

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
I strongly object to this applications' proposals on the basis that the site is Green Belt, as shown on the Kirklees Plan, which should be preserved. Many comments on this portal mention the site as being brownfield, which it is not, and that the houses are for sale, which they are not, they are to rent. Although EcoHolmes have carried out various surveys and public consultations, they have not demonstrated that there is a 'special' need for low-rent housing in Scholes, or that there are local job opportunities, or that the properties would be only for local people in perpetuity. The idea that these tenants will be able to get on their bike and ride to work, walk to work, or walk their children to the local school is fantasy. There aren't any local jobs or school places. The exceptional circumstances (as required in the Kirklees Local Plan para 8.41 and 19.7) have not been met. I have also been told by a representative of EcoHolmes (at the local Cricket Club consultation) that the Connect Housing Association would be in charge of the allocations and after the first places have been allocated, the next round would only include for 50% of 'local' peoples needs, with subsequent allocations reducing this over the years. So perhaps 5 or 7 years down the line there is a high probability that nobody with a Scholes connection would be a resident. This does not mean 'in perpetuity' to me. The Planning Authority can of course place a condition on the Applicant that the houses should only be available for local people but monitoring that is impossible and if a tenant originally from say Dewsbury was found to be in residence, would the Planning Authority have the power to evict them, making them homeless? Affordable housing is required nationwide but not at the expense of the Green Belt until such time as all brownfield sites, of which there are many, have been exhausted. The development of this Green Belt land would also be inappropriate when looking at the objectives of the Holme Valley Neighbourhood Plan which takes into account the opinions of local people and sets out its' aims and policies especially in respect of Biodiversity and the Climate Emergency Action Plan. As this document was prepared by the Holme Valley Parish Council there is an obvious conflict of interest with this planning application as the Council members are all trustees of the Holme Valley Land Charity, EcoHolmes being its' trading name. I imagine that the outcome of this application will be of great interest in this respect.	