
From:
Sent: 03 January 2022 18:25
To: DCAdmin
Subject: Planning Objection

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs

Re: Planning application number 2021/91914E

I am writing to register my objection to the proposed development of land to the rear of at 28 Northorpe Lane, Mirfield.

This lane is not suitable for the level of additional traffic that will be created by building 43 new houses. A development of this type will bring dozens of additional cars to the roads. Anyone who knows this location is aware that there are problems with traffic and if drivers try to access Northorpe Lane in the morning or when schools finish, they will be well aware of the congestion. These roads were never intended to carry this amount of traffic and given that Northorpe Lane and Crossley Lanes are nothing more than country lanes it is impossible to see how adding another 43 houses will not have a massive, adverse effect.

I do not think it is appropriate to build an estate of this size in Northorpe. It will simply decimate the neighbourhood and destroy its charm and character. Mirfield was once a series of small hamlets and communities. Now it is becoming one huge housing estate. Poor decisions have been made over housing and commercial developments in Mirfield in recent years (look at the terrible situation at Slipper Lane with enormous industrial units overshadowing the existing houses). This is just another example of a completely inappropriate development. There is a listed building immediately opposite this site but the Council does not seem to want to enforce its policy of protecting our heritage. The style of the new houses is totally out of character with the houses that already exist in this lane. There are many old cottages, converted barns and individual properties, but once again a developer wants to build unimaginative houses which are definitely not suitable for this traditional village setting. The new plans do not offer any improvements to the design of the site or its layout. The site is cramped and poorly laid out and while it may allow the builder to get the maximum number of units on this land, it will not create a comfortable environment for any new residents and will simply overwhelm the existing neighbourhood.

One of my main concerns is still the matter that has been raised about the green outside Northorpe Hall. It belongs to Northorpe Hall and I understand that Kirklees Council is not disputing this fact. However, the Council is claiming that the green is part of the 'public highway' and that you therefore have rights to use the land just as you wish, which in this case is to build a layby as this is needed to make the access to the new site safe. I understand from residents in Northorpe that they engaged a Barrister to carry out a review of the legal position and that this has concluded that the Council's claim is not correct. It is therefore apparent to me that when the outline application went to the planning committee for review, their decision was based on incorrect information about the legal status of this land and as a result, the decision made by the planning committee is not valid. This seems to be rather fundamental to this planning application, because if the green is private land and not part of the public highway then the application has to fail. There is nothing in the latest application that changes this opposition so I have to question why the Council is still encouraging the developer to proceed with this application when it cannot succeed. If the Council is withholding information, then there is a serious question to answer about the conduct of its officers in not dealing fully with the reasonable requests made by residents for the information to be

provided. The Council cannot approve a planning application that is unlawful and therefore permission cannot be given.

This planning application does not meet the Council's planning Policies and is not appropriate for this location. The application should be refused.

Please do not include my personal details on the Council's website.

Yours faithfully

Sent from my iPhone.