

Hi ,

Thank you very much for your response.

It will be great to meet with you when you are back.

I can understand that residents are concerned about the land level of this site being 2 metres above Derdale St and the additional flood risk this may cause. The surface water from that site is likely to flow on to Der/Derdale St, exacerbating an already difficult situation.

Todmorden Town Council has expressed concern to Calderdale Council and the Environment Agency about the raised levels of the building sites on Derdale St and Sandholme Mill. It is understood that the planning permissions for these sites are not recent (2003 in this case) and that the issue of flooding has been heightened in this area since the floods of 2012. In the case of the Environment Agency, I have seen correspondence from them over the last year relating to the Sandholme Mill site stating that they are concerned about the increased flood risk in the area which has been exacerbated by climate change. They were going to take this issue up with Calderdale. I realise that once building has started then the planning permission from 2003 stands. It does not take account of the heightened awareness around flooding.

I'm looking forward to meeting with you.

All the best,
Susan

From:

Sent: 03 September 2021 08:31

To: assistanttownclerk@todmorden-tc.gov.uk

Subject: Re: Planning Application 20/01367, 12 Houses in lieu of 9 Industrial Units, Derdale Street, Todmorden

Thank you so much for your prompt response Susan,

The datum level of the raised land set at 124.50AOD is just slightly below the approved agreed level of 124.85AOD.

This level is approved and agreed and remains valid forever in time.

The raised land at present is now ready to construct the approved 9 industrial units all in accordance with the approved planning permission.

I know it is 2m or so above Derdale Street and that is what is agreed in the approved Flood Risk Assessment with no objection to the Planning Permission from the Environment Agency.

The only issue is whether the construction of industrial units is more favourable to the residents than the construction of residential properties.

The feedback we have received from residents is that the preference would be for houses. This will eliminate heavy goods traffic through the narrow terraced streets to the detriment of Highway safety, it would eliminate noise, dust and odour and unsociable working hours and is incompatible with UDP policies.

So nothing that has been done so far is in contravention of the Approved Planning Permission.

I hope this clarifies the situation and unmuddies the cloudy waters.

It is really concerning that the Town Council's observations are based upon incorrect information in the pursuit of continued objection.

I will be coming back to the UK later in the month and I will arrange to see you then.

Kindest regards

On 2 Sep 2021, at 15:07, assistanttownclerk@todmorden-tc.gov.uk wrote:

Hi,

Thank you very much for your email. I can see that you've a lot of experience with Todmorden.

The Committee is still concerned about the height of the land at this site. It may be that the average height of the land is 124.50 AOD, which is acceptable to the Environment Agency. However, the land height on the plot relating to this planning application is nearer to 6/7ft above the level of the road (when you look at it from the road) not just over a metre. If you are available over the next week or so I could meet up with you and show you? Please let me know if this would be possible.

All the best,
Susan

From:

Sent: 01 September 2021 15:56

To: assistanttownclerk@todmorden-tc.gov.uk

Subject: Re: FW: Planning Application 20/01367, 12 Houses in lieu of 9 Industrial Units, Derdale Street, Todmorden

Good afternoon Susan and thank you so much for coming back to me.

Naturally, I understand the Town Council's concern.

Having lived and worked in Todmorden for over 47 years I am fully aware of the issue of Flooding and the massive impact this has had on the lives and well being of the town and the residents.

I helped with the clean up operation following the devastation of lives and property caused by the flash flood of 1982; the 2000 continual torrential downpour; and the subsequent more recent events of Boxing Day 2015 and after. The effect on our community cannot be over estimated.

My role in the Town is with our built environment and my utmost endeavour for any development in Todmorden is to ensure that the impact of flooding is correctly assessed.

With regards to the Planning Application which is currently being considered (ref; 20/01367) I can assure you that the level of the site has been correctly installed in accordance with the extant Planning Permission ref 03/00937 in preparation for the approved construction of 9 Industrial Units.

The Flood Risk Assessment approved under the extant Planning Permission 03/00937 indicated a raised site level of 124.85 AOD (Above Ordnance Datum). This was approved without objection from the Environment Agency and this is documented in the Planning File at Calderdale Council.

