

From:
To: [DCAdmin](#)
Subject: comment on planning application Westtwood Mill
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Comment on planning application

fao Adam Walker

2020/62/90710/W

Westwood Mill building and site development, Linthwaite / Ref. 2020/62/90710/W

In general I am very supportive of the proposed mill and site restoration work. I have met with the in and have seen an example of their work, located near Barkisland. I believe they are a caring developer, and can be trusted to produce a scheme that can and should be supported; however, I would be concerned about the proposed scale of the development - particularly the potential adverse impact on local services (schools and health), wildlife and the green environment and hydrological flow characteristics within the flood plain of the river Colne.

I questioned that developments such as the one proposed at Westwood Mill had not been included in base traffic flows used in data inputs for the Slathwaite traffic computer modelling at the time of consideration of the Aldi and Globe Mill development applications. Within all of the Westwood Mill planning documents, it would appear that the impact of canal flood overflows, and analysis of traffic flow / highway sufficiency up to Wellhouse from the Westwood Mill have received little or no consideration. What will the full impact be on the local road network, comprising Manchester Road, and Linthwaite, Slaithwaite and Wellhouse villages? A 'real time' data driven computer model should now be undertaken for the road system in the Colne Valley to assess traffic flows, areas of congestion and requirement of traffic management measures and engineering works that need to be undertaken..... and, to inform the implementation and scale of this and future housing developments.

in the vicinity of Westwood Mill and further west along canal, on 26th December 2015. I took when the rain had ceased, and followed the peak flood of the event - evidence at the time showed that water from the canal had overflowed into the leat and the mill pond area. Water was also entering the leat and pond though the sluice gate, and possibly as direct overflow from the river Colne. In recent months, at the time of the severe storms (2019), the top water level in the canal at (in the vicinity of Westwood Mill) was just below the level required for overflow into the leat; however, the leat and mill pond area did provide an important overflow 'sink' to river flow which again was entering the leat via. the sluice gate. The leat was receiving and flowing with water, as in December 2015. The mill pond was providing important flood water storage.

The Colne Valley (unlike the Calder Valley) is fortunate in having a wide flood plain with a labyrinth of old industrial watercourses that have capacity and permeability values to be able to contain and direct flood overflow from the river and canal, protecting the built environment. With climate change, we will see a greater frequency, higher intensity and

longer duration of rainfall, giving rise to recurring, significant flood events in the Colne Valley. My concern has always been about the catastrophic consequences (human and environmentally) of flooded (chemical) factories located in the valley floor, between Linthwaite and Slaithwaite. Some new housing on the proposed development site will be situated directly next door to one of these factories!

I hope my concerns and observations will contribute to supporting the developer in delivering the very best quality architectural scheme, with maximum benefit to the community and minimal damage to the environment and local services. I would reiterate my support and high regard for the Westwood Mill restoration including the mill pond, leat, sluice gate, and other water related features. If delivered successfully, I think the scheme will offer improved benefit in its amenity value, and provide a diverse mix of homes.....

Sincerely