



Mill Pond Assessment Report

Dobroyd Mills

Hepworth, Holmfirth

HD9 1AF

Client: Mr Z Hinchcliffe
Project Address: Dobroyd Mills, Holmfirth
Project Number: 15271
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Table of Contents

1.0	Introduction.....	2
2.0	References & Standards.....	2
3.0	The Site.....	2
4.0	Mill Pond Appraisal	4
5.0	Recommendations and Conclusions	4

Appendices

- A. Existing site aerial plan
- B. Existing site topographical survey
- C. Site survey photographs

1.0 Introduction

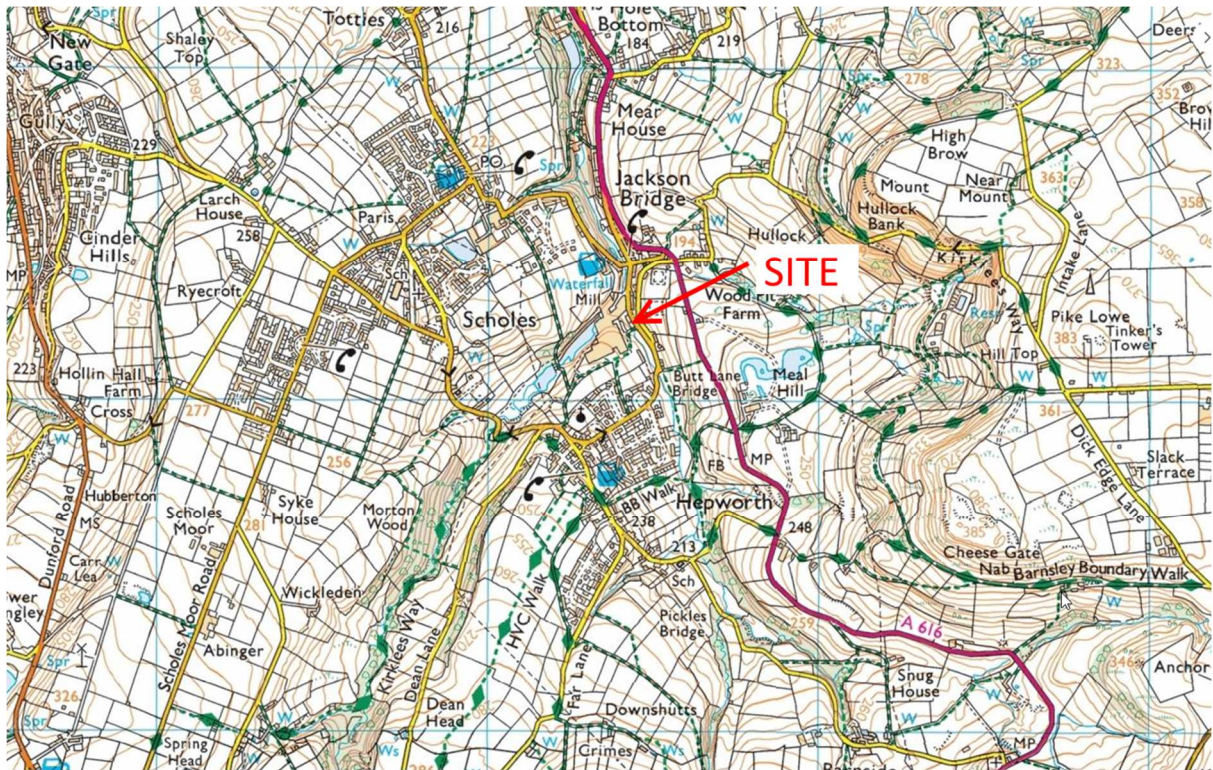
- 1.1 This report provides an assessment of the existing mill pond at Dobroyd Mills, Hepworth. This report has been produced to support a planning application. It shows that the necessary considerations of the mill pond have been carried out.

2.0 References & Standards

- 2.1 This Mill Pond Assessment has been carried out generally in accordance with:
- Kirklees Planning Applications Validation Checklist – Revised guidance notes
 - National Planning Policy Framework (March 2012)
 - National Planning Policy Framework Technical Guidance

3.0 The Site

- 3.1 The mill pond is located at Dobroyd Mills. Hepworth, Holmfirth, Huddersfield.
- 3.2 The site is located off Hepworth Road between Hepworth and Jackson Bridge.
- 3.3 The site is bounded farmers' fields to the North and West, Hepworth Road and residential properties to the East, and grassed fields and a residential estate and church to the South.
- 3.4 The approximate grid reference of the site is E416383, N407225 and SE 16381 07225.
- 3.5 A location plan is shown overleaf and a site aerial location plan is included in Appendix A of this report.



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Figure 1: Location plan

- 3.6 A large proportion of the site is developed with existing mill buildings which currently have a combination of uses including a café, a used car dealership, and a fabricator.
- 3.7 The majority of the existing development on site is to be demolished, however one of the traditional mill buildings is to be reduced in size but retained and converted for commercial use. The building is a traditional mill dating from the 19th Century with a timber pitched roof, timber floor supported by beams and cast iron circular columns, and loadbearing masonry perimeter walls.

