

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 do not feel that additional houses in the proposed area will benefit Marsden. While I recognise the need for housing and the council's current delivery targets, this particular site is completely unsuitable for high-density residential development. My objections are based on the following material planning considerations and conflict with the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF): 1. Highway Safety, Access, and Traffic Generation (KLP Policy LP21) Inadequate Access Infrastructure: Accessing the site via the surrounding narrow residential roads—particularly Netherley Drive and the steep gradient joining Mount Road—presents clear highway safety hazards. Mount Road already experiences significant, often fast-moving transit traffic into and out of Marsden. On-Street Parking and Congestion: The existing streets are heavily constrained by on-street parking from established residents. An additional 10 households will generate substantial two-way vehicular movements daily, overwhelming the immediate junctions. Emergency and Service Vehicle Access: Given the tight turning circles and narrow street geometry, refuse collection lorries and emergency service vehicles frequently struggle to manoeuvre in this area. Adding construction traffic followed by regular residential traffic will exacerbate this issue. 2. Topography, Scale, and Retaining Structures (KLP Policy LP24) Harmful Earthworks and Visual Impact: The site features a steep topography sloping upwards. Accommodating 10 dwellings necessitates extensive cut-and-fill operations, bulky retaining structures, and steep terraces. As previously raised in earlier applications for this parcel, significant engineered retaining walls fail to harmonise with the natural moorland hillside and local character. Overbearing Scale: The mass and height of the proposed dwellings will appear prominent, incongruous, and overbearing against the hillside when viewed from surrounding vantage points across the Colne Valley. 3. Drainage, Surface Water Run-off, and Ground Stability (KLP Policies LP27 & LP28) Surface Water Run-off: The steep topography acts as a natural catchment. Replacing permeable green hillside with roofs, roads, and hardstanding will drastically increase rapid surface water run-off, exacerbating flood risks for properties situated downhill on Mount Road and adjacent streets. Ground Stability: The scale of excavation and retaining required on this hillside	

Ground Stability: The scale of excavation and retaining required on this hillside presents legitimate concerns regarding ground stability and long-term drainage management during extreme weather events, which are increasingly common in this upland valley environment.

4. Loss of Biodiversity, Habitat, and Moorland Edge Buffer (KLP Policy LP30)

The site acts as an open, natural green buffer transition between the urban fabric of Marsden and the open moorland edge.

Development will lead to the irreversible loss of semi-natural habitat, negatively impacting local foraging routes for local bird populations, bats, and other wildlife. The applicant has failed to adequately demonstrate that genuine, meaningful Biodiversity Net Gain (BNG) can be achieved on-site given the density proposed.

5. Strain on Local Village Infrastructure (KLP Policy LP47)

Marsden's village infrastructure is operating at or near capacity. The local GP surgery, dental practices, and primary schools are heavily subscribed. Cumulatively, successive piecemeal developments put unsustainable pressure on services without contributing proportionate community infrastructure improvements.

Conclusion

The proposed scheme represents an overdevelopment of a topographically challenging hillside site. The highway dangers, visual prominence of extensive retaining works, and drainage risks run contrary to Policies LP21, LP24, LP27, and LP30 of the Kirklees Local Plan, as well as Chapter 12 (Achieving well-designed places) of the NPPF.

I respectfully urge the Planning Committee and case officer to refuse this application.