

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: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

My objection isn't on the redevelopment of the site as it's clearly in need, but this recent proposal is quite offensive in design and there are some key points raised by professionals consulted and the community.

My main concern is the volume of housing and style. I'm sorry but the proposal is not 'in keeping' or 'referencing' the local building type or the Colne Valley itself, despite what's published. Where's the Yorkshire stone for example? There was a lot of it in the mill and other developers have made great strides to fit the locale, why not here? It looks very much like something that would fit nicely in the arctic regions of scandinavia or soviet Russia, in fact, Design Principle Sheet 2 makes it look like an internment camp. I cannot believe the developers actually think this looks 'bold' or 'cohesive' in the environment it'll be situated in. Talk about mis-reading a room.

My second concern is the number of properties, a large increase on the previous application I note. I'm supportive of a return to terraced style housing and the green credentials are to be praised. However the number, direction and lack of affordable homes is not cricket at all. The position has them all looking out on to one another, with what appears to be limited shared open spaces and not gardens. I note it's to maximise solar generation but it looks like an internment camp and does not make the most of the surroundings.

In terms of the 'open spaces', this is a folly and people want gardens. I would think families do not want their children to be wondering around a 'shared space' to that of a secure garden. There is a play area and recreational site where the angling lake is currently positioned, however it's only overlooked by 4/5 homes so it'll require any other family to supervise the children. It's also noted as a natural feature in the literature, but the plans suggest it'll be filled in? Concerning.

Additionally noted, the council's own report states the developer is offering no affordable housing in this plan, yet this is what's needed surely?

There needs to be a thought to reducing the number of properties, using local materials and not this silly 'colours of the area' because that's insulting. Setting the aspect to one less soviet era internment camp wouldn't go a miss either.

Final concern is the junction/access to the site. That bend is a real concern and the inclusion of a dedicated right turn eases those coming in from Slaithwaite, but it's the exit that is a real risk, particularly for those turning towards Marsden. That'll require crossing the opposite and turning lane to get to the third lane while being mindful of traffic to and from Stubbin Road. The gradient, bends and speed on that are all factors i'd be concerned with.