

From:
To: [DCAdmin](#)
Subject: Objection Letter - 2021/91914
Date: 06 January 2022 08:49:45

Planning Application at 28 Northorpe Lane, Mirfield. Application number: 2021/91914

Dear Mr Franklin

Firstly, please can I state that I do not want the details of my name and address to be published on the planning website.

I am writing to object to this development and to the new plans that the developer has submitted.

The majority of problems with this site have not been resolved so it is difficult to see how there are any changes from the previous situation. Kirklees Council has no rights to use the land at Northorpe Hall to build a layby. This land is owned by Northorpe Hall and does not form part of the public highway, as shown by a detailed investigation into the legal status. The Council has provided no evidence to disprove and without the layby, you have already acknowledged that the entrance to the new site would not meet highway requirements. Therefore, for this reason the scheme is not acceptable and the application should be refused.

The density of the proposed development is still too high and not appropriate for this location. The design of the new houses does not reflect the local architecture, character or housing mix of the neighbourhood and is not appropriate. The new plans show the houses closer to the existing homes on Northorpe Lane, so the proximity of the new units will have a huge detrimental impact on us. The inclusion of three storey houses does not reflect existing housing design in this location and the scale of these taller houses will over-shadow the existing homes.

The amount of traffic that this development will generate will be substantial. This will have a significantly adverse effect on road safety and is unacceptable. The assessment of traffic levels provided by the Council is completely inadequate. The new plans show 43 dwellings but the Council asserts that this will only generate 35 cars. Both I and my partner have cars, which we use everyday for work, shopping and school runs. Two adults and 2 cars – both of which are used daily. This is not exceptional, so it is difficult to understand how the Council has arrived at its figure of 35 car journeys for 43 houses. Northorpe Lane is too narrow to safely accommodate the additional traffic that will be generated from this site. 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 these problems and increase risks for both car drivers and pedestrians. Much of the lane is single file so it's quite obvious that the street will be gridlocked once another 86 cars (or more) are added to the total.

The development site is subject to flooding due to its sloping layout. There is a high water table and springs in this area which the construction of the houses and estate roads etc will undoubtedly affect. I can see that the technical report produced for the builder advises that there is a problem with ground water and this puts the sewage pumping station at risk of being affected by flooding. The last thing that is needed is an over-spill of raw sewage if there is a long period of rainfall and the equipment is flooded. I also have to question whether the existing drains are adequate to take sewage and waste water from another 43 houses as this will more than double the existing capacity. Should we also have to expect the land to be dug up to put in a new sewer?

This needs to be clarified.

Removal of the green from Northorpe would breach the Council's own policies on protecting green spaces and heritage assets. The new plans show that the green space that was being provided for this estate no longer exists and it must therefore be the case that the Green on Northorpe Lane is even more important to protecting the character of the community and the well-being of the residents. You have a policy that green spaces should be protected but you want to destroy this one so that the builder can have this site. How can that be right? There has been no assessment of the impact this development will have on the existing community in terms of noise and nuisance during construction. Although an assessment confirms that there are no issues with noise that would affect the NEW dwellings it does not take into account the effect the new estate will have on the existing residents. A prolong building period and thousands of delivery vehicles coming to and from the site will have a massive impact on the quality of life of residents and on road safety. This has not been mentioned.

The proposal is detrimental to the character of this neighbourhood and breaches the Council's own policy on preserving existing communities and protecting them from over development. There is inadequate infrastructure in this locality and in the wider Mirfield area to support this development. Local schools are full, so despite the developer claiming there are schools nearby, they do not have the room to take more children, so this information is misleading.

The proposal is still unacceptable for many reasons and should be refused.