

Address: 88, Mount Road, Huddersfield, hd7 6hn

About the application

Application number: 2026/92047	
What is the application for?:	Erection of 10 dwellings with access from Netherley Drive and associated works i
Address of the site or building:	land off, Netherley Drive, Marsden, Huddersfield, HD7 6HL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Objection to Planning Application 2026/92047 Land off Netherley Drive, Marsden, Huddersfield, HD7 6HL Proposal: Erection of 10 dwellings with access from Netherley Drive and associated engineering operations and landscaping works Dear Sir/Madam, I wish to formally object to planning application 2026/92047 for the erection of 10 dwellings on land off Netherley Drive, Marsden. My objection is based on the following material planning considerations. 1. Inappropriate Development within the Green Belt The application site is located within land designated as Green Belt in the Kirklees Local Plan. The proposed residential development constitutes inappropriate development within the Green Belt under paragraphs 154 to 155 of the National Planning Policy Framework (NPPF). The construction of ten dwellings together with roads, parking areas, engineering operations, landscaping and associated domestic activity would result in a significant encroachment of built development into open land. This would reduce openness and undermine the purposes of including land within the Green Belt as set out within paragraphs 142 to 143 of the NPPF. The applicant has failed to demonstrate the existence of very special circumstances that would clearly outweigh the harm to the Green Belt and any other harm arising from the proposal. Accordingly, the development is contrary to national planning policy and should be refused.	

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2. Highway Safety and Unsuitable Access

The access track serving the site is severely constrained by its width, gradient and alignment. It also incorporates Public Rights of Way COL/207/40 and COL/207/60.

The proposal would generate a substantial increase in vehicle movements, including residents, visitors, delivery vehicles, service vehicles and construction traffic. The access arrangements would result in increased conflict between vehicles and pedestrians, including users of the established public footpath network.

Furthermore, it has not been demonstrated that the access can safely and satisfactorily accommodate emergency vehicles or standard refuse collection vehicles. The proposal therefore fails to demonstrate safe and suitable access for all users and is contrary to Policies LP20 and LP21(a, b, e and f) of the Kirklees Local Plan, Principles 11 and 19 of the Housebuilders' Design Guide SPD and the Highways Design Guide SPD.

It is noteworthy that a previous housing proposal on this site was refused by Kirklees Council in part due to concerns regarding the substandard access arrangements, highway safety and conflict with the Public Right of Way.

3. Harm to Landscape Character and Views

The site forms part of an important area of open land which contributes to the rural character of Marsden and provides a transition between the built settlement and the surrounding countryside.

The proposed development would introduce a substantial urban form into an open and rural setting. The cumulative impact of the dwellings, access road, parking areas, retaining structures, domestic paraphernalia and external lighting would have a detrimental effect on local landscape character and visual amenity.

In addition, the proposal would adversely affect views towards the Peak District National Park and would fail to respect the character of the surrounding landscape. The development is therefore contrary to the strategic objectives of the Kirklees Local Plan, Policy LP24(a), the Housebuilders' Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

Previous planning decisions on this site have identified similar concerns regarding landscape impact and harm to views.

4. Ecology and Biodiversity Concerns

The site forms part of the Kirklees Wildlife Habitat Network and lies within the Impact Risk Zone of the South Pennine Moors Site of Special Scientific Interest (SSSI). The site is also located in close proximity to the South Pennine Moors Special Area of

Conservation (SAC) and Special Protection Area (SPA). Previous ecological consultation responses have highlighted concerns regarding potential impacts on these designated sites and the adequacy of ecological information submitted in support of development proposals on this land.

The ecological information submitted with the application does not provide sufficient evidence to determine the full ecological value of the site, the extent of its role within the habitat network, or the potential impacts upon designated sites and protected species.

In the absence of adequate ecological evidence, it has not been demonstrated that:

Impacts on biodiversity can be avoided or appropriately mitigated;

The development would not adversely affect nearby designated ecological sites;

Habitat connectivity would be maintained;

A measurable biodiversity net gain would be achieved.

The proposal is therefore contrary to Policy LP30 of the Kirklees Local Plan and Principle 9 of the Housebuilders' Design Guide SPD.

Conclusion

This proposal represents inappropriate development within the Green Belt and would result in significant harm to openness, landscape character, biodiversity and local amenity. In addition, the access arrangements remain inadequate and potentially unsafe, whilst insufficient information has been provided to demonstrate the protection of important trees and ecological assets.

For the reasons outlined above, I respectfully request that Kirklees Council refuse planning application 2026/92047.