

Latest Approval from Environment Agency June 2022 and Email Exchange with CMBC Concerning Possibility of Derdale St and the Proposed Additional Development be Referred to the Flood Panel for Consideration (Action from 27 April 2022 Development Committee)

1. 20/01367/FUL: Environment Agency has approved the plans for housing in Derdale St providing that finished floor levels shall be set no lower than 125.30 metres above Ordnance Datum (AOD). Drainage plans have also been submitted. The issue is whether this will be sufficient to accommodate the additional surface water on the raised site?

2. Email to Customer First – 8 June 2022 about consideration about Flood Panel

Hi

I was wondering if the next Flood Board has happened yet and whether the issue of Derdale St has been included?

Kind regards,
Susan

From: Customer First <Customer.First@calderdale.gov.uk>
Sent: 18 May 2022 16:47
To: assistanttownclerk@todmorden-tc.gov.uk
Subject: FW: Request for the Calderdale Flood Panel

Good Afternoon,

We have had a response from the flooding team advising the question can be submitted for the next flood board but that wouldn't be before the next development committee.

This has also been passed too Planning for a second response.

Thank you.

Kind regards,
Customer First.

From: assistanttownclerk@todmorden-tc.gov.uk <assistanttownclerk@todmorden-tc.gov.uk>
Sent: 10 May 2022 15:24
To: Customer First <Customer.First@calderdale.gov.uk>
Subject: Request for the Calderdale Flood Panel

Hello,

I'd be grateful if you could please forward this request to the Calderdale Flood Panel.

The Development Committee of Todmorden Town Council has asked me to write to you concerning the application to build houses on land off Derdale St (03/00937/FUL / 20/01367/FUL. The original application was for the building of industrial units.

Although, on one hand, it seems that it has been accepted that the ground level of the proposed houses will be raised to a level to prevent them suffering flooding, no account has been made of the impact of this on the existing terraced houses surrounding the site. These houses are now around 2 metres lower than the raised ground for the new builds. This area is in flood zone 3 and already regularly suffers with flooding. It is also thought that the water table in this area is rising, causing the ground floor of at least one house to subside. There is increasing concern that properties on Halifax Rd suffer with large wall cracks and loud vibrations as the traffic passes by and it is thought that this is caused by the rise in the water table also.

This is an area that really suffers with flooding – especially surface water flooding. It is thought that this has worsened since the building of the Lidl supermarket which was built at a raised level to protect it from flooding. The surface water now flows off the Lidl car park and down Halifax Rd/ Der St.

There is great concern that the building of houses on raised land on Derdale St (where around 25 houses and flats have already been built) will serve to exacerbate an already difficult situation.

I should be grateful for your comments which I hope to transmit to the Development Committee when it next meets on 25 May.

Kind regards,
Assistant Town Clerk