

From:
Sent: 22 June 2025 19:09
To: DC Admin
Cc: Fay Wills
Subject: Fwd: Formal Objection to Planning Application 2025/59/91333/W – Land off Gate Head, Marsden

Dear Sir/Madam,

RE: Formal Objection to Planning Application 2025/59/91333/W – Land off Gate Head, Marsden

I am writing to strongly object to the planning application referenced above, concerning proposed development that would severely affect access to our property via the private farm track running from the top of Gate Head. We have a long-standing legal right of way over this track, which serves as the only vehicular and pedestrian access to our residence and/or land.

This track **MUST** remain fully open and accessible 24 hours a day, 365 days a year. Any compromise to this access whether during the construction phase or after completion would constitute a serious infringement on our legal rights and directly threaten our ability to safely and practically reach our property.

We wish to raise the following serious concerns:

1. Right of Way Infringement

We have a legally protected right of way that guarantees unimpeded access along the full length of the track. The proposed development appears to encroach upon or interfere with this right, both physically and in terms of access safety. This would be unacceptable and unlawful.

2. 24/7 Essential Access Requirement

We rely on continuous access for:

- Emergency services
- Routine deliveries and services
- Agricultural or business-related operations
- Family and personal use

Any delays or obstructions — particularly from construction vehicles, deliveries, or parked cars — would not only be inconvenient but could put health, safety, and livelihoods at risk.

3. Traffic Congestion and Safety at Gate Head

The top of Gate Head, where the track connects to the main road, is already heavily congested with on-street parking and is unsuitable for increased traffic volume. The proposed development would exacerbate these conditions, likely:

- Worsening visibility and road safety
- Causing further congestion and blockages
- Creating unsafe conditions for existing residents, pedestrians, and road users

This is an area that already struggles under the weight of local traffic and parked vehicles — any additional pressure would be wholly unsustainable.

4. Track Condition and Maintenance

The private farm track is not designed for high-frequency or heavy vehicular use. Increased traffic or construction loads risk damaging its surface and surrounding land. We are concerned that:

- There is no clear maintenance responsibility outlined
- Future degradation may be left to existing users to resolve
- There are no proposed safeguards or reinforcements for the track

In summary, the proposed development fails to account for critical access rights and local traffic limitations, and would lead to unacceptable disruption, legal conflict, and safety issues for existing residents.

We therefore strongly urge that this application be refused in its current form. Should any consideration be given to approval, strict and enforceable planning conditions must be imposed to:

- Guarantee full, unrestricted, 24/7 access via the private track at all times
- Protect our legal rights of way in perpetuity
- Prevent any additional burden on the already congested Gate Head area
- Clearly identify responsibility for maintaining the track surface and condition

Please confirm that this objection will be duly registered and considered by the planning authority.

Kind regards

Hey Laithe Farm
Marsden
Huddersfield

Hd7 6jt