

Northorpe Lane Mirfield Planning Application 2021/62/91914/E

To Kirklees Planning

I wish to make an objection to the above planning application.

The site layout has been re drawn from the one submitted back in 2021. That layout was heavily criticised during June & July 2021 on several points by Kirklees own departments, Design & Conservation, Highways Department Management etc. This redraw was supposedly to address these serious shortcomings and omissions.

In the very limited time available for review it is difficult to see that much if any of the issues raised against the previous layout have been addressed. From a side by side look at the layouts it is clear the housing density and compact nature of the application remains, despite the reduction to 43 properties. This is exacerbated by properties that were on the edge of the railway banking having been moved further into the site.

This application and new layout do nothing to enhance the existing hamlet of Northorpe and can only detract from it. It should be expected that new developments bring something positive to a locality and community, this proposal brings nothing but serious problems.

The pumping station has moved South East, requiring a greater pumping effort to get the waste up to Northorpe Lane.

The POS has been removed completely.

The application continues to contain inaccuracies, for example, the Flood Risk Assessment states that as the site is higher than surrounding sewers therefore it is low flood risk. If this is the case, why is there a pumping station for the waste? It also states that ground water carries a low risk, yet another report states categorically that due to the terrain soak aways will not work, and alternative forms of drainage must be used.

This redesign has failed to address the many previously raised issues. Northorpe Lane is too narrow, cars, vans and trucks have difficulty negotiating the Lane now, with circa another 70 to 80 vehicles from this application will only bring further problems, hazards and danger to an already problematic situation.

Site access remains an issue. This requires the creation of a layby by taking a strip of land from the green verge opposite the proposed site entrance. This verge is wholly owned by Northorpe Hall.

Based on the above the application should be rejected.

This is only a quick review based on the wholly unreasonable time allowed. There will no doubt be many more issues and I reserve the right to submit further objections as they come to light.

Regards