Address: High Fall, Waters Road, Huddersfield, HD7 6EB

About the application

Application number: 2025/92882	
What is the application for?:	Erection of 75 dwellings with associated parking, infrastructure, hard and soft
Address of the site or building:	Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY
Postcode:	LS10 1FB

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	No

In my capacity as Chair of the Marsden Blueprint Partnership and as a private resident of Marsden I have made written representations to the developer with a view to exploring in more detail the design proposals for this site and the nature of community engagement. They have acknowledged my request for a meeting or discussion but not yet arranged anything. This comment is therefore a holding exercise, seeking more time for the preparation of a fully considered and objective appraisal.

It is clear from the information submitted with the application and in CITU's company website that this is a company with an excellent attitude and record of environmentally responsible development, which is valued by many Marsden residents. Some misgivings remain though about the predominance of very urban environments in which their developments have been concentrated, whilst Cellars Clough is a highly sensitive rural situation with very strong cues for vernacular style and materials. It is precisely the sort of situation where the NPPF would signpost design review but there is evidence that all design dialogue has taken place within the confines of pre-application discussions with Kirklees Planning and no impartial input.

The application contains a statement of community involvement but detail of this is very thin indeed. Immediate neighbours of the site tell me that little information was available even at a late stage and that there was no active engagement on design. The Design and Access Statement also makes reference to Kirklees Council having clear and compatible ideas and plans for the regeneration of Marsden through the Blueprint, missing the point altogether that the Blueprint is primarily a community vision. The developer has made no attempt to engage with the wider community of Marsden despite the highly developed mechanism for the purpose crafted through the Blueprint. By contrast the New Mills team have engaged closely over an extended timeframe on a site with similar local sensitivities.

I believe that the Council should require CITU to reopen dialogue with the community in a much more open-minded quest for design development that will earn favour in its context. This might also buy time to commission a Design Review, so that expert as well as local neighbours can assess the suitability of details such as the interface with the canal, location and design of spaces suitable for play, the manner of accommodating car-parking, the choice of facing materials and colours etc.