

About the application

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| 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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | Yes |
| <p>I object to the proposed development on the following grounds:</p> <p>Biodiversity: The Biodiversity Statement submitted with the application concludes that the development will result in net loss. BNG legislation mandates net gain. I do not see anywhere in the application any reference to how BNG credits will be deployed. Notwithstanding, the baseline assessment is flawed in that it was conducted after the developer had razed the land, felled trees and shrubs, and removed earth from the site - all prior to any consultation with local residents or the planning authority. I note that a detailed Habitat Assessment is not included with the application. The adjacent woodland is within the Wildlife Habitat Network - no mitigation measures have been proposed on how this will be protected.</p> <p>Flooding: Clough Road regularly floods. This occurs when the adjacent brook becomes overwhelmed with surface water from the road. It is monitored by the Environment Agency for this reason and needs to be regularly cleared of debris. A detailed Flood Risk Assessment has not been submitted with the application. It should also consider future climatic impacts and appropriateness of proposed infrastructure. I note an objection from the drainage board on a previous application for housing on this land.</p> <p>Land contamination: I note the repeated presence of asbestos within the Ground Investigation Report. The developers proposed mitigation measures are not set out. Notwithstanding, the developer has already removed earth and spoil from the site prior to any ground investigations having been undertaken and prior to any desktop studies or consultation with the planning authority. Given the results of the survey, this may have already caused a significant health risk to local residents.</p> <p>Transport: Clough Road is the main route connecting Slaithwaite with the M62. It blocks regularly at a hairpin to the north. The number of vehicle movements included in the Transport Assessment are optimistic at best, given the number of properties proposed. I also note that the junction for the development is proposed to be located at the most narrow point of the road where two-way traffic is not always possible. The</p> | |

the most narrow point of the road where two way traffic is not always possible. The Transport Assessment does not include any modelling to indicate if the junction is even feasible at that location, or how right hand turns will be safely managed for vehicles turning into or out of the development. No visibility splay assessment has been included.

Visual intrusion: The town house style homes to the south of the development will overlook many single story bungalows in Crowther Close, as well as those on Brook Terrace, impacting on local residents privacy and will reduce daylight.

Safety and amenity impact: As previously noted, the developer has already commenced development (erection of fence, installation of path, removal of earth and levelling). This was carried out prior to any application having been submitted and in advance of baseline surveys/assessments. This created adverse noise and dust. Heavy plant was accessing, working on the site and using the public highway without any traffic management measures being put in place. This was unsafe and nearly led to a serious accident on the road (for which evidence has previously been submitted to the planning authority). I have serious concerns on the developer's regard for the safety and amenity of local residents and road users. In addition works were carried out by the developer at weekends and early in the morning. Should the application be approved, stringent conditions should be imposed to prevent construction work during unsociable hours. I note that no Construction and Environmental Management Plan has been submitted with the application.