

Mr Christopher Carroll
Planning Services
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

87 Shillbank Lane,
Mirfield,
West Yorkshire,
WF14 0QW

Objection to planning application for residential development to the east of no 28, Northorpe Lane, Mirfield WF14 0QN

Reference 2021/62/91914/E

14-06-21

Dear Christopher Carroll

I strongly object to the above planning application on the following points –

- **Existing Traffic Congestion**
- **Dangerous narrow roads with blind bends for both vehicles & pedestrians.**

The local roads are already inadequate for the current volume of vehicle traffic and difficult for pedestrians.

The roads most affected by the development will be Northorpe Lane, Crossley Lane and Shillbank Lane.

From Northorpe and Ravensthorpe, North Road, there are two direct routes of access to Crossley Fields School – Shillbank Lane and Northorpe Lane / Crossley Lane.

There are three main points for concern – the bend on Crossley Lane above Primrose Lane, the hill leading up to the junction of Crossley and Northorpe Lane, these are dangerous even at quiet times, as there is no visibility round these bends on a very narrow road, the junction of Crossley Lane and Northorpe Lane has to be negotiated carefully due to parked vehicles and the angle of the road.

At peak times, in particular, queuing traffic at this junction extends far up Crossley Lane (and along Northorpe Lane for residents and users of Northorpe Hall).

The junction of Northorpe and Shillbank Lane has traffic backed up all the way to the Crossley junction.

This frequently blocks access to our lane (serving four properties), which meets Northorpe Lane immediately before the junction, behind the Premier Stores.

- **Traffic generated from the development**

Crossley Lane has very little footway and a lot of residents' cars parked on the lower sections.

Northorpe Lane has a footway, but again, residents in houses without parking are faced with the choice of parking partially on the pavement, or parking wholly on the road and impeding access for bin collection and emergency vehicles.

The current severe traffic congestion particularly at peak school times would be exacerbated by traffic from the development.

As Northorpe Lane is a dead end, there is no other way for residents of the development to access either Crossley Fields School, or anywhere else, without using one of these two congested junctions; this would be the tipping point for the congested traffic to become grid locked.

- **Pressure on local schools and services**

Local schools are already over subscribed from current housing levels. Mirfield Health Centre is unable to cope with the existing levels of patient numbers.

- **Density of building**

The density of the proposed development is not in keeping with the semi-rural character of Northorpe; the density of development will be likely to impact on local infrastructure, which is not adequate for so many houses.

- **Drainage and environmental issues arising from the development:**

The land on which development is proposed acts as a soak-away for all the fields above it, the excess run-off from this land already causes problems with surface water, which comes down Northorpe Lane and down to the junction with Shillbank Lane, some of this disperses down Shillbank lane towards North Road, some (together with some from Shillbank hill itself) drains down our access lane and collects in front of our house.

During periods of heavy rain, this run-off causes problems for the residents of Northorpe Lane and for ourselves as our lane, ends at the railway embankment, preventing it draining any further.

We had always considered the existing run-off to be a fair consequence of living at the bottom of a hill; however, we feel that the loss of this important water absorption would increase the standing water to the front of our property to levels where it could cause damage.

- **The potential impact on our garden land at the rear of our property.**

As both the development and our land are bordered to the east by the railway embankment, and when the low level of our garden is considered, there is very little scope for the increased run-off to drain away safely.

I use the bottom of our garden for growing vegetables, there is a greenhouse & five plots for this purpose, the development would be likely to result in waterlogging, or flooding to our garden, and to the bottom three gardens on the development.

If the sewage & foul water system were to fail, this would contaminate this food growing area.

- **Potential problems from mine-workings making the site unsuitable for development**
- **Visual screening of the site, sufficient number of trees to absorb water, noise generated by the residential development.**

As the Southern Boundary of the development would border our garden and the houses on Northorpe Court, we want to have specific answers as to how the development is to be screened from view, given the close proximity to existing houses and gardens and the rural nature of the site.

We want to know exactly what provision is to be made for the planting of trees, shrubs, etc along the Southern Boundary in particular, and on the rest of the site in general, with the aim of absorbing water and screening existing properties from sight and noise.

The plan does not appear to have adequate provision for this.

We have concerns to preserve our trees on our boundary with the site, as they afford us privacy and absorb water.

We also want specific answers to the questions of drainage we have raised.

Yours sincerely