

## About the application

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| Application number: 2021/91914   |                                                                                 |
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| 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

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes |
| <p>I wish to make an objection to the planning application for the new houses at 28 Northorpe Lane, Mirfield., WF14 0QN. I am extremely concerned about the number of houses that will be built if this goes ahead. The amount of housing will overwhelm the lane as it will substantially increase the existing number of homes. The amount is not suitable for Northorpe and if the council is supposed to ensure than new housing is in keeping with existing neighbourhoods, then you cannot approve this many due to the negative effect they will have.</p> <p>The houses shown in the plans are out of keeping with those that are already present in Northorpe. The styles that are to be used are unattractive and are just standard estate type designs that you will find on any housing development. The council is supposed to preserve the character of neighbourhoods but these houses will definitely destroy the character of our neighbourhood.</p> <p>The amount of traffic that this estate will create will be extremely damaging and is a major problem for road safety. Previously the council has said that there will only be 35 cars from this number of houses. It is nonsense to think that if there are 45 houses there will only be 35 cars on this estate. I understand that council insist that houses of this type have at least 3 car parking spaces, so you must know that the owners expect to have at least 2 cars each. If you insist on 2 spaces, that means at least 90 cars if there are going to be 45 houses, so it is unrealistic to think that there will be only 35.</p> <p>The planning application form that the builder has put forward says that there is parking for 105 cars on this estate. How is it possible therefore that you think there will only be 35? This information is misleading and wrong and it needs to be corrected.</p> <p>The amount of extra traffic that will have to use Northorpe Lane will only add to the road safety problems at the road junction. The amount of traffic already using Northorpe and Crossley Lanes causes congestion on a regular basis and the junction will Shillbank Lane is poor due to the narrowness of Northorpe Lane in this area. As many of the existing houses are old, the owners do not have the benefit of off street parking, so negotiating the junction will Shillbank is difficult. Adding another 45 houses will be a major problem so why has this not been properly looked at?</p> <p>If the building goes ahead I cannot see how the vehicles that will be needed to deliver supplies to the building site will be able to use the lane safely. Building products will have to be brought on huge wagons and they simply will not be able to get up the lane</p> |     |

have to be brought on huge wagons and they simply will not be able to get up the lane or onto the land because the lane is not wide enough. How much damage is this going to cause and how dangerous will it be for residents?

The plans drawn up by the builder do not seem to take account of the boggy land at the bottom of this field. The plans show houses all over the site including the areas that get waterlogged. The difference in vegetation in this part of the field can clearly be seen so it is obvious that there are issues. The council is supposed to prevent new housing on sites that have water and flooding issues but this seems to have been ignored. In addition where is all of the surface water from this site supposed to go? Building all of these houses will only force the water that would have soaked into the land to be forced somewhere else. This will only cause further problems on North Road which now has issues with flooding but did not have these problems in the past. It is obvious that this is being caused by the amount of new houses being built in the area.

I must also point out that part of this planning application is for a layby to be built on the land owned by Northorpe Hall. We have taken legal advice because we agree with the charity at Northorpe Hall that the council does not own the land and does not have any right to use it for this purpose. The information we have been given by the expert is quite clear and shows that Kirklees Council has no right to take this land. We have asked the council to explain to us why it thinks it can do this and it is disgraceful that you will not provide the information. The people employed by Kirklees Council are civil servants and they are supposed to work for the public. The information about the highway should be available for us to see and it is unprofessional for you to refuse to provide it. This matter needs to be investigated by senior staff at the council and the information you hold needs to be provided.

In addition, this land is part of a listed building and is an important green space in the village. It adds to the character and is part of the heritage of this community. If the council is supposed to protect listed buildings and green spaces it should not allow this land to be destroyed and turned into a layby for parking.

This new housing is not suitable for this location and because of the many problems it will cause I must strongly object to the planning application.