

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 objecting to this development for the following reasons:- The proposal is for a development of 45 houses and the amount of traffic that will be generated from this site will be excessive. The total number of parking spaces is 105 which accords with planning policy. However, Planning Officers have previously advised that a development of this size will only generate 35 vehicles which is clearly a substantial under-assessment. We have already seen in respect of previous applications, members of the Planning Committee questioning the numbers of vehicles because they have concerns about the volume of traffic created by new housing estates. If the Planning Committee knows this, why are Planning Officers directing them to accept applications when the assessment of vehicle numbers is clearly inaccurate? Do you expect the public to believe that in this day and age 45 houses will only have 35 cars? The information about traffic volumes is quite obviously misleading. The number of cars from this development will only worsen the existing issues with road safety in this area. Northorpe Lane, Shillbank Lane and Crossley Lane were not designed to deal with the current levels of traffic and the junction network is similarly not safe at current volumes, let alone another 45 houses. The junction of Northorpe Lane from Shillbank Lane is dangerous, especially when the lane is congested with traffic. At the junction with Shillbank, the lane is only single width due to parked cars from older houses which have drives etc. There are also cars from the Plough Inn's customers & those of local businesses. 45 extra houses will only make this situation even worse. In addition, during the period of construction, there will be a huge number of lorries & vans etc, and the lane cannot accommodate this additional burden. Before this application was submitted, the land owner has systematically destroyed huge amounts of trees and mature hedgerows along with the habitat they provided. No one has questioned this. Given the application forms ask for a statement of truth about the facts, why does the Council even bother to ask people to make applications. You may as well simply let people go ahead and build anything they want because the system is not properly policed. I can only assume it is because the Council does not want to put any obstacles in the way of builders, regardless of the adverse impact this has on local communities. The removal of trees & hedges from the site plus the construction of these buildings will make the problem of flooding in the area worse. Local people know that this field is	

will make the problem of flooding in the area worse. Local people know that this field is water-logged. There are many springs in this area and all of the excavation works on the sites will lead to additional surface water as the open field will no longer exist. Presumably all of the neighbours who live down-stream of this estate will have to deal with the consequences as I am certain that the Council will not be willing to deal with it. The green belt land adjoining this property is supposed to be protected and is supposed to be a demarcation between Mirfield and Dewsbury. It is not clear why the Council considered it appropriate to change the status of this field from green belt to development land, but the decision was not properly considered.

The proposed houses are badly designed and completely out of keeping with this neighbourhood. Northorpe has the appearance of a traditional village street and seems to be the only remaining 'village street' in Mirfield. Its character is unique and includes a Listed Building (Northorpe Hall) plus many other older cottages and converted farm buildings. The settlement has developed along the lane so an estate is completely inappropriate. It is not remotely in the style of anything in the locality. The houses are typical estate-style homes and have no connection to the existing dwellings. I doubt if the builder's architects have even looked at the local area – they've just used standard designs to create another bland estate. Given the mix of houses in Northorpe, why are there no bungalows? No provision for older people or those who need ground floor accommodation.

There are far too many houses on this site and it is obvious that no thought has been given to the effect this will have on the existing community. We will simply be overwhelmed with too many new houses and too much additional traffic.

Where all these families will send their children to school? Local schools are full, so is the Council going to extend them? If Council funds are so stretched, how will you do this? All that will happen is that either class sizes increase or these families have to take their children elsewhere – which just increases traffic and pushes the problem of school places to some other area. Community facilities in Mirfield are already at breaking point and cannot cope with the additional housing you are trying to create. In addition to all of the problems, there is the obvious issue of the land at Northorpe Hall that the Council is trying to confiscate. It is clear that the staff in the Highways Dept. cannot have carried out proper investigations when this idea was first suggested. Had they done so, they would have realised that the land is not part of the highway and that it cannot be used for a layby. This has been clearly demonstrated by the barrister who has investigated the case for the residents. It is completely unacceptable that the Council is not prepared to discuss this case with the residents of Northorpe and I can only conclude that it is because you know that your assumption was entirely wrong and as a result, the Planning Officers told the Planning Committee to approve the outline application based on incorrect information. The residents of Kirklees deserve better. This application has been made based on completely inaccurate and misleading information and should be stopped.