

From:
To: [Nick Hirst; DCAdmin](#)
Subject: Please see the below document in respect of application (2022/62/92406/W).
Date: 19 September 2022 17:33:57
Attachments:

*Dear Sir/Madam,
Please see the below document in respect of application
(2022/62/92406/W).*

Objection of proposal (2022/62/92406/W)

General : -

This proposal (2022/62/92406/W) is a green belt site. Applications to build on such sites set a wider precedent for development on protected spaces and this proposal is no different, the bar should be, and is set at a height which requires robust scrutiny in all elements and claims, this process should be demonstrable and stand public scrutiny, including the integrity of the process at local planning level.

The Holme Valley Parish Council Neighbourhood Development Plan (NDP) 8th December 2021: -

With respect to local greenbelt, guidance is available in the Holme Valley Parish Council Neighbourhood Plan.

The following guidance is available which clearly prioritises brown field sites and not land with a protected status.

Extracts below: -

Page 7 “protection of the rural nature, green belt and fields”.

Page 27 “Neighbourhood Area where Kirklees Council is the local planning authority are protected by Green Belt”.

Page 85 “New homes should be built on brown fields only. Green belt to be preserved.’ It is noteworthy that both Hade Edge and Scholes communities strongly resisted the new housing developments in the Local Plan during its Examination, setting up ‘Hade Edge Fight for the Fields Group’ and ‘Scholes Future Group’ to provide coordinated responses to the consultation. The latter contributed nearly 600 objections to the proposed housing site in Scholes and indeed, its size was duly reduced by the Planning Inspector. Representations were also made on behalf of other local groups and people by the Holme Valley Vision network”.

Page 86 There is also support for the brownfield first policy with 89% consultees in 2017 supporting the use of brownfield sites over greenfield ones and as mentioned in 4.5.9, there was considerable local resistance to housing development on green fields in Scholes and Hade Edge.

‘Be the first authority to insist on re-use of brown field sites’ and ‘the NDP should allow for a phased release of sites, preferencing brownfield sites over greenfield sites’.

Furthermore, brownfield sites are readily available on the Kirklees Brownfield Land Register close to this proposed development and these sites are clearly favoured within the NDP and in accordance with National Guidance.

Extracts below:-

Site Reference: BLR_045

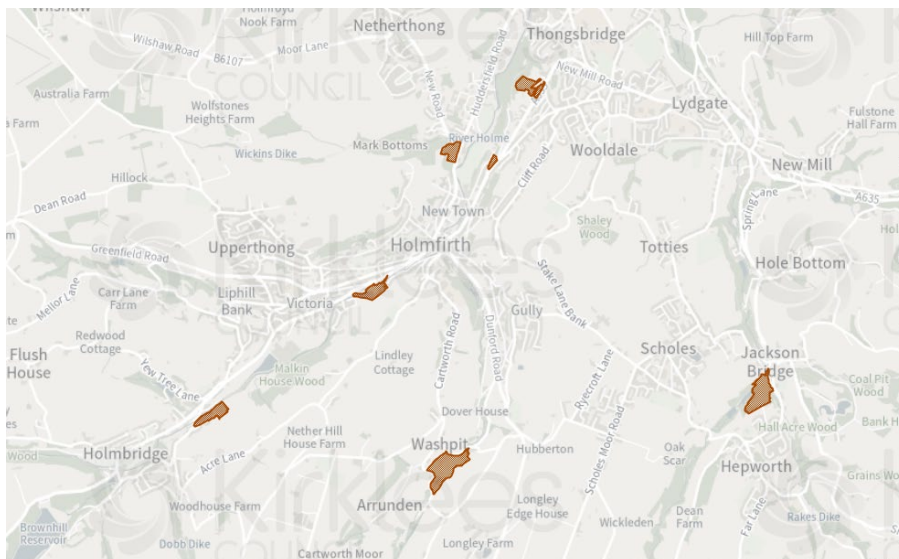
Address: "Dobroyd Mills, Hepworth Road, New Mill, Holmfirth, HD9 1AF"

Site Reference: BLR_113

Address: "Washpit Mills, Choppards Lane, Cartworth Moor, Holmfirth, HD9 2RD"

The below map shows 7 local brown field sites which are registered on the Kirklees Brownfield Register, a number of these are situated relatively centrally within Holmfirth, having both access to 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, as such this would in fact be aligned with Eco values.

True Eco-Homes are holistic, they require minimal impact to the environment, careful choice of materials, high standards of energy efficiency and should be situated in a location within walking/cycling distance of amenities and transport links.



