

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

Whilst I fully support the ethos of affordable rental properties available for local (especially the young) people I object to this proposed development for 3 main reasons.

1. Road Safety

The site is at the junction of two blind bends, one of which is at the top of a steep hill. There are no pavements at all on this section of Chapel Gate.

Within extremely close proximity to the site there is a pre-school and a primary school. Twice a day through term time there are many young children travelling to school and pre-school.

Although the development provides parking spaces for each house in the development this makes the presumption that each house will only have one vehicle and that the residents will have no visitors who arrive by car. On this section of Chapel Gate there is already a row of houses with no driveways who therefore need to park on the road.

Where will these additional vehicles park?

It is in close proximity to a much used playing field and the local cricket club, again meaning that there are many children and young families who use this road for access.

2. Flood risk

This site regularly floods throughout the year after spells of heavy rain, acting as a flood plain for much of the water which runs down Chapel Gate and the run-off from the playing field. Where will all this water go if the development goes ahead, there is already a problem with flooding on Dean Bridge Lane. There is a reason why the neighbouring road is called White Wells.

3. Loss of valuable biodiverse land. Although not officially a Greenfield site this site is in the Greenbelt and is a hugely biodiverse area. It is home to many animals (rabbits, weasels and bats to name a few) and countless birds and insects, all supported by the many plants, including the small copse at the top. The 'planting suggestions' made by Ecohomes will be nowhere near sufficient to replace this green asset and in addition will take away the already limited space for children to play in the village.

In addition to these objections I also have some concerns about the transparency and impartiality of Ecohomes and Holme Valley Parish Council. It is my understanding that there is significant crossover between the two organisations which must create a conflict of interest. I sincerely hope that anyone with dual membership of these groups is not involved in Kirklees planning committee in anyway as this would certainly bring into doubt the objectiveness and impartiality of any decisions made.