

Planning Services
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

87 Shillbank Lane,
Mirfield,
West Yorkshire,
WF14 0QW
07/01/22

Objection to planning application for residential development to the rear of no 28, Northorpe Lane, Mirfield WF14 0QN, application no 2021/91914

Dear Sir or Madam

I would like to object to the above planning application on the following points –

Existing Traffic Congestion on narrow roads with blind bends

The local roads have changed very little over the past 50 years & are already saturated for the current volume of vehicle traffic and pedestrians.

I regularly walk up Northorpe & Crossley Lane & find the narrow winding road, without a pavement in places can be quite dangerous, where there is a pavement towards the bottom of Crossley Lane & North Road, vehicles are having to park part on the pavement due to the road being so narrow.

At peak times, in particular for access to Crossley Fields School, queuing traffic at this junction extends far up Crossley Lane.

The junction of Northorpe and Shillbank Lane has traffic backed up all the way to the Crossley junction.

This frequently blocks access to our lane (serving four properties), which meets Northorpe Lane immediately before the junction, behind the shop.

The current severe traffic congestion particularly at peak school times would be exacerbated by traffic from the development from an extra 200 plus car journeys per day.

As Northorpe Lane is a dead end, there is no other way for residents of the development to access either Crossley Fields School, or anywhere else, without using one of these two congested junctions; this would be the tipping point for the congested traffic to become grid locked.

Pressure on local schools, Doctors, Dentists & other services

Local schools are already over subscribed from current housing levels & there is no adequate dentistry capacity, Mirfield Health Centre is unable to cope with the existing levels of patient numbers.

Density of the New Development

The density of the proposed development, with many of the houses having three floors is not in keeping with the semi-rural character of Northorpe; the density of development will be likely to impact on local infrastructure, which is not adequate for so many houses.

Drainage & sewage issues arising from the development:

The land on which development is proposed acts as a soak-away for all the fields above it, it also slopes towards our property at 87 Shillbank Lane & dips along the Eastern side, this along with the problem of sewage removal, **the council's own planning policy has a presumption against pumping systems being used on residential sites, why is it being used here?** This is an admission that this site is unsuitable, what about the environmental consequences if this were to fail?

We have a number of mature trees on our North side which borders the site's South boundary which play a large part in absorbing ground-water & afford us privacy, what will happen to these trees considering they part overhang the plot?

Potential problems from mine-workings making the site unsuitable for development

The fields adjacent to Hepworth Lane & Wellhouse Lane had been excavated to examine the presence of mine workings; will this be applicable to this site?

Noise generated by the residential development.

As the Southern Boundary of the development would border our garden and the houses on Northorpe Court, how will the development be screened from view, given the close proximity to existing houses and gardens and the rural nature of the site. There appears to be minimum provision for the planting of trees, shrubs, etc along the Southern Boundary in particular, and on the rest of the site in general, with the aim of absorbing water and screening existing properties from sight and noise. The plan does not appear to have adequate provision for this.

The only difference between this proposal & the one submitted last June is the reduction in the number of dwellings from 45 to 43, this reduction is so minimal that it will make an insignificant change to the issues laid out in this objection.

Therefore I would like to submit my objection to this development.

Yours sincerely