

26 Northorpe Lane
Mirfield
West Yorkshire
WF14 0QJ

9 August 2022

Planning and Development Services
PO Box 1720
Kirklees Council
Huddersfield
HD1 9EL

Application Number 2021/91914
Proposed Development at the back of 28 Northorpe Lane

Dear Sir/Madam

I am writing to complain about the lack of information re the amended proposed development in connection with this application. Residents can't make knowledgeable decisions without the correct and relevant information.

Still there is no site plan available about the grass verge and the proposed lay-bye on Northorpe Lane. This is a crucial part of the development and as yet no final plan is available to the public. Various plans on line have different features. One has vegetation, then the next one has not, but there are no references to the length of the lay-bye, but a suggestion that it might be two metres 600 cms. wide. Northorpe Hall say they have all the documentation to claim ownership of the verge and as yet Kirklees have supplied no evidence in this respect, apart from guess work which would not stand up to any examination in the County Court.

I am suspicious after my complaint about the planning proposal was made in January 2019. The planning sub-committee chairman stated at the planning sub-committee meeting in the Town Hall at Dewsbury, that Kirklees Highways had no idea whatsoever that a census monitor had been placed outside number

28 by a man from Wrexham. I wrote to Julia Steadman explaining my distrust at the information and she repeated in a letter, that I have, that nobody had reported the monitor to the Highways Department. After the letter, I did think that surely the Highways Department should know that a monitor was placed on the Highway. On receiving Julia Steadman's letter on 16.2.22, I doubted the honesty of her statement, so I spoke to neighbours and the first three repeated that they had spoken to Kirklees about the monitor.

Surely before any planning permission can be approved a completed set of plans should be available for the housing site and the verge, so that a considered judgement can be made. Without which the development is open to questionable practice. I understand that no highway engineer has contacted the Hall about the proposed lay-by. Without widening the road, it is unimaginable how thousands of tons of infill can be transported up the narrow lane.

In the plans that have been published several matters have arisen from poor planning. Firstly – road safety issues. Most of the roads have visibility splays apart from a right angled turn to the left that has none. Surely an ambulance, refuge vehicle, Fire Engine, Yorkshire Water vehicle need visual clearance at this corner. There is no social housing on the site and I thought that this was a priority on Kirklees Applications. On the plan it mentions a green corridor, which I suggest is the railway banking that belongs to Haighs (have they been asked?), and has always been there, so it is not part of the planning process. Against Kirklees Policy is a pump drainage system to take sewerage upwards onto the existing pipes on Northorpe Lane, a recipe for disaster.

Yours Faithfully