

31<sup>st</sup> December, 2021.

Planning Services  
PO Box B93,  
CC3,  
Huddersfield,  
HD1 2JR

Dear Sirs

Planning Application Number 2019/91914

REAR OF, 28, NORTHORPE LANE, NORTHORPE, MIRFIELD, WF14 0QN DEMOLITION OF ONE DWELLING AND THE CONSTRUCTION OF 43 NEW DWELLINGS WITH ACCESS AND ASSOCIATED INFRASTRUCTURE (REVISED PLANS).

The land along Northorpe Lane that the council wants to use for a layby is not part of the public highway and therefore Kirklees has no right to try and use it for this purpose. It is completely wrong to try to take the land from Northorpe Hall Trust when it has absolutely no connection to this new development. The council has been asked numerous times to explain why you think this land can be used by the builder but no explanation has ever been received. It just seems to be an attempt by the council to make sure the plans are passed. Local residents are being completely ignored and the councils behaviour is not treating the public with any respect. The green cannot be used for a layby and so the planning application contains incorrect information and the new estate should not be given permission.

In addition, the new housing is not appropriate for Northorpe. It will add far too many houses to the lane and will completely destroy the character of this community. The house types are just typical new build estate houses. They do not represent the types of homes that currently exist in Northorpe and are not appropriate. The layout of the estate has only changed slightly. The councils own officers advised that there were too many being proposed for this land but only 2 have been removed. The houses are still cammed onto the land with virtually no distance between them. They are too close to the existing houses on Northorpe Lane and this will cause a result in a of privacy.

The amount of traffic that this new estate would create is totally unacceptable as the local roads cannot cope with this amount of extra traffic. It is obvious that modern families often have several cars. The plans show that all of the houses have at least 2 parking spaces but anyone who has ever visited a new estate knows the problem with the houses not having enough parking spaces and cars having to be parked on the roads. They end up just looking like a car park – and this one will be no different.

The road junctions at Northorpe Lane, Shillbank Lane and Crossley Lane get jammed at various times of the day when parents are making school runs etc. The local roads were not designed for this amount of traffic. This number of new houses will only add to the problems we have. There is a serious problem with road safety and this cannot be ignored but you have just used an out of date method for deciding how many extra cars would come and go from this estate. It seem that you are determined to help this builder in any way you can without any concern for the problems this will cause for existing residents and for road safety. I can only assume that you are determined to push this application through no matter what the consequences and then it will be too late to put things right. The people who will suffer will be all of the residents who told you what the problems would be – not the planning officers who approved the application or the builder who has made a huge profit and just walked away.

There is obviously going to have to be a huge amount of work on this site to build these houses and a massive amount will have to be done before the construction of the actual houses and begin. All of the machinery and the building materials that this will involve will have to travel up Northorpe Lane. We've already had incidents of wagons trying to get up the lane and not being able to pass through – and residents have had to stop traffic at the junction with Shillbank and help the drivers reverse back down the lane because of the narrowness and because there is no way they could turn around. How is the lane supposed to cope with all of the builders traffic – it's just not possible. This is another road safety problem that no one is even considering.

This field is a sloping site and as a result the drainage has to run uphill. This means that an electric pumping system will be built to pump all of the sewage uphill to Northorpe Lane. There will be a major hazard if the electricity supply is cut or if there is a mechanical fault because then there will be no way of moving all the waste. When the tanks get full what happens then? As water naturally runs downhill, I assume the houses at the bottom of the site will have to deal with raw sewage flowing over their properties. The council is supposed to not allow pumping systems like this so why is it being allowed on this estate? It is a serious health hazard and not suitable for this many houses.

As we have all continued to point out, local schools are full and it is difficult to find a place with a local doctor or dentist. Why is this not being taken into account? Many pupils already have to be driven into Mirfield by car and bus which adds to traffic issues and the schools cannot cope with more numbers. So this means that children from these new houses would have to be taken to other places - so more traffic. This development is for too many houses and is not suitable for this location. The problems with increased traffic will only cause more road safety problems. Local schools etc are full so building more houses will only make the problem worse.

The councils intention to build a layby is not acceptable as they have no right to do this and should not try to take land from a charitable organisation. Northorpe Hall is a Listed Building so how can the council try to use land they do not own for a layby?! Losing this land will damage the village for ever and is taking away valuable green space from our community which should not be allowed.

This new estate is completely unsuitable for this location and I must object to this planning applications.

Please do not include my name and address on your web site.

Yours Sincerely

