

About the application

Application number: 2021/91914	
What is the application for?:	Demolition of one dwelling and erection of 44 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 write to object to the amended application for the construction of 44 new dwellings at 28 Northorpe Lane.

- The development is still too large for this location. It was deemed to be an excessively dense proposal when the previous application for 39 houses was submitted. The number of units has now increased to 44. I have to question why 44 would be acceptable when 39 was considered too many. No logical explanation has been provided.
- The design of the proposed houses is still not in keeping with the local neighbourhood and the units are still shown in a cramped arrangement.
- The development is still overly reliant on hard landscaping.
- The additional traffic will still have a significant and adverse impact on road safety. The information provided by the developer inaccurate and cannot be relied upon.
- The village green at Northorpe should be protected by the Council. The land belongs to Northorpe Hall and despite having more than 2 years to provide evidence to support its view, the Council has put forward no information to demonstrate that it has any rights to claim it.
- Given the proposed loss of the field (the site) as a green asset to residents of Northorpe, the value of the existing Green owned by Northorpe Hall becomes even greater as both an environmental and historic asset for the enjoyment and well-being of the wider community and should be protected.
- The Council seems determined to abandon its own policies in order to ensure the developer is granted planning consent, which suggests that it is applying an agenda that is not in the public domain. Please can the Council explain why an apparently unprecedented level of assistance is being given to this developer.
- If the layby is essential for the site to meet highway standards but there is no right for the layby to be built, then it is obvious that the site is not viable, and permission has to be refused.

The information in the new plans demonstrates that this site less acceptable than it was previously. The development is significantly too dense for the location and not in keeping with the local neighbourhood. The many issues already raised have not been addressed. The planning application must be declined

Please note: I do not want my name and address to be displayed on the planning website