

About the application

Application number: 2021/91914	
What is the application for?:	Demolition of one dwelling and erection of 39 dwellings with access and associat
Address of the site or building:	rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I am writing to register my objections to this planning application.

The Council has still not been able to show that it has any right to include land owned by Northorpe Hall in this planning application. The whole way this application has been dealt with demonstrates just how poorly informed the Council is and what lengths it will go to in order assist developers regardless of the impact on local communities. The fact that the Highways Department does not have proper records about such important matters is astounding but the total disregard for both a charitable organisation and the local community just to assist a developer is entirely undemocratic.

The green space at Northorpe Hall is an integral part of our community and is a major part of what makes Northorpe Lane one of the last remaining village streets in Kirklees. Destroying this valuable green space is completely unreasonable and shows a total lack of consideration for the residents of Northorpe. It proves that the Council's policies on preservation of green spaces, amenity spaces and historic locations are worthless.

The new application relies on misleading information on traffic levels. The Council is fully aware that traffic assessments are based on levels of traffic that are completely unrealistic for modern living – a point made very clearly by Planning Committee members in relation to other recent applications. It defies logic why such assessments are still being allowed but presumably as it give false information to support developers, so this is why the Council turns a blind eye. It is apparent to anyone in the local area that the junction of Northorpe Lane, Crossley Lane and Shillbank Lane are already difficult to negotiate and get worse every year. There are regular near misses and problems with cars having to reverse away for the junction to let others pass because it is a severe bottleneck and dangerous but the Council does not seem to care. The decision to give the outline application approval was based on inaccurate traffic details, so it should not have been passed. The new application should not be allowed to proceed for the same reasons.

The minor reduction in house numbers makes no difference to the impact this site would have on the village. We will still be swamped by a huge number of additional houses that will completely change the nature of this location – so much for protecting existing communities. The developer is still trying to cram too many houses onto this land and this constitutes over-development – a fact that has already been highlighted by the Council's own Conservation department. This site should not be approved. This development is not appropriate to this location, does not meet the required standards and the application should be declined.