

From:
Sent: 07 December 2023 21:41
To: DCAdmin
Subject: Re-Application No- 2023/62/91768/W

Dear Planning Officers,

I wish to formally register my concerns about the aforementioned proposal for the development of two large detached houses between Old Mount Road and Mount Road. Many of these will echo objections that have been made on previous proposals to build upon this Green Belt site.

Firstly, it should be noted that residents who will be affected by this proposed development have received little if any information about the plans for the site and to my knowledge no letters were circulated via post and there have been no official notices on any of the approaches to the site. I have lived on Mount Road for four years and use the paths and hillsides in the vicinity for recreational purposes. I have also been a transport campaigner in the Colne Valley for over twenty years.

Transport congestion is therefore be one of my primary objections to the development.

- Mount road which is a bus route in both directions for the 184 Oldham to Huddersfield service has seen a significant increase in traffic and car ownership and on street parking in recent years (noticeably since the end of the COVID19 pandemic). Additional access roads, would create problems for refuse collection vehicles and line of sign on Mount Road itself.
- Furthermore, the laying down of more concrete would destabilise the entire drainage and soil systems on the side of Pule Hill exacerbating existing run off problems (not helped by the fashion for paving over lawns and reducing soak up ground on Mount Road).
- Ongoing developments and extensions off Old Mount Road, adjacent to the proposed site have seen extensive amounts of littering of plastic, rubber and surplus works equipment. The disruption presented by a significant excavation of the hillside would be significant and environmental damaging, particularly the seeping of microplastics and toxins into the soil.

Green Belt and Biodiversity . The building of what are luxury rather than affordable homes on designated green belt space is unwarranted when there are plenty of brown field locations within the centre of Marsden. The natural slopes between Mount Road and Old Mount Road, whilst appearing to be 'scrubland' or for sheep grazing fulfil important biodiversity roles providing home to insects, plant and bird life and small rodents. Given species decline in Britain, this is no small matter when planning housing.

- The potential damage to trees has been noted in a 2021 Kirklees Landscape Report for a previous application.
- One might speculate that the land would be better served by encouraging a community orchard or allotment (which are increasingly sought after).
- Furthermore, from an animal safety point of view, the absence of fencing of common land, particular to Marsden, also means that sheep regularly wander these fields, driveways and snickets.

Dark skies and light bleed. Many of the houses on the outskirts of Marsden with significant elevation impact disproportionately on the visibility of the night sky (and probably the biorhythms of nesting birds including raptors) through use of security lights, patio flood lights and decorative lighting. The lack of

connection with the wider cosmos is now recognised as important quality of life issue for future generations.

I thank you for taking the time to read my concerns and look forward to hearing about the progress of the application.

Yours sincerely

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