

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
My understanding is that currently there is no need for additional affordable housing in this area, and that further more there are many additional other brownfield sites available that should be considered first prior to developing a significant and biodiverse greenbelt site. Given my properties proximity to the site i have a number of concerns regarding the supporting evidence submitted for the application. With reference to flooding the comments seem to be completely detached from the reality of the site which floods and stays flooded all winter acting as soak away for the villages run off that comes down the surface of chapel gate, no provision is made to mitigate this. The road data also seems to have been collected inappropriately over a very quite half term, the reality is that this development at best places significantly more pressure on a difficult and dangerous bend. The ecological survey has only been done once and not twice as is recommended and has been done in March when no accurate reflection of the sites biodiversity could be made, the site is a very important source of multi season biodiversity in an area of mostly grass agricultural land. In my opinion it would be impossible to increase the sites current biodiversity by 10% given its current state and maturity without resorting to mitigating the impact in another area which is a loss to the local community. In addition the applications dwellings significantly overlook my property and represent a huge loss of privacy. At the pre planning meeting regarding this application "The advice given was that on sites such as this in the Green Belt there is a presumption against inappropriate development" and the "Council was not convinced that the submitted evidence accurately reflected local need" There are plenty of affordable houses available in Kirklees and or non green belt sites available to build on. Looking at Ecohomes survey returns their "local need" seems to be non Scholes based and this planning proposal is therefore inappropriate on both counts.	