The level to which the application site land has been raised is set at a mean average of 124.50 AOD which is slightly below the approved level. The GPS Satellite Topography Survey submitted with the current Planning Application confirms this.

Therefore, I can confirm that the raised level is not in excess of the level which has been approved.

I hope this information will be of assistance to you.

Kindest regards

On Wed, Sep 1, 2021 at 3:00 PM <assistanttownclerk@todmorden-tc.gov.uk> wrote:

Dear,

Thank you for your email which was shared with the Development Committee at the committee meeting on 18 August.

The committee is concerned that the height of the land has not been raised to that agreed in the planning permission for this site and that for Mill Bank Close but is much higher. A substantial amount of earth has been brought in over time and the land level of the Der St site has been raised by many feet (5-6ft) higher than the level of the street. This has caused a great deal of concern for residents as this area is at a high level of flood risk and this is being exacerbated when builders increase the level of the land to improve the sales of their properties at the expense of existing residents.

The committee has asked me to request that you (or someone else in the planning department) undertake a site visit to assess for themselves whether the height of the land is that agreed in the planning permission for the site or is significantly more.

This issue is monitored on a monthly basis by the Development Committee so I would be grateful if you could please let me know of any updates on this issue.

Kind regards,

Susan

From:

Sent: 30 July 2021 19:06

To: admin@todmorden-tc.gov.uk

Subject: Fwd: Planning Application 20/01367, 12 Houses in lieu of 9 Industrial Units, Derdale Street, Todmorden

Sent from my iPhone

Begin forwarded message:

Date: 30 July 2021 at 17:01:44 GMT+1

To: deputytownclerk@todmorden-tc.gov.uk

Subject: **Planning Application 20/01367, 12 Houses in lieu of 9 Industrial Units, Derdale Street, Todmorden**

Good afternoon and I hope all is well in Todmorden.

It has been a while since the comments of Todmorden Council were posted on-line but I am informed that there has been 4 successive Planning Officers who have been dealing with this Application who have left the Council.

The Application has been gathering dust for 6 months; however another Planning Officer has been allocated to the Application and we are hoping that it may be possible to progress it.

I have noted the comments of Todmorden Council and it seems that the proposals may have been misinterpreted in the Council's assessment.

Firstly the Application does not propose to raise levels of the Application site. The raised level of the site has been approved under Planning Permission 03/00937 in accordance with the Flood Risk Assessment that was approved with no objection from the Environment Agency.

The development has commenced with the construction of 34 residential units on the approved raised site. Most of the constructed dwellings are occupied and have been proved to be safe and resilient during the 2015 and subsequent flood events confirming the success of the approved Flood Risk Assessment.

It is worth noting that the Approved Flood Risk Assessment was undertaken by JBA Consulting who assisted the Environment Agency in preparing the Flood Modelling for the River Calder.

Compensatory Storage Calculations were approved and agreed as being satisfactory.

The new proposal is for 12 houses in lieu of the Approved 9 Industrial Units.

The Industrial Units can be constructed on the approved raised levels of the site. This permission has 100% impermeable hard site surface with roof drainage. All of the surface water drainage (100% of the site area) can enter the existing sewers without on-site storage and without attenuation.

The proposed residential use will provide mitigation for the surface water drainage.

Less than 40% of the site is hard surfaced impermeable and the proposed design of the drainage provides for on-site storage and attenuated flow to the sewers.

It is agreed by Calderdale Drainage and Yorkshire Water that there is spare capacity in the surface water sewer. The design of the surface water drains have been undertaken by one of the leading specialist hydro-consultants in his field.

So instead of exacerbating the existing situation it will in fact make the situation much better.

The highway safety issue is a major concern and after almost 30 years the re-introduction of heavy goods vehicles through an essentially residential area is incompatible to the residential amenity.

Having lived in Todmorden for almost 50 years and responsible for the construction of over 500 homes in the town during that period, I do not wish to propose development that in any way compromises the success of the development so far.

I hope this makes the situation a little clearer and in light of this information, I hope you may be able to re-consider your comments.

I thank you