

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
<p>We object to this application and urge the planning committee to refuse to grant planning permission (even "in principle").</p> <p>The biodiversity report the developer commissioned states that due to the ecological damage to the site (which the developer's proposals will not sufficiently remedy/mitigate) the proposals do "not comply with local planning policy" (see page 3 of biodiversity report by Encon Associates, dated 31 March 2022).</p> <p>Despite other numerous objections I have to this proposal, this alone should mean that the planning committee should refuse this application.</p> <p>This site is designated greenbelt and is a wildlife haven.</p> <p>The Executive Summary of the biodiversity report (on page 3) confirms that despite a number of proposed on-site measures, these would still not compensate for ripping up all the greenery and would result in a net loss of biodiversity of 53%.</p> <p>The same report also notes that the site is suitable for nesting birds and "the assemblage of habitats on the site is considered to be of ecological value." It goes on to note that "the proposal will result in the loss of habitats of local ecological value and will risk the disturbance of nesting birds".</p> <p>It appears that the developer may not have been happy with this report, so we note it has been amended three times (!) and now refers to (page 32) OPTIONAL off-site measures that could be taken to try and create a small (c10%) biodiversity gain.</p> <p>These OPTIONAL proposals include appropriating an c.85m x 5.5m, strip of the widely used local playing field situated above the site and planting this up with wildflowers/grasses (when it already grassed!)</p> <p>That the developer now intends to commandeer a large part of the playing field that our children play on in order to make this vanity project work because belief and is</p>	

our children play on in order to make this vanity project work beggars belief and is outrageous!

This is just the developer clutching at straws here, they don't own this land (the playing field), this land is a widely used public amenity used by many people in the local community to walk their dogs and to exercise and also for the children to play (we play football and cricket there and regularly have picnics and fly a kite). These proposals are only noted as something that is optional within the report, as I assume there is no guarantee that the developer will even be able to secure this.

If the developer can only get their proposals over the line by taking more land away from the local community, this shows how fundamentally unsuitable and ill thought through these plans are.

As things are, these proposals result in a net loss of biodiversity of over 50% and (in the words of the developer's own expert report) does 'not comply with local planning policy'.

For this reason alone, the Planning Committee should NOT grant planning permission (even in principle).