

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>Part one of a two part objection.</p> <p>Let me start by saying, I am the owner of the land which borders the quarry site on two sides, and which is accessed through a gate opening onto the quarry site.</p> <p>This proposed development in the quarry will have a massive impact on the feel, and nature of my land. What is at present a quiet and pleasant place to go and appreciate nature, will become overlooked by housing, and subject to the hustle and bustle which inevitably goes with that, something which I believed that the greenbelt status of the area would prevent from happening.</p> <p>The applicants try to suggest that the quarry is of low value in terms of the natural environment, this is very far from the truth, the quarry provides an important buffer between the village, and the countryside beyond. They paint a picture of a development nestled between trees, giving the impression that these are part of their design, yet the small copse of trees above was planted at the bottom of the school football field as a nature area by pupils of the school in the 80's, (I know this because I was one of the children who helped to plant the trees) & has absolutely nothing to do with their proposal. They also make a feature of my native hedging in their drawings, again this is not part of their development, it is on my land and was planted by my predecessor.</p> <p>I find it to be somewhat disingenuous that the many saplings and shrubs which grow in the quarry are ignored by the tree survey, while they claim to be enhancing the environment with plans to plant fewer saplings of a comparable size. Left to their own devices, the existing small trees which they consider of no value, will grow faster and stronger than new plants, having already done the hard work of establishing themselves.</p> <p>At present my land suffers from very little light pollution, helped in no small part by the trees and shrubs which grow in the quarry, blocking light from the village. I have spent many nights observing the stars from there. Should this development go ahead it will not only remove the screening effects of the trees, but bring with it street lights, lights from the houses, lights from vehicles. It will massively decrease my ability to enjoy the</p>	

from the houses, lights from vehicles. It will massively decrease my ability to enjoy the night sky.

This brings me to another point. In the time that I have spent on my field at night I have observed the quarry being frequented by owls and bat's, the latter of which are protected by law. I know that bat's feed there, I suspect that they also nest in the quarry.

Having done a little research into the legal aspects of this I have discovered that it is a requirement for a specific bat survey to be carried out when a proposed development is "close to water bodies, quarries, or natural cliff faces" (as well as several other applicable criteria). Considering that there are several mill ponds in close proximity, and the proposed development is actually in a quarry, I'm certain that this rule applies. Why hasn't this survey been done?

See www.gov.uk/bats-advice-for-making-planning-decisions

I note that their design includes the provision of a few bat boxes, these will do very little by way of replacing the habitat that will have been destroyed.

Potential pollution of my spring water supply.

This development would be in very close proximity to the spring water supply on my land which I use for drinking water, watering plants, and water for animals. The applicant was made aware of this. There is potential that building so close could cause contamination.

It is also worth noting that springs rise in the quarry itself, which will cause issues for buildings placed there. The quarry remains wet when the water table is high even when there has been no rainfall. The digging of foundations risks exacerbating the situation. Dealing with this problem will inevitably mean an increase in water going into the local drainage system which already struggles to cope at times.

Historic significance. Scholes is a village which grew up around two main industries, textiles and quarrying. The history of the textile industry can be seen in the design of the older buildings, but this quarry is the last remnant to be found in the village of the quarrying industry.

Access to my field.

My field has enjoyed full open access across the whole quarry site since at least the 1800's as can be seen from the old ordinance survey maps. Their proposal would restrict this access to a single route onto Dean Bridge lane, removing my ability to access directly onto Chaplegate. They have asked for my agreement to this, and I have made it clear that I do not agree. As a related matter, I notice that their plans include doing work on the walls either side of my gateway, they have neither sought, nor been given permission to do this. These walls are my property and they have no right to interfere with them without my permission.

Public access rights to the quarry. It is my belief that because the people of the village have enjoyed unrestricted access to the quarry for generations, that a right to do so has been well established. Many people use it for recreation, dog walking etc. any development in the quarry will infringe upon these rights. I have always considered it a public space, from playing and building dens there as a child, to dog walking, and simply visiting it as an adult. It is a village amenity.

Due to the restrictions on the submission length this objection is continued in a second submission.