

/ 2 AUG 2019

8 August 2019

Mr Simon Taylor
Head of Development and Master Planning
Kirklees Council
Planning
Investment and Regeneration Service
PO Box B93
Civic Centre 3
Off Market Street,
Huddersfield
HD1 2 JR

Dear Mr Taylor

Planning Objection to Development
East of Northorpe Lane
Application No. 2019/92378

Here are some of our objections to the above.

Northorpe Lane is a narrow country lane with houses on both sides, one side of the lane have only street-side parking. The houses that have two cars have to use the opposite side of the lane where that sides residents have also got cars parked. Making the lane, mostly a single lane country road.

The entrance to Northorpe Lane is grid-locked at school times, with traffic that cannot pass each other.

Entering Northorpe Lane from down Shillbank Road means that you have to go to the wrong side of the road to get a viewing point. A high volume of the traffic goes up to Crossley Fields School (which is possibly the nearest school to the planned site). The road to the school has no footpaths on either side; hence children are transported by cars.

Traffic from Shillbank Lane to the Hall is "tidal", every half hour approximately, for interviews at Northorpe Hall, these are mainly taxis stopping and turning round to leave again. Service vehicles have problems with the narrow roads to the Hall because of parked cars. Agricultural vehicles cannot pass the parked cars because of roadside parking.

we have witnessed two accidents and lots of near misses due to the fact that the road splits into two from Northorpe Lane, leading to the Hall, the terrace and Croft (housing for people with learning difficulties, approx. 10 young adults) also the people living at the lower end of Crossley Lane. These lanes are only four yards wide and therefore cars cannot pass each other and have to reverse back into Northorpe Lane when one is going up and another is coming down, which is very hazardous. This is just an example of how congested the area gets. Service Lorries to the Croft have to reverse up the narrow lane as it is impossible to turn round. To add to this on many Saturdays there are weddings held at the Hall, which is a complete nightmare for traffic, buses have to drop guests off on Northorpe Lane and ask them to walk up to the Hall and

they have to reverse all the way back to Crossley lane. These functions finish at 11 o'clock when again there can be traffic congestion.

The village residents of Northorpe have embraced into their community people with disabilities and are concerned about extra traffic next to where they live, knowing they find it extremely difficult and frightening to cross the road. Again isn't this a desirable policy for Kirklees to protect the venerable.

In 2005 the previous owners of our house had an application turned down due to poor access. Yet just 19 yards up the road they plan an access for 46 houses!

The traffic monitor was placed passed the entrance to Northorpe Hall which does not give a true reading of the volume of traffic using the lane.

Water and drainage is a massive problem from even the high ground in Northorpe. The original village was built on many wells, some are still in existence and can be found in several houses, the Hall and Highfield House alone has three. The hill side is littered with many springs, therefore the water table is very near the surface and with moderate amounts of rain the lane floods and the fields take most of the excess water because the drainage system is inadequate. The water drains down to the railway embankment where for most of the year it is a bog (part of the area for planned houses).

Nevins Pit had shafts running through the site; a mining survey should expose these mine workings before any decision is made. The bottom end of the site is 'bog-land' and some of the houses flood – one has had to completely fill in their cellar with concrete. Another house has had to buy tons of soil to increase the level of land to avoid flooding. Already in winter we have witnessed floods along North Road, making it impassable) due to inadequate drainage, these have increased after the Spring Place Development.

There is a wide range of birdlife in the field including, Jays, pheasants, gold crests, thrushes, crows, starlings, blackbirds, robins, tits, finches, pigeons, doves, owls and bats, etc. There are also urban foxes. These are all endangered by doubling the size of the village and we thought your policy was to protect the environment.

The density of the new houses alters the character of the village. At present the inhabitants range from the elderly, people with disabilities, two horse riding stables with a high volume of horse riders, plus the normal mix of village residents. The Hall supplies counselling for damaged families and children seven days a week from 9 am to 9 pm each day, which includes taxis every half hour. Added to this, agricultural vehicles, all the year round, are on infra-structure that is out-dated and inadequate.

The village inhabitants have not been informed about the change of status of the site from agricultural land to garden land. No-one knew and older people do not have computers – the normal procedure used to be posting notices on street posts. Does garden land have a large poly-tunnel and multiple large open fish ponds; surely this is a business venture, not related to gardening!

Yours faithfully