



SAVE MIRFIELD

Kirklees Metropolitan Council
Planning Service
P.O.Box B93, Civic Centre 3
HDDERSFIELD
HD1 2JR

6th January. 2022

Sent by email to dc.admin@kirklees.gov.uk/planning

Your Reference: Planning application 2021/91914

Land rear of 28 Northorpe Lane, Mirfield WF14 0QN. Demolition of one dwelling and construction of 43 dwellings with access and associated infrastructure (revised)

Dear Sir/Madam,

Save Mirfield continues to have serious concerns about the above planning application. We request that you also place on record the number of signatures associated with this response (849) i.e. our membership list, which is being sent separately due to the size of the file. Please note that when joining our group members agree to our sharing of this information to Kirklees *but not to publication. Therefore their personal details must not be published as per GDPR. Please do not publish my own personal details shown under my signature.*

In an earlier letter regarding the original application, we outlined our key objections which have not receded and are again set out here below:

Notwithstanding the fact that the site was allocated in the adopted Local Plan, we feel that a development on this scale would have a serious impact on the local residents and a potentially severe impact on Northorpe Lane; not to mention *an unacceptable impact on highways safety* contrary to Paragraph 111 of the National Planning Policy, July 2021 (NPPF).

Paragraph 112, section c of the NPPF also states that a development should “*create places that are safe, secure and attractive- which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards*”

Furthermore, Section d of the same paragraph also states that a development should “*allow for the efficient delivery of goods, and access by service and emergency vehicles*”.

Local plan policy LP21 refers to highway safety and access. It advises that proposals need to demonstrate that they can be accessed effectively and safely by all users. The policy goes on to say that new development will not be permitted if it adds to highway safety problems or in the case of development which will generate a substantial amount of trip generation, cannot be adequately served by the existing local highway network. Proposals are required to demonstrate adequate information and mitigation measures to avoid a detrimental impact on highways safety and the local highway network.

We do not believe that this development conforms to the above requirements in the NPPF or the Local Plan policy.

Northorpe Lane is a narrow country road along which are houses, many of which have no driveways or space to park cars and so they have no choice but to park on the road. Northorpe Lane leads to Jill Lane at the northern end where there are a few houses and a farm and it provides access for large farm vehicles. There are also two livery stables close by as well as private stables and therefore the roads in the area are regularly used by horse riders and horse box transport. At times it is very difficult to navigate Northorpe Lane due to the parked vehicles that have nowhere else to go, and other vehicular access.

At its southern end, Northorpe Lane has a junction with Crossley Lane which is used as a “rat run” by parents taking and collecting their children from Crossley Fields School. At these times the traffic in the area is heavy and chaotic.

Northorpe Hall, which was built in the 17th century, is used by Northorpe Hall Child and Family Trust, a charity founded in 1963 “ supporting children’s mental health..... And providing counselling, mentors and confidence building activities to help children grow strong and well”. The clients are very vulnerable young children and their families. It is of concern to us that they will be exposed to further risks due to the potential increase in

traffic movements to and from the proposed development. The Hall also already accommodates weddings every Saturday from around April into the autumn and there are other regular activities such as concerts. All of these put some stress on Northorpe Lane that is just about tolerable but more traffic will have a serious negative impact.

Consideration should also be made of the difficulty for emergency vehicles and carers navigating the area for elderly and disabled clients should this plan go ahead.

A controversial aspect of the development is the land belonging to the Northorpe Hall Trust opposite the entrance to the proposed site. It is claimed to be part of the Highway by Kirklees Council. It is proposed that a substantial portion of this is to be taken to create a layby to allow for better access into the proposed site by widening the roadway. It is also our understanding that the legality of this proposal has been strongly contested by Northorpe Trust and residents and supported by barrister opinion. However, there has been no response from the council to these legal opinions. This is inexplicable. Why, if the council is so sure that they have the right to take this land belonging to Northorpe Trust, has there been no response to the legal representations? This is highly concerning and sets a very unwelcome precedent. Perhaps there is no legal justification? If there is then it should be made known to the interested parties as soon as possible. The local community fails to understand why this has not been done already.

Finally we understand that in 2008 an application was refused to build another single property behind 28, Northorpe Lane. It is worth noting the reason for refusal. We have also been informed about a number of other more recent refusals of planning applications in Northorpe lane due to concerns about traffic. Whilst we recognise that in the intervening years both national and local policies have changed, nevertheless the conditions on the highways in that area have not improved, indeed if anything they have worsened.

We hope that you will consider the points raised in this letter and recommend refusal of the application.

Yours sincerely,