

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 object to this development.

The application is not valid because the land at Northorpe Hall which is identified for the construction of a layby is not part of the public highways and therefore cannot be used for this purpose. The refusal of Kirklees Council to offer any evidence to support their claim that the land can be used for this purpose is unacceptable.

Without the layby, Kirklees Council has already confirmed that the new site would not meet highway requirements. Therefore the scheme is not acceptable and the application should be refused.

The density of the proposed development is too high and not appropriate for this location.

The design of the units does not reflect the local architecture, character or housing mix of the neighbourhood and is not appropriate.

The inclusion of three storey houses is not representative of existing styles in this location.

The volume of traffic that will be generated from this development will be significant.

The adverse impact this will have on road safety is unacceptable.

The Council's assessment of traffic levels is woefully inadequate and directly conflicts with its own policies for minimum parking requirements for new dwellings.

Northorpe Lane is too narrow to safely accommodate this level of additional traffic. The existing road layout between Northorpe Lane, Crossley Lane and Shillbank Lane is problematic. It is congested at peak times. This level of additional traffic will exacerbate the problems and increase risks for both car drivers and pedestrians.

The development site is subject to flooding due to its sloping layout, high water table and springs. Construction will have an adverse impact and will affect the existing dwellings and the road network located 'downstream' of this site.

The development will have to be served by a sewage pumping station including storage tanks for the collection of waste. In the event of failure of the installation, there is a major risk both for the new houses and the existing dwellings, particularly those 'downstream' of its position.

Removal of the green from Northorpe would breach the Council's own policies on protecting green spaces and heritage assets.

No assessment has been made of the impact this development will have on the existing community in terms of noise and nuisance both during construction and following occupation. Although an assessment confirms that there are no issue with noise that would affect the new dwellings it takes no account of their effect on the dwellings that already exist.

The proposal is detrimental to the existing character of this neighbourhood and breaches the Council's own policy on protecting existing communities from over development.

There is inadequate infrastructure in the local area and in the wider Mirfield area to support this development.

The proposal is not acceptable for multiple reasons and should be refused.