

From:
To: [DCAdmin](#)
Subject: 2022/62/92406/W
Date: 19 September 2022 12:49:29

I want to submit an objection to the above proposal!

I have been reading through the Housing Needs Survey and I wish to add the following comments.

3.21. According to the 2011 Census, in Scholes BUA there was a large proportion of owned outright dwellings and social rental dwellings.

5.11. Around 3,000 flyers were dispatched and 156 surveys were completed, all of which were completed online. 88 were received from Scholes Built Up Area.

5.32. Based on the survey, the main priority in terms of household groups very clearly appears to be for first time buyers, with no priority based on private rentals.

5.48. The evidence suggests for local households, there may be a small amount of need for bungalows or semi detached dwellings.

5.52. Evidence from the household survey suggests 31 people are planning to leave an existing household and find a place of their own over the next 5 years. Of these, 14 plan to remain in the HD9 1 area- 5 currently reside in Scholes BUA.

5.62. In both Scholes BUA and HD9 1 some 70% of the affordable need is for 1 and 2 bedroom homes. In Scholes BUA 90% of the market need is for 3 and 4 bedroom ones.
A greater proportion of 2 bedroom market homes are needed in HD9 1 and a smaller proportion of 3 bedroom homes.

According to this, 2 bedroom affordable homes are not needed in Scholes, like the ones proposed by EcoHolmes!

9.7. The weighting factor for the household survey in Scholes BUA could not easily be determined due to the low response from the leaflet drops.

9.12. We must note that the number of people living outside of the study area with a local connection will NOT be a small number.

EcoHolmes have used the "local connection" to allocate these houses. How are these going to be for Scholes residents given the above. This is unacceptable and unfair to the Scholes residents!

"Further analysis of the need for the affordable housing below will focus on modelled data using the basic needs assessment model BNAM, which turns the above snapshot information into annual needs and factors in several sources of supply."

Their conclusions are all based on a model and not local fact!

Kirklees Council replied to questions.

There are 23 households on the housing register with postcodes within Scholes and Hepworth. "Please be aware that the information regarding postcodes and addresses is not guaranteed to be accurate."

The council confirms they have a priority and bedroom required list, but will not release the information.

No one from Scholes or Hepworth on the housing register indicated a preference to be housed in the area, despite KC saying, “We operate a choice based letting system where applicants register an interest for individual properties.”

There is no information held for a local connection to Scholes and Hepworth in accordance with the allocation policy.

“ The Kirklees Housing Allocation Policy defines a local connection to the district, not to specific areas within the boundary. Therefore we will not hold this information.”

These homes cannot be guaranteed to go to the local people of Scholes and Hepworth based on the allocation policy!

EcoHolmes didn't make it clear until February 2022 that these were affordable houses to be rented by a housing association. Many local residents believed them to be affordable homes to buy. It was also not publicised that they were to be built on Green belt. The “local connection “ also now appears to be very misleading! There has been a lot of misleading information surrounding this project from the beginning.

There are 7 local brownfield sites which are registered on the Kirklees Brownfield Register, a number of these are relatively close to Holmfirth centre. These have access to local amenities and transport links. This would negate or lessen the use of personal vehicles and also encourage the use of bicycles due to the valley bottom routes. This would much more support Eco values!

Please refuse this planning application!