

Address: 16, Woods Terrace, Huddersfield, Hd7 6la

### About the application

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| Application number: 2026/62/92047/W |                                                                                  |
| 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

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No |
| Planning Application 2026/92047 - Land off Netherley Drive, Marsden                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |
| <p>I wish to object to the above application on ecological, drainage, highway safety and sustainability grounds.</p> <p>The Council's Ecology Officer has stated that they are not satisfied that sufficient information has been provided to properly assess the impact of the development on protected bird species and habitats associated with the nearby South Pennine Moors SPA, SAC and SSSI. Concerns have been raised regarding the potential use of the site by species including curlew, lapwing and twite, and the Ecology Officer has indicated that further ornithological assessment may be required before the impacts of the development can be fully understood.</p> <p>The Ecology Officer has also questioned whether the site could function as habitat linked to the protected moorland designations and has stated that the information currently submitted is insufficient to reach a fully informed conclusion. In my view, planning permission should not be granted until adequate survey work has been completed and the effects on protected species have been fully assessed.</p> <p>In addition, the biodiversity information submitted with the application indicates a substantial loss of on-site habitat, with reliance placed upon off-site biodiversity compensation measures. The Ecology Officer has raised concerns regarding the accuracy of the biodiversity calculations and whether sufficient replacement habitat has been identified and secured. Until these matters are resolved, it cannot be demonstrated that the development will provide the required biodiversity net gain.</p> <p>The Ecology Officer has further identified uncertainty regarding the need for additional investigation relating to Great Crested Newts due to the presence of a nearby pond. This matter should be clarified before any planning decision is made.</p> <p>I am also concerned about the drainage implications of constructing ten dwellings on a</p> |    |

I am also concerned about the drainage implications of constructing ten dwellings on a currently undeveloped greenfield site. The site is steeply sloping and lies within an area where heavy rainfall is common. The replacement of permeable ground with roofs, roads, driveways and hardstanding could increase surface water runoff and potentially exacerbate flooding problems elsewhere unless robust drainage measures are proven to be effective. I do not believe it has been clearly demonstrated that the proposed drainage arrangements will fully mitigate these risks over the lifetime of the development, particularly during increasingly frequent extreme weather events.

Highway safety is also a concern. The proposal would introduce additional vehicle movements onto Netherley Drive and surrounding local roads. Given the topography of the site and the nature of the local road network, I am concerned about the impact on traffic levels, visibility, pedestrian safety, parking pressures and access for emergency and service vehicles. The cumulative effect of additional traffic generated by the development should be carefully assessed before permission is granted.

Whilst the Waste Management consultee has not objected, concerns were raised regarding the practicality of refuse collection arrangements for Plot 3, where it appeared bins may have to be moved across grassed areas. This raises questions regarding the practicality and long-term usability of certain aspects of the site layout.

Overall, I consider that significant ecological concerns remain unresolved and that further reassurance is required regarding drainage, flood risk and highway safety. Given the site's proximity to internationally important environmental designations and the outstanding concerns identified by the Council's own Ecology Officer, I respectfully request that the application be refused or deferred until all relevant information has been provided and independently assessed.

Yours faithfully,

Donna Bellamy