

Planning Services
PO Box B93
CC3
Huddersfield
HD1 2JR

4th January 2022

Dear Sirs

Application number: 2021/91914

As a former resident of Northorpe, I am writing to submit my objection to this planning application.

- The number of houses is excessive and will dominate the locality. This does not accord with the Council's policies to preserve the character of local neighbourhoods
- The number of houses also does not reflect the existing street-line development that has taken place along this lane. There are no estates, just street fronting cottages and houses and small clusters of cottages, plus converted barns etc. Again, this does not align with Council policy.
- The site is well known to be subject to water logging in the lower areas. When it was farmland, parts were often left uncultivated because the ground was so wet, tractors and farm equipment got stuck. I cannot see how it is appropriate to build on this type of ground given that the residents in Northorpe Court have already had to deal with this issue as the same problem exists on their land.
- If the ground level is to be built up to try and overcome this problem, then the houses on this part of the site will dominate the existing ones around them. This would not be acceptable.
- If the field is converted into a built environment, this will reduce its ability to absorb rainwater, which can only add to the problems in the lower part of the site. This would also adversely affect the existing homes in this area
- The amount of traffic that will be created by this development will be excessive and will add unacceptable pressures to a lane that is already difficult to negotiate due to increases in car ownership over past years and the obvious absence of private parking facilities for the older dwellings.
- The junction configuration with adjoining roads was not designed to cope with current traffic volumes and it will be difficult to accommodate the additional traffic from this site. This is a serious road safety issue
- The land that forms the village green at Northorpe Hall is not available for use as a layby, so the details of the actual application are still wrong. The Council should not consider any application that does not correctly reflect the extent of the actual site, so at the very least it should have been withdrawn and only re-submitted when the village green had been removed from the red-line boundary.

The application cannot be supported for a number of reasons and therefore the Council must refuse it.

Please do not publish my name and address details.