

About the application

Application number: 2021/91914	
What is the application for?:	Demolition of one dwelling, erection of 45 dwellings with access and associated
Address of the site or building:	rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I am writing to object to this planning application. As residents we have taken legal advice from a barrister and they have confirmed that the land along Northorpe Lane that the council wants to use for a layby is not part of the public highway and therefore Kirklees has no right to try and use it for this purpose. It is completely wrong to try to take the land from Northorpe Hall Trust when it has absolutely no connection to this new development. It just seems to be an attempt by the council to make sure the plans are passed. Local residents are being completely ignored and the councils behaviour is not treating the public with any respect. In addition, the new housing is not appropriate for Northorpe. It will add far too many houses to the lane and will completely destroy the character of this community. The house types are just typical new build estate houses. They do not represent the types of homes that currently exist in Northorpe and are not appropriate. The amount of traffic that this new estate would create is totally unacceptable as the local roads cannot cope with this amount of extra traffic. It is obvious that modern families often have several cars. The plans show that all of the houses have at least 2 parking spaces so this shows how many cars the builders think new houses need. The application form says there will be parking for 105 cars! This means that there could be up to 200 car passing along the lane from this estate every day - and that only assumes that everyone leaves their house and returns just once each day. The road junctions at Northorpe Lane, Shillbank Lane and Crossley Lane get jammed at various times of the day when parents are making school runs etc. The local roads were not designed for this amount of traffic. This number of new houses will only add to the problems we have. There is a serious problem with road safety and this cannot be ignored. I have serious concerns about the problems with flooding. We now get floods on the road in North Road after bad weather. This never used to happen but has become a recurring problem in recent years. Building on this greenfield site will only make the problem worse - where will all the surface water go one the site has been built on? It has to drain somewhere and this will be to all the properties (and the roads) that are below it. Who will pay to fix these problems if the new houses are built - presumably the council will say that it has nothing to do with them. But who takes responsibility and it is just added to our council tax or water rates?	

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The new houses will have to have their sewage pumped uphill to the main drain in Northorpe Lane. What happens if the pumping station breaks down? Once the tanks are full, they will overflow, so everyone who lives downhill will have to deal with raw sewage leaking onto their property and that includes existing residents and not just those in the new houses. This is a risk that is not acceptable.

The planning application says that the new houses are close to local schools and other facilities. People in Mirfield are fully aware that the schools are full and it is difficult to find a place with a local doctor or dentist. Why is this not being taken into account? Many pupils already travel into Mirfield which adds to traffic issues and the schools cannot cope with more numbers. So this means that children from these new houses would have to be taken to other places - so more traffic.

This development is for too many houses and is not suitable for this location. The problems with increased traffic will only cause more road safety problems. Local schools etc are full so building more houses will only make the problem worse. The councils intention to build a layby is not acceptable as they have no right to do this and should not try to take land from a charitable organisation.

Northorpe Hall is a Listed Building so how can the council try to use land they do not own for a layby?! Losing this land will damage the village for ever and is taking away valuable green space from our community which should not be allowed.

I must object to this planning applications.