

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
I would like to object to planning application for the following reasons: • 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. • Loss of existing wildlife and biodiversity - 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) above the Chippings site to achieve this! Yet more loss of our green recreational space! • Road safety issues due to site being on a dangerous blind bend with limited pavements - As a resident who lives very close to the site, I am faced with the daily challenges of trying to negotiate entering and exiting our property, both on foot and by car/van, and being unable to view the traffic which regularly speeds up and down Chapelgate and round the blind bend onto Dean Bridge lane. Our elderly/wheel chair bound neighbours who live opposite struggle even more than we do! This development will increase the traffic in the area by potentially 20+ residents vehicles, plus the increase in delivery vehicles, visitors vehicles, potential access bus for the occupant of the M4(3) unit, refuse collection vehicles, all of which will further increase the dangers. Accessing and exiting the site for residents will be very difficult and dangerous due to the blind bend. • Detrimental impact of increased traffic throughout the village – Scholes has been subjected to numerous new housing developments over the years and the narrow village roads are hugely overburdened and congested due to the increase in traffic, and insufficient parking and traffic management measures. • Potential parking issues on and around Chapelgate/Dean Bridge Lane/White Wells Road due to overspill from the development and current residents being forced to park elsewhere. • More pressure on the Scholes village water/sewer infrastructure - note concerns over the recent sewer collapse at Jackson Bridge • Potential flooding issues on the site and down at Dean Bridge - despite EcoHolmes	

- 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.
- 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!
- Detrimental impact on local amenities - doctors, dentist, schools in the area are already over subscribed
- A previous planning application across the road from the Chippings site (2016/60/91176/W) was rejected due to the site being green belt.
- Housing development sites already included in the KC Local Draft Plan/Holme Valley Neighbourhood Plan - these include two sites that are located within the Scholes Built Up Area. These Local Plan allocated sites are HS182 (28 houses proposed) and MXS12 (75 houses proposed). The total number of proposed houses for these sites combined is 103. Policy requires that developments over 10 units provide 20% of their units as affordable housing.