

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
Due to the limitations of the submission form, I have divided my comments into 2 parts. Part 2 of a 2 part objection. Impact on the immediate surroundings. The applicant makes a statement which begins "The proposed development has due regard to its setting on the fringe of the settlement in Scholes..." I dispute this statement. This land is greenbelt. It sits outside of the curtilage of the existing village. This development would dominate its surroundings, and create a new urban environment, with all the noise and light pollution that goes with it. The visual impact would be significant. The impact to wildlife would be significant, not just on the site itself but beyond. Additionally the use of large areas of render to the external faces of the buildings is very much out of keeping with the local aesthetic, which is almost exclusively for the buildings to be faced with local sandstone. One of the features of my land which is especially important to me is how unaffected it is by light pollution from the nearby village. If this project goes ahead then it will be subjected to permanent nighttime illumination from the street lamps, and the section of my land behind block B (which will incongruously loom over this part of my land) will be subjected to movement sensor controlled lighting going on and off constantly. Being able to quietly observe the stars and the nocturnal wildlife such as owls and bat's will be a thing of the past. The thought of this development going ahead drives me to tears. That they aim to do this under the banner of helping the environment is beyond satire. What is at present a quiet rural location will take on a very urban feel. This development will move the boundaries of the village outwards into the surrounding countryside, complete with unnecessary street furniture in the shape of a welcome sign.	

Use of Gabion Baskets.

The intention to use a gabion basket system behind the car parking spaces is both extremely ugly, and detrimental to wildlife habitat. Why anyone would want to hide the stone quarry face behind these things is beyond me.

The "existing view" photograph provided is highly misleading, having been taken from such an angle as to obscure the quarry face visible at this side of the site.

It is my belief that bat's (a protected species) use the quarry face for nesting. Bat's certainly use the quarry site for feeding and commuting, and it is my understanding that a bat specific survey is legally required for sites close to old quarry faces, woodland or bodies of water. This site meets all three of those criteria. Why has this survey not been done?

I note that the applicant states something to the effect that protected species are not thought to be present, how do they know if they don't look for them? Bat's are most certainly present.

Even if you ignore the many other problems with this proposal, there's no getting away from the fact that this site is simply too small for a development of this kind, which is why many elements of the "concept site plan" have been quietly dropped, or shrunk to the point of absurdity, for example ground source heat pumps have vanished, & allotments have become half a dozen small raised beds.

One has to wonder why they chose this site, or maybe that's putting things the wrong way around, isn't it more the case that an organisation wanting to develop this site chose to use eco branding to persuade people that it was a good idea?

Please take these comments in addition to the comments that I have previously submitted, and I apologise if I have repeated myself at any point.