

DC Admin

From: Ellie Thornhill
Sent: 04 September 2026 06:06
To: DC Admin
Subject: FW: Opposition to planning application: REF: 2026/62/92047/W

OFFICIAL - SENSITIVE

Morning,

Please could the below rep be recorded and acknowledged.

Thank you

Ellie

From:
Sent: 03 September 2026 17:08
To: Ellie Thornhill <Ellie.Thornhill@kirklees.gov.uk>
Subject: Opposition to planning application: REF: 2026/62/92047/W

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Opposition to planning application: REF: **2026/62/92047/W**

Proposal: Erection of 10 dwellings with access from Netherley Drive and associated works including engineering operations and landscaping.

Dear Ellie,

I hope this email finds you well.

My name is , and I am a resident of 131 Mount Road, Marsden, HD7 6HW.

I am contacting you as the named planning officer for the above proposal. I am a local resident impacted by, and hugely concerned by the above proposed development.

I would just like to register in full my opposition to these plans

Myself and several of my neighbours have already declared our opposition to this scheme via the Kirklees Council Planning and Development comments section, however as there is a word limit, I feel my comment did not capture the sheer magnitude of this proposed development on the local area.

I would be grateful if the below can be logged as my objection to the proposal.

Objection to the Proposed Development

I strongly object to the proposed development and believe that planning permission should be refused for the following reasons:

Traffic, Parking and Road Safety

As a resident of Mount Road living in close proximity to the proposed development, I am already experiencing the significant traffic issues that affect the area. There are well-documented concerns regarding heavy traffic volumes, dangerous and reckless driving, as well as frequent road blockages caused by the high density of existing housing and limited parking provision. At rush hour, this causes a traffic bottleneck.

Mount Road also serves as a commonly used route towards Oldham and experiences substantial traffic throughout the day. The proposed development would inevitably increase these existing pressures. In addition, the construction phase would require frequent movements of heavy goods vehicles and construction traffic over an extended period, creating further disruption and safety concerns. This is before considering the additional traffic generated by ten new dwellings and their occupants.

Noise, Air and Visual Pollution

The development would result in increased noise, visual intrusion and air pollution, both during construction and after completion. These impacts would adversely affect the quality of life of existing residents and diminish the peaceful character of the area that local people currently enjoy.

Impact on Wildlife and Biodiversity

The proposed development would have a detrimental effect on local wildlife, including birds, insects, small mammals and ground-nesting species. The loss of natural habitat and increased human activity would inevitably reduce biodiversity and damage an area that currently provides an important refuge for local wildlife.

Loss of Green Space and Harm to the Character of the Area

The development would significantly alter the character, appearance and natural environment surrounding the popular public footpath leading towards Pule Hill. Although surrounded by residential areas, the site currently provides valuable open space between existing properties and contributes to the area's attractive rural setting.

Over time, the land has developed into a natural grassland habitat where wild plants and flowers support pollinating insects and other wildlife. Replacing this space with ten additional dwellings would create a cramped and artificial appearance that is wholly out of keeping with the surrounding hillside landscape. The proposal would erode the area's distinct character and permanently destroy a valuable natural environment.

Impact on Views and Local Amenity

The development would substantially alter the visual appearance of the area and permanently affect views of Marsden and the surrounding landscape, particularly from the popular Netherley viewpoint. This viewpoint is a valued destination for local residents and visitors who come to enjoy walking, photography and the area's natural beauty. The proposal would diminish the enjoyment of this important local amenity.

Conclusion

For these reasons, I strongly oppose the proposed development. The application appears to give insufficient consideration to the concerns of existing residents and would fail to preserve or enhance the character, appearance and environment of an area that is already home to hundreds of people.

The proposal strikes no reasonable balance between the desire for additional housing and the need to protect a highly visible and environmentally valuable site. Marsden is widely appreciated by both residents and visitors for its scenery, wildlife and recreational opportunities. This

development would permanently damage those qualities while exacerbating existing problems relating to traffic, parking and pollution.

In my view, this is an inappropriate development in an unsuitable location, and I respectfully urge the planning authority to reject the application.

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With all good wishes.

131 Mount Road, Marsden, HD7 6HW