

## About the application

Application number: 2025/93540	
What is the application for?:	Erection of 1 pair of semi-detached dwellings (within a Conservation Area)
Address of the site or building:	adj, Clough Hey, Manchester Road, Marsden, Huddersfield, HD7 6DW
Postcode:	HD7 5AL

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to comment on the proposed development of two semi detached houses on this site in Marsden. The application conflicts with several key policies in the Kirklees Local Plan (adopted 2019), particularly those relating to highway safety, parking provision, biodiversity, and the natural environment.</p> <p>1. Highway Safety &amp; Congestion — Conflict with Policy LP21 (Highways and Access)</p> <p>Kirklees Policy LP21 requires that new development must demonstrate safe and suitable access for all users, and that the residual cumulative impacts on the highway network are not severe. It also requires adequate mitigation to avoid detrimental impacts on highway safety.</p> <ul style="list-style-type: none"><li>• The area around Clough Hey is already heavily congested with on street parking.</li><li>• There have been incidents of parked vehicles being struck by passing cars travelling at speed.</li><li>• Visibility is already compromised, and additional vehicle movements from two new dwellings would increase collision risk.</li><li>• The proposed access point sits in a constrained location where safe ingress and egress cannot be guaranteed.</li></ul> <p>2. Inadequate Parking Provision — Conflict with LP21 and the Highway Design Guide SPD</p> <p>The plans only show one parking space per property and only a shared visitor space.</p> <p>The Kirklees Highway Design Guide SPD sets expectations for appropriate parking levels and stresses the importance of visibility, safe manoeuvring, and avoiding overspill parking that compromises highway safety.</p> <p>With local streets already saturated, any overspill from the development would worsen congestion and undermine the safety principles embedded in LP21 and the SPD.</p>	

congestion and undermine the safety principles embedded in LP21 and the SPD.

### 3. Loss of Wildlife Habitat — Conflict with Natural Environment Policies (LP30 & Wildlife Habitat Network)

The site is a haven for wildlife and is known to support bats, which are a protected species. The Kirklees Local Plan includes strong protections for biodiversity and the Wildlife Habitat Network, emphasising the need to safeguard habitats and ecological corridors. The Local Plan's Natural Environment section highlights the importance of protecting biodiversity assets and ecological networks.

Destroying this habitat would:

- Remove foraging and roosting space for bats.
- Reduce ecological connectivity in the area.
- Contradict the Local Plan's commitment to protecting and enhancing biodiversity.

The proposal therefore conflicts with the Local Plan's natural environment policies, including the principles underpinning LP30.

### 4. Impact on Neighbours — Relevant to Environmental Protection Policies

Policy LP24 requires development to ensure that residential amenity and environmental protection are not compromised. The Environmental Protection section of the Local Plan reinforces the need to avoid harm to existing residents. This site is next to existing houses and will back onto houses at the bottom of the slope.

The application does not demonstrate that these risks have been adequately assessed or mitigated.

### Conclusion

For the reasons above — including highway safety concerns (LP21), inadequate parking (LP21 & Highway Design Guide SPD), loss of wildlife habitat (Natural Environment policies & Wildlife Habitat Network), and risks associated with building on a slope (LP24) — I express my concerns were this to go ahead. There has already been planning applications on this land previously which have been turned down.