

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 wish to register my objection to this planning application. The green at Northorpe Hall is feature of our village. The green forms part of the curtilage of a listed building so should not be removed just to assist a developer to make money. The Council does not have any right to build a layby on Northorpe Hall's land. This legal position is that it is private land and not part of the public highway. Any attempt to take this land would mean the Council would be acting unlawfully. The style of the new houses is not in keeping with the character of this neighbourhood and they have no relevance to the types of dwellings that already exist. The layout is extremely poor and solely drive by density rather than amenity or good design standards. It is dominated by roadways and hard landscape. This is not acceptable. Northorpe Lane is narrow and already at capacity with vehicles owned by existing residents. It is unable to safely cope with traffic from an additional 44 dwellings The livery yard at Croft House Farm was previously prevented from using its access from Northorpe Lane specifically because the Council stated that traffic volumes should not be increase for road safety reasons. It is clear that 44 houses will generate significantly more cars than the stables, so there is no logic to your position that this development does not create a road safety issue. The Council claims there is a shortage of accessible housing for the elderly, particularly bungalows. Why is this type of accommodation not included in the plan? This is a greenfield site that is already subject to flooding so the construction will substantially reduce the already problematic absorption capabilities. The substantial amount of hard landscaping and roads on the site will increase the rate of run-off but there has still been no adequate assessment of the detrimental effect on existing dwellings and the surrounding neighbourhood This development is not suitable for Northorpe and should be refused.	