

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?	Yes

I am writing to formally object to this application for the reasons set out below.

Wildlife and Green Space: The developer's own assessment concedes a net biodiversity loss, which isn't in line with BNG legislation. No explanation is provided for how this will be offset. The baseline survey is unreliable in any case, having been conducted only after the site had already been stripped of trees, vegetation and topsoil. There is nothing in the application addressing protection of the adjoining Wildlife Habitat Network woodland.

Flood Risk: Clough Road floods regularly due to the adjacent brook being overwhelmed by surface water - something the Environment Agency monitors closely. No adequate Flood Risk Assessment has been submitted, and the application fails to account for future climate pressures. A drainage board objection was raised against a previous housing proposal on this very site.

Asbestos and Contamination: Asbestos is identified repeatedly in the Ground Investigation Report, yet no remediation plan is provided. Compounding this, the developer removed earth from the site before any investigation was carried out, which may have already exposed residents to contaminated material.

Road Safety and Access: Clough Road is a busy main road that regularly backs up at a hairpin to the north. The proposed access junction sits at the road's narrowest point, where two vehicles frequently cannot pass. The Transport Assessment neither models whether this junction is workable nor addresses how turning movements will be safely managed. Traffic figures also appear to underestimate the impact of the proposed number of homes.

Privacy and Outlook: The proposed town houses to the south will loom over the bungalows in Crowther Close and Brook Terrace, with significant consequences for residents' privacy and natural light.

Conduct of the Developer: Work began on this site before any application was submitted - fencing, groundworks and earth removal were all carried out without planning consent, baseline surveys or traffic management. This caused noise, dust and put drivers on Clough Road at risk. The developer also worked at weekends and unsociable hours. This pattern of behaviour gives me serious concern. Should permission be granted, robust conditions must be imposed, and I note that no Construction and Environmental Management Plan has been submitted.