

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?	Yes

Regarding traffic I note that the Netherley Drive traffic monitor was positioned in wrong place: it missed the significant traffic from the rear of the terrace of 16 houses: 108-138 Mount Road. The traffic on Netherley Drive is therefore under represented and I think this should be considered before planning permission is granted.

Whilst I welcome the proposed improvement of the Netherley Drive and Mount Road junction (and associated double yellow lines) it seems unfair that the proposed development will then have their own car parking space while parking for existing residents will be reduced. I predict this will lead to unnecessary conflict. Parking is already tight.

I note that there is no provision for access to the double garden gate that the proposed access road blocks. (See File ID 1151073 just up from "Visitor parking" layby on the access road.) Vehicular access is required to this gate. That needs addressing before permission is granted.

Foul and rain water drainage is discussed in the assessment (id 1152333). This may be more complicated than is indicated. I would like an investigation into historic local flooding (which is water running places it should not around the nearby terrace of 16 houses) and details of how this will be avoided prior to permission being granted.

Regarding climate change considerations some of the proposed houses will be very large and expensive houses. It is likely that each house will have at least two cars living there. (Given the expensive nature of the houses these would probably be electric cars.) I want to see a guarantee that as many solar panels as will fit will be installed on the roofs before planning permission is granted. I Regard the answer to Q3 from the Climate Change Statement (ID 1150796) as inadequate. (It says "these will be investigated".) I want to see that house space heating will not be via gas fired central heating or solid fuel heating. I want to see what the plan is and I want that plan to positively affect the projected climate change impact before planning permission is granted.

Regarding amphibians and ponds there is a pond missing from the Pond Map on Page 36 of the PEA-V0_1-23_06_2026 document ID 1150906. The pond is in the garden of one of the 16 house Terrace next to the proposed development. I think this is significant: there are lots of amphibians in there. I think this should be considered before planning permission is granted.

It looks to me like the deepest part of this development is planned to be a gated community. A gated community seems bad for community relations and I feel it would foster an environment of distrust that I don't want to live next to. I would like further details of what "PRIVATE ACCESS" entails and why this is required made public before planning permission is granted.

If we urgently need more houses in Marsden why don't we redevelop Bank Bottom Mill rather than building new houses on a steeply sloping boggy field with springs in it? I think this field is more use left to nature than turned into very expensive luxury houses. If you simply want to house some people this can be done with less environmental impact somewhere else. (e.g. Bank Bottom Mill.)