Haigh Huddleston & Associates
Civil & Structural Engineering Consultants
Unit 4, Midgley Business Park, Bar Lane, Midgley WF4 4JJ
t 01924 574074 e info@haighhuddleston.co.uk

FAO: Paul Farndale

Kirklees Land Drainage

15 January 2026

Dear Paul

Re: Development at Gynn Lane, Honley for Vivly Homes

Further to your recent planning comments dated July 25 and our meeting with the local residents further site investigation work has been undertaken to determine if there was any existing land drainage associated with the former off site tank/ mill pond on the third party land.

The initial days' work involved the excavation of an extended trial trench along the western site boundary. The trial trench extended for an approximate distance of 47m. The majority of the trial trench encountered shallow sandstone strata at a depth of approximately 1-1.5m. Other than the previously encountered cast iron pipe no other discoloration in the trench sides was observed and the sandstone was intact throughout its entire length. Please note the trial trench extended approximately 15m beyond the return corner where the pond is situated. This was extended to investigate if the line indicated or the historical picture, forwarded to ourselves by the adjacent homeowner, was related to a drainage system. We can confirm that no features were observed, and we would suggest the line on the historical photograph is related to a boundary wall. Site photographs and a location plan are contained in appendix B attached.

The Properties below the site were visited and the surface water drainage (presumably from the mine adit) was identified running with 2 no. manholes in the garden of No. 16a directly below the development site.

The system was relatively shallow and entered the first manhole via an earth cascade before turning 90° in the second manhole with a 300mm dia clay pipe. At the time of our visit the flow was consistent with slight iron staining within each manhole. The source of the flow is likely to be from the mine adit previously identified on site in the Lithos investigation.

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A second days investigation was undertaken to determine if there was a buried tank below the off-site shallow dry mill pond. The area at the pond was dry even following the recent heavy rainfall and it is evident that no significant surface water flow enters this area at present time.

The area is heavily overgrown with ivy however a concrete base was proved. A small section was broken out and proved clay strata underlying. Further investigations revealed an 100mm outfall and a 150mm inlet from the shallow cast iron pipework. The inlet has previously had a concrete bung prevented entering the pond area. We would conclude that the cast iron pipework is now redundant and can be removed from the development area when exposed.

I trust the above record is satisfactory, should you have any queries please do not hesitate to contact me direct.

Yours sincerely

MARTIN HUDDLESTON. MEng

martin@haighhuddleston.co.uk

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Appendix A

Location Plan


DUCTED
MADE GROUND>3M.
OUTFALL
REDUNDANT
TRIAL TRENCH
300Ø
MH
MH
PARKING
CASCADE
MANHOLE
FROM FROM MINE ADIT.
INLET
CONCRETE
PLUG
150m CAST IRON
PIPEWORK ENTERING
FORMER MILL POND
NOW REDUNDANT
EXTENT OF TRIAL TRENCH
NO EVIDENCE OF ANY OTHER
PIPEWORK OR DRAINAGE FEATURES

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Appendix B

Site Photographs



Figure 1 Dry Mill Pond



Figure 2 Dry Mill Pond



Figure 3 Dry Mill Pond



Figure 4 100mm outfall from mill pond



Figure 5 Inlet from cast iron pipe with concrete plug



Figure 6 Inflow to upstream MH No. 16a



Figure 7 300mm 90deg bend House 16a



Figure 8 Cast Iron Pipe encountered within trial trench



Figure 9 Trial Trench



Figure 10 Trial Trench



Figure 11 Trial Trench



Figure 12 Trial Trench



Figure 13 Trench stepping down with made ground



Figure 14 Trail Trench - Pipe crosing



above, An aerial view of Grove mill at perhaps its greatest extent when run by Thomas Littlewood and Sons. The weaving sheds are to the top of the picture next to Lower Gynn cottages at Pound of Pepper on the bend in Gynn Lane, which runs up the left hand side of the picture. The mill dam sits high above the chimney and Lud Dyke ran across the centre of the site. The mill cottages are prominent in front of the mill. Grove House and garden are bottom right.

below, Thomas Littlewood (1836 - 1892) and his wife Zeruiah (1836 - 1915), photographed at a studio in Blackpool.

Thomas
Ann L
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Littlewoo
Jagger L
Thomas
Zeruiah
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T
l

Figure 15 Historical Photo Showing Mill Pond and feature to the south