

**From:**  
**To:** [DCAdmin](#)  
**Subject:** Objection to Planning application 2021/62/91914/E  
**Date:** 06 January 2022 22:09:52

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I write to object to the above planning application. The proposed site access is at one of its narrowest points in Northorpe Lane. The condition of the road and the parked vehicles up and down Northorpe Lane causes considerable problems for all daily traffic. This has been worse due to the Government's stance on working from home. There are junctions off Northorpe Lane and the volume of vehicles of all types using Crossley Lane increases especially during term time. The infrastructure in Northorpe cannot cope with such a large residential development. Other public services and schools would suffer with an increase in population and other roads in Mirfield which are gridlocked during peak times. The traffic counter did not capture a true picture of this as it was sited at the top of Northorpe Lane and within the school holiday period. Initial visits from the Planning Committee were carried out during quiet periods and should have been carried out at peak times. A further hazard is traffic, agricultural machinery and horses from the stables coming up from Jill Lane and Cyprus Crescent, which would potentially meet traffic using the proposed entrance to the development. The volume of traffic coming from the proposed site will probably be in excess of over 200 movements a day for such a small narrow road already deteriorating in road surface and subject to torrential flooding and drainage problems. This seems to be against the 2025 Kirklees Transport Vision for sustainable transport.

To gain access to the proposed site entails removing part of Northorpe Hall's grassed area. Kirklees Council are refusing to provide evidence that this is part of the highway and to be used as a lay-by, and to provide access to the site. When is this evidence ever coming to light? or is this being withheld for a reason and if so please stipulate your decision. Is it being withheld to facilitate a Housing development? This grassed area has been in the historic nature of the village of Northorpe for years? It shows the lack of transparency and integrity on the part of the Council when dealing with planning applications as against their stance on cultural, local heritage, the environment and the mental health and well being of all people who pay their Council Tax.

Due to climate change, surface water from flooding has increased over the last two years and has proven to be detrimental to Northorpe Lane, Shillbank Lane and closed part of North Road. Houses on the south side which is the lowest point of the proposed site, flooding has caused considerable drainage problems in gardens, and surface water below the disused railway banking as specified on the Flood Warning information report from Gov.U.K. Section 2. 2.4 states the site is bordered by north, west and east, but doesn't state south border which is effected by flooding. Recent Photographic evidence has been provided and acknowledged by Planning, but seems to have been ignored. There is documented evidence that due to the terrain of the site the Developers will have to alter the levels of the ground to build the dwellings on level areas. How will this effect the flooding in the lower south area? It has been noted that the houses adjacent to the disused railway banking have been relocated within the current site plan and a pumping station been resited in that area.

The Developer's plans indicate houses being built in close proximity of current resident's boundaries. A number of these show accommodation being provided over three floors meaning higher roof lines. This will impact on existing residents right to light and privacy on their property and will be oppressive and effect their well being. This right to light and was highlighted in a report in 2005 from Kirklees Council regarding a complaint. Evidence of this can be provided.

The plans show a boundary fence of 1800 mm high. This is situated adjacent to current residents boundaries. How are residents expected to maintain their boundaries especially the south area where the dry stone wall is well over 100 years old. Will there be a sufficient space to maintain their boundaries? There is no evidence to show. For the sake of public health is it appropriate for dustbins shown on the plan to be placed adjacent to existing properties?

To reiterate there are many species of birds, trees and wildlife, and bats. All bat species and breeding sites are protected by law this is due to declining numbers due to loss of feeding habitats and flight lines. A development

in this area would seriously effect their numbers. Bats can be seen in and around the proposed site, photographic evidence is available, Loss of open space due to a large development would be detrimental to ecological conservation of the area.

The area will suffer with regard to noise, CO2 levels, traffic congestion, heavy construction plant being used which will cause disruption and noise pollution to the local residents and to the natural environment. At times due to it being a low lying area we invariable get a ground mist. This together with pollution from noise and vehicle emissions both from the construction and future resident's vehicles would seriously impact on peoples health and well-being.

No consideration has been given by the Developer to address points raised by other Departments within Kirklees Council and other parties and the fact that the timescale for the objections is short and over the Christmas, New Year, Bank Holiday period, how insensitive to Kirklees residents who pay council tax!! and how difficult it is to navigate through the application and supporting evidence!! This application needs to be rejected!!

(I do not wish my name and address or personal details to be published)