

## About the application

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| Application number: 2022/62/92406/W |                                                                                 |
| 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

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| Type of comment: A supporting comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Yes |
| <p>This site represents a quite unique opportunity for the development and provision of affordable housing - defined not only in its not-for-profit affordable rental objectives, but also by the energy efficiency (costs-in-use) objectives , which have become increasingly relevant. It is unique in combining the Holme Valley community assets from the Land Charity with the development and local management aims within the Ecoholmes body. The LPA should appreciate there may be very few such opportunities that could arise in the immediate future. It is designed to meet the now critical need for affordable homes identified previously in policy documents but ever more evident in escalating local rental and sales values. The most common objections have strong counter-arguments:</p> <ul style="list-style-type: none"><li>* Green field development - this was, and still remains, land defined as a quarry site, being previously used for industrial mineral exploitation. In other areas of the country such sites have been considered as 'brownfield' in nature.</li><li>* Dangerous bend - this application will be considered with Highways input but at face value this location, its radius and context is no more dangerous than many, many locations across the Holme Valley, perhaps no more difficult than the Paris/St Georges Rd at the very (built-up) heart of Scholes.</li><li>* Local management arrangements - there has been much spurious debate about the status of the management arrangements. It should be clear that the site is within ownership for the wider benefit of the Holme Valley (as it always has been). At the very heart of this proposal are various Holmfirth community agencies, acting for the benefit of the wider Holme Valley. It is not a localised resource for the hamlet of Scholes alone.</li></ul> <p>The LPA should seek to approve this proposal in principle at the very least, even if there are detailed conditions that may be considered relevant and necessary.</p> |     |