

About the application

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

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I strongly object to the development of the 'Chippings' site in Scholes for the following reasons. 1. The site is designated Green Belt - there are brownfield sites available in the valley that could and should be used to provide affordable housing, before green belt land is even considered! This site WAS NOT included in the Holme Valley NDP or KC Local Plan for development. 2. Loss of existing wildlife and biodiversity – please read the extract taken from EcoHolmes Ecological Assessment on the following page. The proposals WILL result in a net loss of biodiversity (-53.19%). Both 'on-site' and 'off-site' biodiversity enhancements are required to meet the +10% net biodiversity gain! EcoHolmes are suggesting using the lower section of the school field (5.5m x 85.5m) to achieve this, however that would mean taking yet more greenbelt land already used by the local community for leisure activities. This clearly is not a benefit to the local community. 2. Road safety issues due to site being on a dangerous blind bend with limited pavements and site lines. Resident parking on the roads already mean that traffic has to straddle the centre line when negotiating the bend. An entrance on or in close proximity to this bend would compound the safety/danger issue. The increased traffic from this development will further strain the already overburdened traffic flow of Scholes, especially on school days, rush hour and on the weekend when the road is full with visiting cars from the nearby cricket ground. Ecoholmes did carry out a traffic survey, however this was carried out outside of rush hour and in the school holidays making it a misrepresentation of the true traffic flow and speeds of traffic through our village and on Chapelgate specifically. "Surveys should be carried out during 'neutral' or representative months avoiding main and local holiday periods, local school holidays and half terms. Time periods should be 07:00-09:00 and 16:00-19:00 hrs." - In accordance with TAG Unit M1.2, section 3.3.6. Department for transport. https://www.gov.uk/guidance/transport-analysis-guidance-tag	

Clearly the traffic survey submitted by EcoHolmes does not follow this best practice and is not representative of the real traffic situation within Scholes village. For this reason it must be disregarded.

3. More pressure on the Scholes village water/sewer infrastructure - there was a recent sewer collapse at Jackson Bridge in Spring 2022.

4. Potential flooding issues on the site and down at Dean Bridge – despite EcoHolmes application stating there is ‘no flood risk’ the Government flood-risk website shows flood risk from surface water as "medium risk". Also note concerns over Dean Dyke collapsing in early 2022 due to flooding. This site regularly floods in the winter months and flood mitigation plans involve a huge amount of disruption to the surrounding environment, huge cost and the use of materials such as concrete (not an ecological benefit to the area).

5. Loss of community green space - the site is regularly used by local dog walkers and children riding their bikes. EcoHolmes have stated 'There is a large Council owned recreation field just above the quarry providing recreational space' for such uses, yet they are suggesting using the lower section of the school field (5.5m x 85.5m) as part of the ‘off-site’ enhancements to meet the required +10% net biodiversity gain! This clearly shows conflict and contradiction within EcoHolmes plans and another example of the disregard for existing green space.

6. Detrimental impact on local amenities - doctors, dentist, schools are already over subscribed. Has this been considered?

7. Previous planning applications in the area that were rejected - 2016/60/91176/W rejected due to the site being green belt. Nature has only increased it's re-wilding, making this site of greater ecological importance. Owls, bats and birds are regularly seen flying over neighbouring gardens and use this space to feed and nest.

8. Housing development sites already included in the KC Local Draft Plan/Holme Valley Neighbourhood Plan - Kirklees Council has identified an additional 28 homes located on the site adjacent to the Moorlands estate, south of Sandy Gate fields.