

About the application

Application number: 2022/92406	
What is the application for?:	Erection of 10 affordable dwellings, with access from Chapelgate and associated
Address of the site or building:	Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX
Postcode:	HD9 3BW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Application by EcoHolmes to build on Land adjacent to 67 Chapelgate, Scholes (The Old Quarry) I wish to submit an objection to the application and would urge KMC Planning to take into account the views of local residents who are not in favour of this development. The proposed site is Green Belt and should therefore NOT be built on! Whilst affordable houses may be needed in the Holme Valley, how many brownfield sites have been studied as suitable alternatives? There appear to be 145 brownfield sites listed on Kirklees Council's Brownfield Land Register! Is this land included in the Holme Valley Neighbourhood Development Plan, designated as land for house building? The land is one of the area's few valuable and rapidly diminishing green spaces and (as it states in the NDP):- "All major development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats. New major development should create a measurable net gain in natural capital and biodiversity. Direct and indirect impacts upon biodiversity and/or geodiversity should be avoided." What will the criteria be for deciding what is "affordable?" Who will decide on potential residents' qualifications for being considered "local" when applying to rent these "affordable" properties? My understanding is that the requirement for proven local links would reduce in subsequent rentals on these proposed ten properties - which may lead in time to zero local occupants! I also note that the application states that there is no flood risk, which is contrary to the information available on the Government flood-risk website which in fact shows flood risk from surface water as "medium risk."	

My other concern is the additional traffic that would be generated by the building of these houses. There would be additional vehicles - including buses, refuse, delivery vehicles accessing this site (which is on a blind bend). The site is in close proximity to both the local pre-school and junior school.

As residents of Scholes Moor Road we suffer the consequences of the houses that were built on Cross Lane and Hade Edge. These proved to be totally out-of-character houses that were approved by KMC despite a vigorous campaign opposing the destruction of our green fields. Approval should not, in our opinion, have ultimately been given to so many houses being built on this site with such a low percentage of what could be deemed "affordable" homes. Insufficient account was taken of the local infrastructure and the lack of facilities in the village to accommodate such a development, and since nothing has been done in the interim to improve local infrastructure (drainage, schools, roads) or the provision of healthcare or additional public transport, this proposed use of the Old Quarry would further add to a deterioration in the quality of life here in Scholes whilst destroying a much-needed green space which provides a valuable area of biodiversity and is natural haven for wildlife.