Planning application 2016/60/91176/W

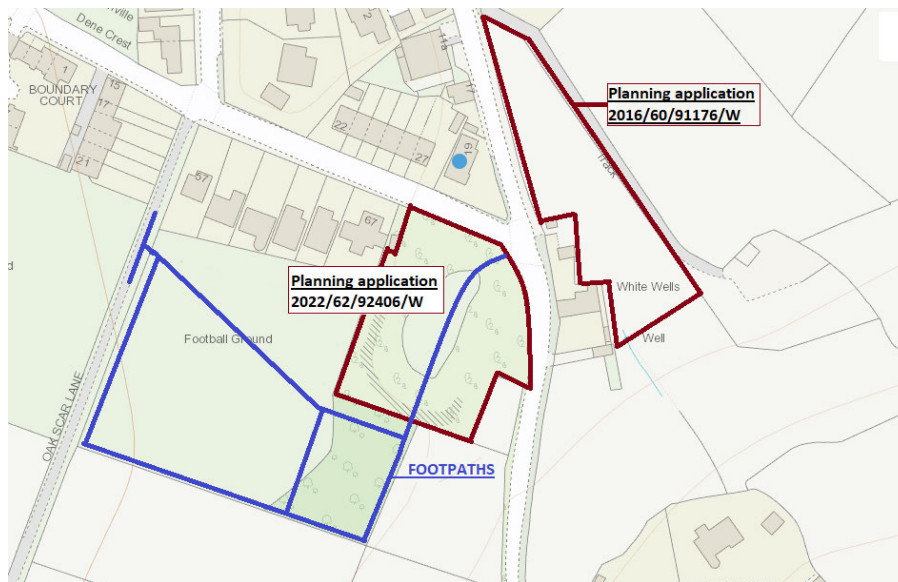
On the 21st April 2016, Kirklees Council Planning department refused outline planning for the erection of two dwellings. Land off White Wells Road, Scholes, HD9 1TW.

In the rejection of the above-mentioned development on this, an adjacent green belt field site, the below comment was made in respect of this location in Scholes was made by KMC Planning Officers. This was noted within the decision to reject the application.

‘As such the erection of dwellings in this location would constitute inappropriate development in principle. Furthermore, the dwellings would harm the openness of the green belt into the countryside’.

I would ask that this comment be noted and strongly support this observation, it’s ongoing relevance and the officer’s sentiment which remain equally as appropriate with reference to neighbouring site ref (2022/62/92406/W) which is the gateway for residents into the countryside. One which I myself have used for 27 years.

Map showing the relationship of the 2 green belt sites and the footpath below:



Footpath and openness to the wider green belt.

This 'openness' remains as important to the village with many residents including my family and I using the established footpath within the old quarry and into the wider green belt.

This is a community asset and given the opportunity residents could work to decontaminate and to increase the biodiversity and support the National Directive for planting trees and encouraging rewilding within green belt.

Water Table/Flooding and Environment impact.

Dudleys Structural and Civil Report – APRIL 2022:-

The report as titled above raises the following points:-

- 1) *'The existing site consist of areas of made ground which consists of clays, gravels over the quarried stone. Within the gravels clinker and contaminants have been identified which presents a medium risk to groundwater as detailed within the Phase 2 SI'.*
- 2) *'These contaminants will need to be explored further, as recommended in the SI, to ensure that these contaminants do not impact the underlying groundwater table'*
- 3) *'Soakaway tests were undertaken within the site in March 22, and it would it was identified the site would not be suitable for soakaways as the fractured rock within the site was fully saturated and had water escaping and bubbling into the trial pits'*

Points 1/2) above: -

With reference to site contamination and Environmental Impact I would expect that any survey assessment from a commissioned source noting 'Medium Risk' impact, be taken very seriously, furthermore exacerbated in such cases where the author of the report recommends *'These contaminants will need to be explored further'*.

With regard to contaminated land and potential pollution of the Dean Dike from the identified site contamination I ask that you compare the statements made in these reports to the following legislation and that prompt referral be made to the Environment Agency: -

Environment ACT 1995 – 3.1 Environmental Damage (Prevention and Remediation) (England) Regulations 2015.

Regulation 13(3) Failure to notify an enforcing authority and take practicable steps to prevent an imminent threat of environmental damage.

Environmental Protection Act 1990 – 'immediate remediation to prevent serious pollution of controlled waters'

On-Site Groundworks

Due to the site being an acknowledged soak-away for both surface and underground hydrology the applicant has opted to install a top water tank, a centrifuge for site silt water and a pumping station to carry site sewerage to existing services elevated above on Chapelgate.

The quarry site structure is noted as being rock and these 'tank' systems would require major excavation to site them under the ground level, this would cause further contamination to ground water and potential displacement of water to neighbouring properties and the road network.

The tanks would also require far larger holes than the units themselves and hundreds of tonnes of environmentally detrimental concrete to instal them in such a way that they do not float on the sub-surface groundwater and 'pop-up'.

This is noted In the reports supplied by the applicants.

The tanks would further require electricity and regular maintenance making the system itself costly to support and reliant upon electricity itself which does not align with any 'Eco' claims.

Existing Pipework Infrastructure

The proposed water connection to the East of the site which descends Dean Bridge and joins the Dean Dike 230m to the East is not suitable for additional water, surface or additional flood water held by

the site saturation, the existing pipework may appear 'fit for purpose' at the junction of the site, but this system runs into an open ditch after descending around 100m from the site next to an open stone well.

This causes highway flooding which occurs year-round and in the colder months

the water typically freezes on the road surface causing dangerous road conditions on a very steep gradient. This is intensification of already failing infrastructure and of serious concern to road users and pedestrians alike, there is no pavement or escape run-off for vehicles at this location.

