

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 previous objection still stands as it is unclear as to what changes, if any, have been made to the proposed plans. I vehemently object to this development plan. EcoHolmes have stated that their aim is to explore brownfield sites and retrofit old buildings for housing and are therefore going against their own principles, specifying "The main issue is that land in the Valley designated for housing is extremely expensive. Due to being a rural area, many other potential housing sites are also in Green Belt or Greens pace zones. Brownfield sites are preferred but they are hard to obtain, and some are very expensive to develop." This demonstrates that their aims and objectives are not achievable without working more closely with Kirklees Council to make brown field sites more affordable for development. There is a real risk of setting a precedent to develop on Green-belt sites in the future if this development goes ahead. THE GREEN BELT MUST BE PROTECTED. Below I have enumerated the multitude of reasons as to why the site must not be developed. -Scholes is already densely populated for a pennine hilltop village. The infrastructure and local amenities are already stretched. -Scholes has had its fair share of new developments, as too has Hade Edge and soon there will be many houses built on the 'Brown-field' site at Jackson Bridge. This will increase traffic on St Georges Road, Paris Road, Park Side and Scholes Moor Road which are used by commuters. We cannot accommodate any more traffic in Scholes -The proposed site is on a blind bend at the top of the hill where Dean Bridge Lane and Chapplegate meet, which is dangerous, and the addition of multiple vehicles entering and leaving the site will increase the risk of accidents. In addition, most households have more than one car for either personal use, for work, or both which increases the risk of people needing to park on either Dean Bridge Lane or Chapplegate; which increases the risk of congestion and danger to motorists and pedestrians. This increases again during festive periods. -The site is prone to flooding during storm season with poor draining down the road. Developing the site will increase surface water and put the cottages down the road at risk of flooding. There is a greater risk of foul water being discharged into the river at the bottom of Deanbridge lane.	

-EcoHolmes claim that they have done an ecological survey on the flora and fauna of the site and explain that here is "not a unique amenity or haven for wildlife" which is simply not true: the site is abundant with birds, rabbits, frogs, insects and the occasional badger, developing the site will destroy their habitats and deter wildlife from returning to the area.

-The proposed development, like most new builds, is incongruous and not in keeping with traditional stone cottages of the area. Before long the heritage cottages will be wiped out and dominated by poorly built and expensive homes.

-Noise and traffic during excavation and build will impact local people negatively. We have nurses and other key workers on shift in the village.

-The volume of traffic and other disturbances created by the site workers and the delivery of materials etc. will cause huge disturbance and inconvenience to the local community.

-I cannot find anywhere on the EcoHolmes site that outlines the cost of these homes, which makes me question their claim that the homes are 'affordable'.

-EcoHolmes state that these homes will be exclusively for local people but show no controls over homes being bought for the Buy to let and holiday home market which is already having a huge impact on the stock of available homes in the Holme Valley.

-Given the volatility of the housing market it is absolutely untrue that these homes would remain 'affordable', if indeed they actually are, in the future.

-I also question who these homes are affordable to, given the inaccessibility of mortgages and how difficult it is to save a deposit. If people can't get a mortgage, have to borrow their deposits from parents and need a to access a government scheme, then the homes ARE NOT affordable.

I have read the FAQs on the EcHolmes website and am still not convinced that ANY greenbelt site in the Holme Valley is a good candidate for development. Make brown-field sites more accessible for development before we lose all of our countryside and cause irreparable damage to the Green-belt.