

Address:

About the application

Application number: 2025/93543	
What is the application for?:	Erection of 33 dwellings (c3) with access from Clough Road and associated works
Address of the site or building:	land at, former Clough Mill, Clough Road, Slaithwaite, Huddersfield, HD7 5DB
Postcode:	HD7 5AL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

The proposal raises concerns regarding parking provision and additional vehicle movements. The surrounding road already experiences pressure, and the development is likely to exacerbate congestion and negatively affect highway safety.

Both during construction and once occupied, the development is likely to generate additional noise and disturbance that would be harmful to the amenity of existing residents.

The road on which the proposed development is located is known to surface water flooding during periods of heavy rainfall. This occurs on a regular basis, with flooding events occurring close to a yearly cycle. The situation is exacerbated by the presence of an adjacent brook, which is monitored by the Environment Agency and is known to approach flood conditions during sustained or intense rainfall.

Local residents are frequently required to clear debris from the brook in order to reduce the risk of flooding to nearby properties. On occasion, the council contributes if during office hours if the phone is answered. This demonstrates that the existing drainage infrastructure and watercourse are already operating at or near capacity during peak rainfall events.

The proposed development would introduce additional areas of hard surfacing, reducing natural ground permeability and increasing surface water run-off. Without robust, clearly defined, and enforceable Sustainable Drainage Systems, this additional run-off is likely to further increase flood risk to the highway and neighbouring properties.

Given the existing flooding issues and the proximity of an Environment Agency-monitored watercourse, it is unclear how the proposal complies with national and local planning policy relating to flood risk, surface water management, and climate resilience. In particular, insufficient information appears to have been provided to demonstrate that the development would not increase flood risk elsewhere, contrary to the requirements of the National Planning Policy Framework.

Until a detailed and credible flood risk assessment and surface water drainage strategy has been provided — including consideration of extreme rainfall events and future climate change allowances — the proposal should not be supported.

Whilst currently an objection, I do appreciate that affordable housing is lacking and the opportunity for improvement of this situation is greatly required.