

DC Admin

From:
Sent: 20 September 2026 15:34
To: DC Admin
Subject: Objection to Planning App 2026/92047, Proposed build of 10 houses on land off Netherley Drive

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OBJECTION TO PLANNING APPLICATION 2026/92047, PROPOSED BUILD OF 10 HOUSES ON LAND OFF NETHERLEY DRIVE

I am writing to formally log my strong objection to the above planning application regarding the proposed residential development on the land off Netherley Drive, Marsden. As a very local resident, I believe the proposed layout and infrastructure present severe conflicts with material planning considerations.

1. Highway Safety, Access and Traffic Congestion

The access route via Netherley Drive and the surrounding local road network is entirely unsuitable for a multi-dwelling residential development. The existing roads are too narrow, consistently restricted by essential on-street parking, and already struggle to safely accommodate standard vehicle movements. Introducing a significant increase in daily traffic, ie. heavy construction vehicles, such as bull dozers, diggers, cranes, wagons delivering brick work etc poses a severe risk to highway safety and will cause unacceptable congestion at the area of Netherley Drive and the new proposed access road. The sight line on to Mount Road from Netherley Drive is very dangerous, even today I had to go way past the white line in the middle of the road, so I could see what was coming up Mount Road before I could safely drive out to my right. Supermarket and white delivery vans are all over the place now as well. It would appear despite the 157 page Transport Report they forgot to count vehicles coming out from the back of Mount Road onto the junction and Netherley Drive.

This junction will also have to accommodate sheep, pregnant sheep, lots of lambs, cats, horse- riders, cyclists, electric and manual, hiking and rambling groups, dog walkers, families with prams and toddlers, and the odd motor bike plus myself and my neighbours trying to exit and entrance our properties, where we have a right of way up the provisional right of way. So nothing whatsoever should inhibit the access to our respective properties.

Also at this particular junction there are 9 water meters, 3 of which and a drain are actually on the path to the proposed new access road. If there is any damage to these water meters because of the heavy plant and machinery driving over them, then I hope Yorkshire Water is aware that their equipment could be damaged.

The accommodation of 40 plus cars on this new development is asking for trouble. If parking is to be restricted on Netherley Drive, but all these cars are to be allowed on the new estate, then this is obviously going to create much resentment.

In the winter every year we get snowed in at least twice, it can be quite deep but also the winds can create quite spectacular snow drifts, it starts to thaw, then it freezes. Last year we were all locked in for 5 days because the ice was so great all the way down the public footpath and on to Mount Road because it was too dangerous to walk or drive on. Mount Road rarely gets gritted, Netherley Drive and the footpath are not gritted at all, any clearing of snow here is done by local people who live nearby. If we get one flake of snow on Mount Road the bus won't go up at all and only goes as far as Fall Lane, this can go on for days. Also if we get heavy rain it streams down the footpath onto the road and floods.

2. Severe Topographical and Engineering Constraints

The site is characterised by significant sloping topography. The proposed engineering works, requiring major land alterations to create artificial private gardens, (which no doubt might start off with a token patch of grass, but will surely in future end up with gravel and plastic grass!), This stepped road hierarchy, risks destabilising the local landscape. I have serious concerns regarding surface water runoff, the potential flooding of properties at the bottom of the field (of which you have been made aware), and the visual impact of extensive retaining structures which are completely out of character with Marsden's natural hillside environments. There are plans for two 3 storey houses included in this application these would be completely out of character with the area. Street lighting and bright security lights will spoil the dark sky.

3. Ecological, Environment and Wild Life Impact

I fail to see how the Habitat Survey consisting of 38 pages although only a preliminary one, conducted on one day in June can give any sort of true reflection of the flora and fauna of that field. This survey needs to be done regularly throughout the year and also in the evening. I have a wildcam in my garden and have been monitoring foxes and hedgehogs for 10 years, lots of footage should you wish to see it! The numbers have increased enormously over this period, as the seem to like my front garden and this is only about 8ft from the field, it is obvious this field is a regular food source for them digging up worms/grubs/spiders etc, even though the survey says there is no in this field they access it on a nightly regular basis. There are also foxes, hedgehogs, field mice, voles, moles and squirrels, bats and barn owls, as well as butterflies/moths, and all manner of flying pollinators attracted by the wild flowers and grasses, though not all recognisable to us, but are a valuable food source to them. I had a barn owl screeching right outside my house last night and earlier in the year early morning I even saw a stoat. This is an entirely wild field that supports a huge diversity of flora and fauna and should be left to its own devices, it needs to be managed properly (Natural England, Campaign for Rural England), only a few metres away is a site of special interest with curlews and

lapwings this field should be included in this. It also says in the Report that any vegetation removal should be undertaken outside the period **1st March to 31st August**.

Does anyone realise that if you dig up one square metre of a field like this that the destruction of individual micro-habits and complex biological networks is massive. Trillions of bacteria, mycelium, mites, springtails, ants, worms, beetles, nematodes and larvae will be crushed and suffocated.

The Marsden Blue Print says that we should be opening up green spaces not decimating them. Even the reports from the Consultees ie. .Ecology Unit, Highways and Streetscene, Local flood Authority, and Waste Strategy are all very negative about this application, all requesting more study and much more information, I can only presume this application is an Outline one only as it is all very vague.

From the centre of Marsden to Crosland Moor (only 6 miles away and part of the Colne Valley Ward), there are currently being built or applications have been submitted for 950+ apartments and houses, this is sheer over development of the Colne Valley so we do not require another 10 houses. As other people have mentioned why not demolish Crowthers Mill at the bottom of Mount Road, which is a dreadful eyesore and has been empty for years, . We are constantly being told on radio, tv newspapers that we have to look after wildlife and that in turn it will look after us, this is the case, so leave this field alone.

Butterley View, Mount Road