

3rd January 2022

Planning Number - 2021/91914

Dear Sir or Madam

The new plans for this site are no improvement on the old ones. I still don't understand why an estate of this size is being allowed in Northorpe. The plans are no better than before even though a token gesture of taking 2 houses off the list has been made. It is still a characterless estate forced onto the existing residents

As in my last objection letter, there has been no proper consideration given to the impact that these new houses will have on the number of cars using the lane or the extra pressure this will put onto the existing road network. These are narrow lanes that were never designed for the current volume of traffic, let alone another 43 houses.

It is apparent to anyone who knows a new estate that the roads are just full of parked cars due to the numbers owned by families nowadays. Most families have two cars and often more once their children reach driving age. I cannot see how the lane can cope with this many.

The road junction with Shillbank lane is a problem and has been for many years. Drivers take their lives in their hands when they are turning onto Northorpe Lane, especially when it is school time and there are dozens of cars trying to use Crossley Lane as a short cut and then get out onto Shillbank. There are lots of places on Crossley Lane where it is too narrow for 2 cars to pass each other and this many extra houses will only make these problems worse.

Northorpe Lane is also narrow and many of the older and historic houses do not have drives or parking spaces. How will this many additional cars pass up and down the lane safely when there is only single file traffic in lots of places. (I trust that the council does not expect the existing residents to get rid of their cars just to make room for the ones from this new estate).

There are many local people who regularly use the lane for walking and there are vulnerable people from the Ambitions premises regularly using the lane to get to their activities at Northorpe Hall. Any additional traffic will be a risk to them and it is difficult to see how they will cope if there are many more cars plus the wagons and vans etc that will be using the lane when the building works are taking place. It will be extremely dangerous for them and is not suitable.

I am fully aware that the council wants to take land off Northorpe Hall to make a layby so that the builder can make an access to this estate that complies with highway rules. The council has not been able to prove that it has any right to take this land, so why is the planning application still showing it as part of the plan? The council is duty bound to give residents information about roads and highways and if you do not have the necessary information then you need to be honest with residents. Just ignoring the facts in the hope that the problem will just magically disappear is not the way these matters should be dealt with.

I must strongly object to this planning application because the location is not suitable for this many extra houses, the amount of traffic it will create is a serious road safety problem, the new houses will ruin the character of this location and taking the land off Northorpe Hall is not permitted. Kirklees council is supposed to have a responsibility to make sure than existing communities are not negatively affected by new developments but this is exactly what will happen here and you should not approve it.

Thank you