I note from the KMC report that it is agreed that the Dean Dike is a suitable location to receive top-water, I again would ask that an engineer visit this location as it is in a state of collapse, the upper dike is level with silt and the slipways to the lower mill pond are collapsed in places with potential for blockage and flooding. This has been reported to the Environment Agency who have also investigated flooding issues at the section below Dean Dike.

A full inspection and report is required regarding the structural integrity and future capacity of this body of water as there is a high risk of flooding in Jackson Bridge.

Pictured below the collapsing slipway and silt at Dean Dike:-





Highways Issues

The site is situated on a very dangerous bend which descends quickly into the Dean Bridge.

The downhill approach to the site on Chapelgate is made whilst driving East, local residents are aware that this leaves drivers vision impaired by the morning sun around the location of the proposed entrance.

The site lines when emerging from site are insufficient at this location when considering required parking for local existing residents.

The parking issue is actually illustrated on the front cover of the survey submitted on behalf of the applicants (image below), vehicles can be seen parking directly across from the proposed access, forcing vehicles descending the hill to cross into the opposite carriageway directly at the location where the proposed site traffic will emerge, this is unsafe and likely to result in a road traffic collision.

TRANSPORT STATEMENT

Proposed Residential Development
Chapelgate, Hepworth

April 2022



The site is also set back further from the highway than is indicated on the applicants reports and plan, roadside excavations made by locals have identified that the proposed site lines rely on encroaching upon the public highway to achieve the absolute basic requirements, the road should be widened at this bend rather than narrowed as vehicles also park outside White Wells Cottage at the apex.

The road is simply not wide enough to accommodate this development and the proposed occupancy and also lacks any pavements on either side above the proposed site for pedestrians to safely travel to and from new dwellings. Vehicles are often parked roadside properties on both sides of Chapelgate as mentioned above and demonstrated in the above image, albeit that the image was taken as a quiet time of day in school holidays.

The access proposed would therefore rely upon existing properties parking away

from their homes and driveways, causing both inconvenience and also displacing parking issues to the wider Scholes Village.

The nearest pavement off-site is situated on White Wells Road, this would require pedestrians to cross at the apex of the blind bend to reach it, any disabled persons, elderly, or children would be particularly at risk whilst crossing.

The proposed access road raises significant concern in respect of road safety, infrastructure and detrimental impact to amenity and the environment.

Summary:-

This application is made by 'Ecoholmes' who is founded by local officials of the parish council and is supported by a Ward Councillor who is also a member of the strategic planning committee and KMC cabinet and a former director on the board of the 'Ecoholmes' developers.

In any public body I would expect that these factors would require independent referral and would ask if this is to be undertaken in the interest of transparency and accountability?

I also note from the reports submitted that Parish Land Charity funds (Public Money) have been discharged into the endless commissioned reports and public engagement exercise (which failed to mention the proposed site is green belt which is misleading, (intentionally or by omission).

The public comments element to which this is a reply. is also subject to manipulation at a political level, canvassing for additional comments by email and appealing to politically aligned individuals to add weight to the application by virtue of numbers and subdue the voices of concerned residents. I am also concerned that insults have been written and published on the comments page, 'NIMBY' is an insulative term when used against genuine objection by local residents.

The application fails to consider or acknowledge the existing benefits to the wider Scholes community and the overarching need for the protection of green spaces. With added potential for further carbon offset which could be brought about by implementing the acknowledged local and National objectives for tree planting and 'rewilding'.

As such I Find it difficult to conceive that a fair planning process will be possible, on a site which would otherwise undoubtedly fail given the availability of local brown field which should always be priority.

The site has been abandoned by the parish council who allowed the space to become an Illegal waste site (disposal of construction materials) without appropriate exemptions or regulation. Mounds of road chippings remaining on site are an ongoing detriment to biodiversity and much needed green space for

public use. These 'Gravels, Clinker and Contaminants' are identified in the report submitted by the applicants, undertaken and observed by Dudleys Structural and Civil as 'Medium Risk' of contamination to groundwater.

This long-term neglect is now relied upon by the same now custodians of this land (which was originally gifted to the community through the Graveship of Holme), who seek to lessen the green belt status and also to dismiss the wider benefit to the community and it's visibly apparent biodiversity. Despite this a wide range of plant life and nature is often found on the site, particularly in the spring and summer months when not 'in flood' as occurs during the wetter months.

The application fails to prove local requirement for 'Cheap Rental' property, furthermore the public consultation has been misleading, rental homes are available readily including council properties, affordable homes implies that starter homes are for sale and this is not the case.

There is a shortage of affordable homes 'to buy' in the Holme Valley and this is not satisfied by rental units.

The social housing list will be applied to this development regardless of 'fair words', these homes will therefore be allocated on the agreed KMC points system and 'local allocation' would be seen as discrimination. This statement promising 'local allocation' cannot be enforced in a meaningful way and again is misleading.

The allocation is proposed to be made by Connect Housing Association based in Leeds.

I would ask that my observations are considered by the planning and highways department.

Sincerely