

Our Ref RT/JW

Your Ref

Please Contact: Robin Tuddenham

Telephone

Email:

Date: 14 July 2020

**Chief Executive's Office**

Town Hall

Halifax

HX1 1UJ

Colin Hill  
Town Clerk and Responsible Financial Officer  
Todmorden Town Council

[townclerk@todmorden-tc.gov.uk](mailto:townclerk@todmorden-tc.gov.uk)

Dear Mr Hill

Thank you for your letter dated 15 June 2020 and I apologise for the delay replying.

### **LIDL development**

I have noted your concerns about the LIDL development. Further to this, I have asked our drainage team for their observations on the investigations that have been carried out by Yorkshire Water. We will come back to you as soon as we have further information to report.

### **Mill Bank Close and Sandholme development**

In relation to the Sandholme development, I understand that Richard Seaman has already advised your Assistant Clerk that material had been placed temporarily on the site following agreement with the Canal and Rivers Trust (presumably for use by the CRT for improvement projects along the canal). However, the intention of the landowner is to take the ground levels back to those approved pursuant to the extant permission for redevelopment of the Mill (the permission that the former occupiers, Mardan, secured was implemented before expiry so it remains valid). Clearly if this were not to happen it would potentially become a matter for planning enforcement. The situation on site will be monitored as requested in your letter.

I am afraid that I am struggling to pin down a Mill Bank Close development – can I confirm whether you are referring to the development off Derdale Street at Todmorden? There is currently a revised planning application relating to part of this site (reference 17/01473/FUL); however, this is stalled due to an objection from the Environment Agency. If you can confirm whether this is correct site, we can provide further information.



## **Future developments**

I appreciate your concerns about future developments and the distress that the continued risk of flooding is causing for local communities. Some of the situations in Todmorden have arisen due to old planning permissions being implemented and therefore remaining valid in perpetuity. In the case of the development at Derdale Street for instance, the approach to Flood Risk assessment that was accepted in 2003 would not now pass the scrutiny of the Environment Agency and Council. Going forward, the Council and EA have learnt a lot from previous flood events, and development schemes will be scrutinised closely to ensure that there are not unacceptable knock-on effects for existing residents. From the perspective of registering your concerns and discussing individual developments, the best contact will always be the planning application case officer because he or she will be coordinating the assessment and consultation process.

## **Conclusion**

I have noted your concerns and my officers will do their best to ensure that these are taken into account as we move forward. We will come back to you as soon as possible on the outstanding matters raised in your letter.

Yours sincerely

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**Robin Tuddenham**  
**Chief Executive**

Cc: Richard Seaman – Corporate Lead Planning