4.0 Mill Pond Appraisal

- 4.1 The mill pond is located to the northwest of the existing mill buildings and has an area of approximately 3500m² and is approximately 120m long x 30m wide.
- 4.2 A walkover survey was undertaken on 16th March 2015. The bank profile is irregular in level and slope and the mill pond is surrounded by dense vegetation, refer to Appendix C for photographs.

5.0 Recommendations and Conclusions

- 5.1 Debris within the pond including collapsed stone walls should be removed and walls rebuilt.
- 5.2 The proposed development will not affect the pond or its immediate surroundings and the environmental and biodiversity benefits of the mill pond will remain as existing.
- 5.3 The mill pond will be maintained and protected from future deterioration as part of the management of the proposed development by an appointed management company. This will take the form of a third party management company who will be responsible for the maintenance of the development's green spaces including the mill pond. This will be paid for by a standing service charge from the residents of the development, or similar arrangement.



Peter Campbell

BSc (Hons), EngTech, MICE,

For Dudleys Consulting Engineers Ltd

Appendix A

Existing site aerial plan



Hepworth Rd

Chapel Bank

Hepworth Rd

Abells

Sheffield Rd

Hepworth Rd

Burt Ln

Hepworth Cres

Kamps Way

Car View Rd

Burt Ln

Small Auto

The Oil Can Cafe

The Carding Shed

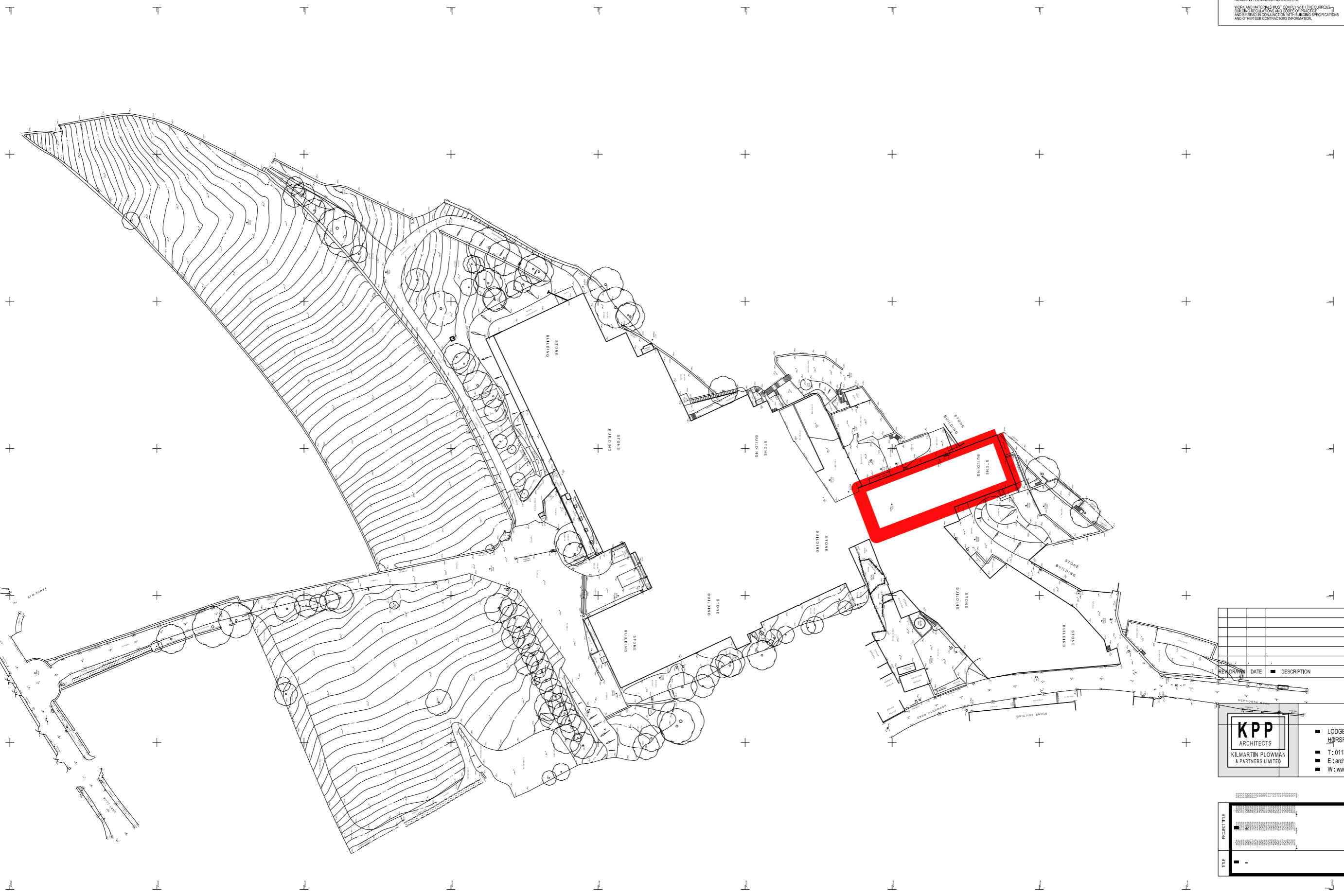
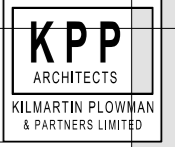
Hepworth, Holy Trinity

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Appendix B

Existing site topographical survey

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Appendix C

Site survey photographs











