

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

About the application

Application number: 2026/91251	
What is the application for?:	Outline application for erection of residential development of up to 9 dwellings
Address of the site or building:	land off, Meltham Road, Marsden, Huddersfield, HD7 6JZ
Postcode:	LS1 2JS

User comments

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

I am a Marsden resident, whose home amenities are not directly impaired by this development but I have strongly held professional views on how the overall settlement of Marsden should evolve. I am a Chartered Landscape Architect with half a century of relevant experience and have committed much of that time to voluntary action within the community of Marsden devoted to its physical and economic improvement. Against that background I submit planning comments only in circumstances where the scale or nature of an application has significant impact, either beneficial or harmful: in this case I believe the proposal to be harmful.

In terms of need there is a clear demand for new residential accommodation in Marsden but the need is greatest in respect of affordable and social housing, which this proposal does not meet. There is also strong logic and policy in favour of developing brownfield land, which is available in Marsden, in preference to green field, so again this development is at odds with policy.

The overriding policy relevant in this case is the Green Belt, with which the development conflicts fundamentally. In such circumstances the developer's planning statement is surprisingly dismissive of the constraint, compounded by the advice given by the Planning Officer during pre-application, which is ill-judged.

The essence of Marsden's urban setting is how it responds to the topography, densest in the valley floor and creeping up the valley sides but stopping short of straying onto the plateau. The 1980s development adjoining Meltham Road pushed right up to that limit and this development would extend urban character onto the crest: once this edge is breached a precedent is set that severely weakens the Green Belt protection for the next group of fields and future creep onto the plateau, which was the main caution of the 2017 review.

It is preposterous to rank this site as 'Grey Belt': there is no history of development and its pastoral use and character do not differ from that of the contiguous farmland that extends along Meltham Road and would be prejudiced by a consent here.

Poor visibility over the same break of slope, compounded by the slight left bend when approaching from the Meltham direction. is also the reason that a new vehicular access should not be permitted here. The tracking illustrated demonstrates that a large vehicle turning left out of the development would completely block the road in the blind spot, introducing a significant new hazard completely ignored in the Transport Plan reasoning.