

About the application

Application number: 2023/91768	
What is the application for?:	Erection of 2 dwellings
Address of the site or building:	land off, Netherley Drive, Marsden, Huddersfield, HD7 6HL
Postcode:	HD7 6NN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>My primary objections to the proposal are as follows:</p> <p>1) According to Kirklees own local plan, this area of land is designated green belt and the associated policy states: "The essential characteristics of the Green Belt are its openness and permanence. Within the Green Belt there is a presumption against development which would be harmful to the purposes of including land within it. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances". This development would destroy a significant area of Green Belt land, and I struggle to see what the "very special circumstances" are that would justify this, when there are undeveloped brownfield sites in the area.</p> <p>2) Access to the location is severely limited, with narrow access at the bottom that overlaps with a well used footpath. In addition to difficulties in emergency vehicles reaching the new properties, more traffic over this area, including construction vehicles associated with the build, is a danger to pedestrians.</p> <p>3) There is a footpath that passes through the site: COL/207/50. I'm not clear from the proposals how access to this right of way will be maintained.</p> <p>4) While the design of the properties is attractive, it is not in keeping with the locality. The timber frame and style of stonework are not typical for this region.</p>	