

Butterley View  
Mount Road, Marsden  
HUDDERSFIELD  
HD7 6NN

29th November 2023

Kirklees Council  
Planning and Development Service

**FOR THE ATTENTION OF WILLIAM SIMCOCK, PLANNER**

Dear Mr Simcock

**OBJECTION TO PLANNING APPLICATION NO: 2023/91768**  
**LAND OFF NETHERLEY DRIVE, MARSDEN, HUDDERSFIELD, HD7 6HL**

Please find below my objections to the above application:

When the first application for development on this site was refused in February 2022 the main issues seemed to be the very narrow, sub-standard site entrance, from the junction of Mount Road/Netherley Drive and public Footpath COL/207/40 and 60). Tthe presence of trees adjacent to some boundaries of the site and the fact there was no baseline ecology survey or impact assessment of this Green Belt field which is within land designated as part of the Wildlife Habitat Network included in the Local Plan.

Two years on another application has been submitted but **nothing has changed with regard to the site** except that now the applicant has had to comply with certain rules and we now have a 43 page report on trees and a so called ecology/diversity survey which leaves a lot to be desired.

**ACCESS TO THE SITE**

The entrance to this proposed site is a third of the way up a very narrow public footpath, from Mount Road to Old Mount Road, which is used by parties of hikers/ramblers, dog walkers (dogs not on leads), horses and riders, families with young children and pushchairs, general pedestrians plus cyclists and motor bike riders (who should not be using this path). There are also pregnant ewes and lambs and sheep who roam all over the place.

The road junction on Netherley Drive which leads down to Mount Road is partly concealed with parked cars/vans/wagons parked on the pavement so there is also the danger of "shunt accidents" between traffic wanting to turn right onto Netherly Drive and turn left/right onto Mount Road. The intensification of the access to Mount Road by virtue of its substandard width and the presence of on street parking on and around Mount Road would result in dangerous manoeuvres.

Add to this heavy plant and machinery ie large cranes, diggers, dumper trucks, wagons delivering building materials etc etc. you are looking at accidents waiting to happen. Also, there are now several water metres on this junction, will they withstand the weight of these machines on them and who will be responsible for any damage/ breakages?

The proposed site entrance is roughly 2 metres from my gateway where myself and my neighbour exit our properties, with 8 extra cars and 6 bicycles now being allowed for (as shown in the plan) this is probably going to cause accidents and major problems.

## **ECOLOGY/ENVIRONMENTAL ISSUES**

As we are constantly being informed our wildlife and bird species are evermore depleting and under a constant threat from over-development. This is a Green Belt field that has never been touched, a consequence of which is that the diversity on this site is immense and includes a rich supply of insects /butterflies/bees/hoverflies and moths. I am an organic gardener and in my garden I have grasshoppers, green shield bugs, bees, hoverflies, wasps, all sorts of beetles, red admiral, peacock, orange tip, meadow brown butterflies and cinnabar moths, all of which are in the field as well. There are field mice, voles, shrews, moles, this is why this field is included in the Wildlife Habitat Network:

There are a number of trees just over the wall to the next property, presumably the tree roots are in and across the field, digging up the field will kill the roots, also they will act as a soak-away. Rooks, crows, jackdaws, magpies all roost in these trees, there will also be food for them in any rotting and dead branches.

I watched the survey people from my kitchen window, disappointingly this did not take long, (about an hour), (apart from the chap flying the drone). I did not see the young lady doing the survey walk the whole field (she stuck to one corner), no soil samples taken, no on her knees investigation of the flora, it was done instead with a GPS enabled handset, (no mention of plant finder or insect identifier apps?). It was a hot summers day lunch time so was surprised to see this had been recorded at 16 deg. only An accurately detailed survey needs to be done at least once a month in all weathers and how about a night field survey, lots of creatures come out at night, moths, badgers, foxes, hedgehogs??

- **Badgers/Foxes/Hedgehogs:** I have got wlldcam footage of a badgers, foxes and hedgehogs in my garden at night,.
- **Toads:** There are many of these all the way up the footpath from Netherley Drive to Old Mount Road, when they come out to mate in early Spring, there are also lots of frogs. Toads and frogs would suggest the field is quite boggy and wet.
- **Barn owls/bats:** the field is an excellent source of food for these creatures, midges, field mice etc. The bats roost locally as they fly past my windows all the time in the summer dusk.
- **Wild flowers:** There are lots of species of wild flowers and various grasses in this field, rose bay willow herb, fox gloves, bugle, herb robert, persicaria bistorta (this is common in wet meadows, so again a presence of water/bog seems likely), clover, buttercups, lots of nettles, (red admirals lay their eggs on nettles). There might be a little scrubland but this provides food, shelter and breeding sites for a wide variety of wildlife.

All of the above helps to contribute to the "Green Corridor" and biodiversity of the area.

## **GENERAL ISSUES**

**Flooding:** Given the huge amounts of rainfall in this area and particularly this last 4 weeks (water has been streaming down the footpath for days). Digging up a sloping field which acts as a natural soak-away would seem totally inappropriate, and as a result will contribute towards the flooding of houses/flats on Netherley Drive that are at the bottom of the field. Tarmac roads??

**Snow/ice:** In the winter this footpath gets blocked up with snow, who is responsible for digging it out? If cars then drive over it this will compact the snow and make it extremely icy and dangerous for the pedestrians/walkers who use the footpath and cars will skid on it. There is an inadequate bus service up Mount Road (1 bus per hour), if there is any ice or snow on the road the bus does not run.

## **New house building in the Colne Valley**

There are already plans for new housing in Slaithwaite, and at Lingards Fold in Linthwaite (300 houses,) as well as Station House in Marsden, (9 energy efficient apartments), plus the proposed development on Brougham Road of the old mill which is also going to include residential.

The loss of Provisional Open Land, together with other material considerations particularly the sites proximity to the South Pennine Moors Phase 2 Special Protection Area, should also be taken into consideration. Such a residential development would create a detrimental impact on the openness and character of the rural setting. Kirklees Council have a duty of care to give protection to local green spaces where this would be harmful to visual amenity and the character of the area

Wildlife and wild spaces should be protected and restored (not decimated), for their own sake. **There are no special circumstances that warrant the development of this site. There are no benefits or advantages either for the local community, (mainly elderly retired people who are at home during the day, or for the local flora and fauna which inhabits the area.**

The possible infliction of constant noise/disruption for months and years to come with regard to this development will be detrimental for everyone's mental health, well being and safety. This is a lovely peaceful area where we can look and listen to nature at it's best. To dig up this little oasis of nature will be environmental vandalism and surely if these were genuinely going to be eco homes they should be built on a brown field site, not on the Green Belt.

Regards