About the application

Application number: 2025/93543	
What is the application for?:	REVISED AND ADDITIONAL INFORMATION RECEIVED, REVISED DESCRIPTION AND AMENDED RED
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 wish to object to the proposed development on the grounds of flood risk, highway safety and residential amenity.

A number of these concerns have been raised by local residents in relation to previous applications and proposals for this site. It is disappointing that these concerns do not appear to have been adequately addressed in the latest application.

Of particular concern is the approach taken to flood risk. The latest application by SB Homes appears to suggest that the site is not within an area of flood risk. This appears difficult to reconcile with Environment Agency information identifying flood risk in the area, as well as the well-established experience of local residents.

The road serving the proposed development regularly experiences surface water flooding during periods of heavy rainfall, with significant incidents occurring on an approximately annual basis. The adjacent brook, which is monitored by the Environment Agency, is also known to approach flood conditions during sustained or intense rainfall.

Local residents are frequently required to clear debris from the brook themselves to maintain its flow and reduce the risk of flooding to nearby properties. On occasions the Council has assisted where resources have permitted. This demonstrates that the existing watercourse and drainage infrastructure are already under considerable pressure during periods of heavy rainfall.

It is therefore concerning that previous representations raising these issues appear to have been overlooked, while the latest application appears to rely on the assertion that the site is not within an area of flood risk. The discrepancy between the applicant's position, Environment Agency information and the actual flooding experienced locally requires proper explanation and assessment.

The development would introduce additional hardstanding and impermeable surfaces, potentially increasing surface water runoff. Given the existing flooding problems, there

potentially increasing surface water runoff. Given the existing flooding problems, there is a clear risk that additional runoff could place further pressure on existing drainage infrastructure and increase flood risk to the highway and neighbouring properties.

Before the application can reasonably be supported, a detailed and credible Flood Risk Assessment and Surface Water Drainage Strategy should demonstrate that the development will not increase flood risk elsewhere. This should properly consider existing flooding, the adjacent watercourse, extreme rainfall events, future climate change allowances, additional surface water runoff and the long-term maintenance and enforceability of any proposed Sustainable Drainage Systems.

There are also concerns regarding parking and additional vehicle movements. The surrounding road is already under pressure, and further traffic and on-street parking could exacerbate congestion and adversely affect highway safety.

Construction and subsequent occupation would also inevitably introduce additional noise, traffic and disturbance, potentially affecting the amenity of existing residents.

I recognise that there is a significant shortage of affordable housing and that increasing the supply of affordable homes is important. However, this should not outweigh the requirement for development to be appropriately located, safe and properly assessed.

Given the existing flooding issues, the proximity of an Environment Agency-monitored watercourse, the apparent discrepancy between the applicant’s assessment and Environment Agency information, and the fact that concerns raised previously do not appear to have been adequately addressed, I do not believe the proposal should be supported unless these issues are properly investigated and satisfactorily resolved.