

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
I object to the proposed 10 house development off Mount Road on the following grounds: Impact on greenbelt and wildlife The site is within land designated as Strategic Green Infrastructure Network within the Kirklees Local Plan proposals map. It would cause harm to the Green Infrastructure by extending built development into open land, thereby undermining the aims of the Green Infrastructure Network. Moreover, by introducing housing into this open and rural setting it would negatively affect the local landscape and character and the open views towards the Peak District. The site is designated as part of the Kirklees Wildlife Habitat Network and is located within the Impact Risk Zone of the South Pennine Moors SSSI and in close proximity to the South Pennine Moors Special Area of Conservation and Special Protection Area. The ecological survey report supplied with the application referenced flora but did not specify the diverse range of birds which are regularly seen in that field and the adjacent area. I have regularly seen a kestrel perched on the telegraph pole at the edge of the field. Owls regularly pass from the trees in Shaw Farm to the large trees at the far edge of the site. I have also seen Oyster Catchers and a pair of Buzzards in that field this year. Style and size of the proposed development is inappropriate for the area The existing housing on Mount Road comprises early twentieth century workers terraces which were built for families working in the Marsden's textile mills the housing is also contemporary with Butterley Spillway and the reservoir. As such it is part of the character and nature of the local area. A group of large executive detached 4 and 5 bedroom houses would look utterly out of place and the plans as they stand are about maximising profit rather than providing the	

place and the plans as they stand are about maximising profit rather than providing the affordable housing stock that Marsden requires.

Marsh land

The development site is adjacent to an area known colloquially as Pule Springs and this reflects the marshy and waterlogged nature of this field and the abundance of water on this hillside. The boggy nature of this field is also indicated by the prevalence of bog grass in the field. Building there will displace water onto the housing below.

Disruptions to right of way

As a non-driver who regularly uses the 184 bus, I am concerned about the right of way between Old Mount Road (where I live) and Mount Road. If the passage way is blocked during construction work, I will not be able to access the bus route and my commuting to work and visits to my elderly mother will be impacted. If this path were blocked, I would face an additional 15 minute walk down a steep incline into the village down Old Mount Road to access a bus service. Returning that way necessitates a very steep climb and in winter I would be walking along an unlit single track road. Incidentally, it is incorrect to say that the 184 bus goes to Manchester – it has terminated at Oldham for several years.

If the development were built the access road would cut across a well-used footpath making it less safe for pedestrians.

Highways and Risks to other Highway users

Emerging from Netherley Drive onto Mount Road is a blind spot owing to the parked cars on either side and the narrowness of the road. The sight lines are poor and additional cars will exacerbate an existing and known problem. I regularly witness problems with the 184 bus on that road when it meets a car as there is insufficient space to pass without one vehicle reversing. Owing to the large numbers of cars parked in front of the terraced housing on Mount Road the road is in effect a single carriage way. This development would materially increase risks to other highway users.

The biggest problem with this development is that the proposed vehicular access is insufficient for standard refuse collection lorries and emergency services. Indeed, with reference to Kirklees Local Authority's own guidelines (The Highway Design Guide Supplementary Planning Document) the development site does not meet the specification on minimum standards for new housing developments.

For the reasons given above the site is not suited to this development.