Canal & River Trust
Making life better by water

Kirklees Metropolitan Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Your Ref 2025/92968

Our Ref CRTR-PLAN-2025-45696

Thursday 11 December 2025

Dear Kerri Simpson,

Proposal: Outline application for erection of residential development

Location: 29, Huddersfield Road, Mirfield

Waterway: Calder & Hebble Navigation

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust own and manage the Calder & Hebble Navigation, which lies to the south of the application site. The application site boundary is set back 10m from the main canal.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

Impact on the Character and Appearance of the Waterway Corridor

In line with the aims of LP32 from the adopted Local Plan, development should take account of and seek to enhance the landscape character of the area, considering in particular the appearance of canals. Careful consideration would need to be given to the redevelopment of the site, as the current open rural field would be lost and exchanged for a suburban residential scheme. The canals' setting and amenity value presently benefits from the open space and rural character.

The application is outline and, as such, consent for the indicative layout as shown is not sought. We wish to highlight that should the application advice to a reserved matters stage, we would request amendments to the indicative layout as shown as the nearest plot to the canal has an orientation onto the canal that reads as sideways or rear-facing, resulting in a proposed traditional private space onto a current public open space. In addition to the plot's visual impacts, this raises concerns about the introduction of boundary treatments and landscape treatment facing towards the canal, such as tall fencing, which could be visually intrusive and detract from the character and appearance of the canal.

Canal & River Trust Spatial Planning Team
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Patron: King Charles III. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW

We are unsure what the proposals are for the 10m wide stretch of land between the canal and the proposed development site, which we presume may be under the control of the applicant. As it does not lie within the red line boundary of the application, opportunities for new landscaping to help mitigate the impact of the wider scheme are limited. We also have some concern that the development could result in the strip of land being left wild, which could result in unrestricted vegetation growth next to the canal, which could be unsightly. We therefore request that clarity is provided to confirm that the development sought will not result in the effective abandonment of the strip of land next to the canal.

Measures to Limit the Risk of Contamination towards the Calder & Hebble Navigation

Prior to any development taking place on site, we request that a **supporting Construction and Environmental Management Plan should be provided to ensure that any risks of pollution from construction activity in proximity to the canal is appropriately controlled**. This should include details to confirm the location of stockpiles, measures to prevent runoff from stockpiles and exposed soils, and dust management measures. **Details could be reserved through the use of appropriately worded planning condition(s).** This would help reduce the potential for pollution towards the wider water environment, in line with the principles of Policy LP52 from the adopted Local Plan.

We also request that effective surface and foul water management is employed alongside any redevelopment of the site to prevent any unmanaged runoff to the canal. **Details could be reserved through the use of appropriately worded planning condition(s).**

Other Comments

In our capacity as Navigation Authority and owner of the Calder & Hebble Navigation, we wish to advise that works in proximity to the canal and the curtilage with our land may require compliance with the Trust's Code of Practice. This would be the case should any plant or equipment be utilised within the 10m wide section of land next to the canal. Should any works in this area be proposed, then the applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 in order to ensure that any necessary consents for works in proximity to the canal are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI
Area Planner

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https://canalrivertrust.org.uk/specialist-teams/planning-and-design

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