitable hill roads leading over Savile Park and Skircoat Green.

Building a commercial estate and a housing estate in what can only be described as a cul-de-sac between two of the districts already overburdened road junctions can only be described as a planner's folly.

Also the question of parking has not been addressed. Already traffic parking up for Lloyds Bank overflows unofficially on to Sterne Mills. The plans to knock down the canal bridge and 'enhance' the road junction at Hollas Lane that have already been approved will see a decline in the number of parking spaces at the official Lloyds car park. Where will the traffic go? It can only go on the main road or the unsuitable roads up the north side of the valley, creating more hazards and dangers.

The quality of life for those already living in the area can only be decreased if the scheme gets the go-ahead. People's health will be affected by increased stress due to increased traffic movements and by increased air pollution. There are schools either side of the scheme which will put those children at risk from ever increasing volumes of traffic and pollution.

3. **SOCIAL EXCLUSION.** The scheme does not take into account the increased number of school places that may be required and hence young children will be placed in schools beyond their immediate surroundings or into pre-fab buildings. Also the housing to be built on the flood plain, none is for social housing according to the Genr8 plans. If Calderdale needs one type of housing it is social housing. That been said no one should put housing of any type on to flood plain.

4. **ECOLOGY.** A scheme of this size can only damage the existing ecology of the area. There are few places left in Calderdale that can be said to have river, flood plain, open land, hill side and woodland habitats within such close proximity and interacting with each other. The scheme can only diminish the ecology of the area. Most flora and fauna are unlikely to migrate to other areas successfully, as other areas are already under pressure from creeping urbanisation.
5. **E20.** The scheme does not comply with E20 of the UDP.
E20 clearly states –

‘Should circumstances out of Calderdale Council’s control prevent this wider scheme within the Regeneration Action Area from progressing, then the fall back position is to develop the Sterne Mill site in isolation solely for employment use.’

The wider scheme being the Copley Valley/Sowerby Bridge regeneration scheme and should include, as was intended, the Holmes Road area. There is no likelihood at present of the Holmes Road end of the scheme taking place. The plans put forward by Genr8 show that the Sterne Mill site is to be used for **residential** purposes only and so falls foul of E20.

Yours truly

Charles Gate

On behalf of Calderdale Green Party.