

TODMORDEN TOWN COUNCIL

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N Fearnley & Mr M Amjid
Calderdale Flood Management Team
Calderdale Council
Battinson Road,
Halifax HX1 4PL

DATE: 25th JANUARY 2021

Dear Mr Fearnley and Mr Amjid ,

Concerns About Planning Application 20/01367/FUL Derdale St, Todmorden

I am writing on behalf of the members of the Development Committee of Todmorden Town Council. They have asked me to let you know that they are very concerned about the potential for additional flooding in Todmorden caused by further building proposed for Derdale St - planning application 20/01367/FUL.

I attach, for your information, a letter I have sent to the Calderdale Planning Department which also covers wider planning issues.

Specifically, in relation to flooding, members are concerned:

- About the rise in the local water table causing ongoing flooding in the cellars of local properties and the inadequacy of the local drains to cope with the impact of additional properties and surface run-off water.
- That at least one property in the area has had to be evacuated because of subsidence caused by water damage to the basement and ground floor structure. We have not had a formal response from you yet on what is planned for this property and others nearby which are likely to be affected also.
- A very small attenuation tank is proposed in the plans but this seems to be totally inadequate.
- It is stated (by the developer and Yorkshire Water) that the local drains should have the capacity to cope with the demand from additional houses and surface water. However, in reality, the current situation is inadequate (a letter has also been sent to Yorkshire Water to raise this issue).
- The ground level of the site has been raised by around 7ft, which does not appear to comply with the original planning permission. The existing properties nearby are at a lower level than the proposed building so additional surface water will affect them adversely.
- The proposed plans risk land instability around the canal, which could damage existing properties and increase the likelihood of flooding.

In view of the serious impact of the building of Lidl on the surrounding properties, members wish to be reassured that you are directly involved in advising on planning applications in this area on whether the existing drainage system has the capacity to accommodate additional normal discharge from properties and surface water runoff.

Also, in view of the possibility of the proposed building on Derdale St causing land instability around the canal, is this something that you would advise the Planning Department on?

The cumulative impact of the existing new builds in the area (Lidl and Mill Bank Close – 22 houses and 18 flats) plus the proposed building of industrial units on the Sandholme Mill site and now this application for a further 12 houses on Derdale St is extremely worrying.

In view of your responsibility for flood management I would appreciate your views on how we might best influence the EA to review the flood management status for this area and recategorize it to 3(b) instead of 3(a).

Also, would you be able to provide copies of any statutory reports produced by Calderdale MBC on flooding in Todmorden?

Yours sincerely

Colin Hill

Colin Hill

Town Clerk, Todmorden Town Council

Letter sent by email and copied to Steven Lee