

PLANNING STATEMENT
APPENDIX 7

PARTIAL DEMOLITION, REBUILDING AND ALTERATIONS TO LISTED MILL TO
FORM 38 APARTMENTS TOGETHER WITH 25 NEW APARTMENTS AND 64
NEW DWELLINGHOUSES

AT

WESTWOOD MILL, LOWESTWOOD LANE, HUDDERSFIELD

WESTWOOD WILSON LTD

PROJECT ARCHITECTS:

MICHAEL WILSON RESTORATIONS

IN COMBINATION WITH

PRIME MERIDIAN LIMITED

MALCOLM SIZER PLANNING LIMITED

February 2020

fumes (of note, although the applicant's processes would not heat PTFE to a temperature at which it would degrade and produce toxic fumes, there is evidence that toxic fumes can be released from PTFE at much higher, uncontrolled temperatures), however it is considered that there are adequate provisions (already proposed, and required under non-planning legislation) to minimise risks.

Other matters

Additional section drawings and a 3D image of the development (as viewed from Grantley Place) are being prepared by the applicant team.

The Coal Authority have been reconsulted following the applicant's submission of an amended Coal Mining Risk Assessment.

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PRE-APPLICATION FOR PART DEMOLITION AND PART CONVERSION TO FORM 64 APARTMENTS AND 66 DWELLINGS

WESTWOOD MILL, LOWESTWOOD LANE, LINTHWAITE.

Flood Risk

Flood risk issues are set out in the main body of the committee report. However, it is important to note that based on the Council's Strategic Flood Risk Assessment (SFRA) the site lies within both Flood Zones 3a and 3b. Some of the proposed dwellings and gardens to the west are located close to or within Flood Zone 3b which is part of the functioning flood plain.

The functional floodplain (Flood Zone 3b) is undeveloped land which should be preserved by the Local Planning Authority for flood storage purposes and it is defined in the NPPF as "land where water has to flow or be stored in times of flood". It is not acceptable to locate anything other than essential infrastructure in the functioning floodplain. Therefore, housing is not acceptable.

The applicant intends to submit a Flood Risk Assessment with any subsequent planning application which includes remodelling of the flood zones. The applicant has already carried out further modelling works based on detailed site topography and features present on the ground. Based on their remodelling exercise proposed residential development would be located in Flood Zone 1 with access being located in Flood Zones 1, 2 or 3a. However, their Flood Risk Assessment, remodelling and the assumptions on which it is based have not been accepted by the EA or the Local Planning Authority at this stage. This would need to be evaluated in detail by the Environment Agency and the Lead Local Flood Authority as part of any subsequent planning application and it would need to be demonstrated that the remodelling was more appropriate than the Council's SFRA in terms of identifying flood risk zones (including the area covered by the functional floodplain). If it cannot be demonstrated that the proposed residential development avoids Flood Zone 3b (functional floodplain) then the application should not be accepted.

Following the above and depending on the remodelled Flood Zones both exception tests and sequential tests may apply. Again, this would all need to be detailed as part of any subsequent Flood Risk Assessment and planning application submission.