

DC Admin

From:
Sent: 03 June 2026 02:09
To: DC Admin
Subject: 2026/90232 - New Mills, Brougham Road, Marsden, HD7 6AZ

Hello,

I am writing in my capacity as a former councillor for Colne Valley ward providing support for the application, while also providing some comments regarding the development on how it could be strengthened and address the concerns of local residents.

My comments below are based on almost four years of experience being involved in this project, and on multiple conversations with local residents, business and community groups. I would also align myself with the comments made by the Marsden Blueprint Partnership.

The New Mills development is an opportunity to regenerate a derelict site in the middle of Marsden, and provide new jobs, facilities and housing for the people of the Colne Valley.

Viability and phasing

Thing that most people raise with me is we need to "just get on with it". This site has been derelict for decades now and its condition is only getting worse. Without swift action, it will fall down.

Marsdeners have already had their hopes dashed before with this site. There remains a considerable viability gap even after taking into account the Levelling Up Fund money. Every effort should be made to ensure that this site is viable, for example by exploring alternative funding options and considering a change in the phasing arrangements.

I agree with the Community Partnership's view that an outline application to cover the whole development is preferable to a piecemeal approach. There is currently no outline planning application for Phase 2 or any later phases. Setting the planning conditions for future phases at the outset, and potentially considering future issues during future discharge of conditions applications, reduces the need to continually submit large outline planning applications which hinders progress. While phasing is the correct approach given the financial constraints on site, sorting out the planning application for all stages will help deliver the project and integrate all the future stages.

Highways

Any highways improvements cannot be designed in isolation from the upcoming improvements to the Peel Street area and the speed limit review scheme at Marsden Junior School.

The Speed Limit Review Project aims to draw up an action plan to address road safety concerns at Marsden Junior School. Highways improvements should incorporate the actions in the action plan given that the development may result in an increase in vehicular traffic that could impact upon students, parents and staff travelling to and from school.

The development is also immediately opposite Marsden Infants School. Many residents have reported concerns with speeding, dangerous driving and inappropriate parking on Brougham Road which should be addressed as part of the scheme. Introducing traffic calming measures and a partial one way system would be welcome. The junction between Brougham Road and Crowther Bruce Mill Road is also currently dangerous, and it could be widened and visibility improved.

A 20mph speed limit in the centre of Marsden should be introduced as a result of the development. The Traffic Regulation Order accompanying the development is a golden opportunity to do this. Other comparable villages in the area have 20mph speed limits in their centres, and with two schools, a busy retail and hospitality hub and many residential homes, speed limits in the centre of Marsden are currently too high. According to road safety charity Brake, a pedestrian hit at 20mph is more than 5 times less likely to be killed than one hit at 30mph.

Staff and parents at Marsden Junior School have also expressed concern that the introduction of parking bays on Brougham Road may reduce the parking that is available to them. It may be prudent to use the vacant piece of land opposite the development owned by the developer as an overflow/school car park, which would also reduce pressure on Brougham Road. I appreciate that this lies outside of the development's red line boundary, but an arrangement could be found with the developer outside of the planning process.

Marsden Blueprint

The Marsden Blueprint has been drawn up by local community groups, businesses and council officers to attract and co-ordinate investment into Marsden. The development should be integrated with the Blueprint as much as possible, and should not be seen detached from the other investment into the village.

In particular, the potential future footbridge from the development to Warehouse Hill Road would be a massive benefit to the village - both in terms of the Blueprint's desire to improve connections between the station and the village centre, and to improve accessibility.

Parking

The introduction of additional car parking is a massive benefit for Marsden. Marsden currently has very little off street parking, so the building of some in the centre of the village is a massive bonus.

I believe that this could be strengthened by introducing a planning condition meaning that parking provision would be for the benefit of the whole village. Planning application 2013/91459 for the Aldi in Slaithwaite included a planning condition that the car park would have 3 hours of parking for the benefit of the whole village not just the supermarket. This has benefitted a lot of the independent shops in Slaithwaite as people will shop locally at the same time they use the supermarket.

It may be sensible to use the vacant piece of land opposite the development owned by the developer as an overflow car park, which would also reduce pressure on Brougham Road. I appreciate that this lies outside of the development's red line boundary, but an arrangement could be found with the developer outside of the planning process.

Building materials

Stone from the pre-existing mill and warehouse buildings should be used for the new builds as far as possible.

The loss of the Wages Office is regrettable but understandable given the restraints on site. The new public space should keep as much of the facade of the Wages Office as possible.

Sky bridges

Every effort should be made to preserve the sky bridges between the East and West Mill. These are a distinctive feature and contribute greatly to Marsden's industrial heritage.

Kind regards,