



H O L R O Y D
H O M E S

HINCHLIFFE MILL

MILL POND MANAGEMENT PLAN

Site Address:

**Hinchliffe Mill, Water
Street, Holmbridge**

Date:

April 2026

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1. INTRODUCTION

This report provides an assessment of the Mill Pond Hinchliffe Mill but has not been undertaken in accordance with the Reservoirs Act 1975 as the Mill Pond is not classed as a reservoir under the Act. The objective of this report is to assess the current condition, the effects of the proposed development proposals for future maintenance of the Mill Pond.

1. THE SITE

1.1 Site Location

The site is located in Hinchliffe Mill, Holmfirth. The site location is described below:

- Post Code HD9 2NX
- OS X (Easting) 412662
- OS Y (Northings) 407058

The site location is illustrated in Figure 1 below.

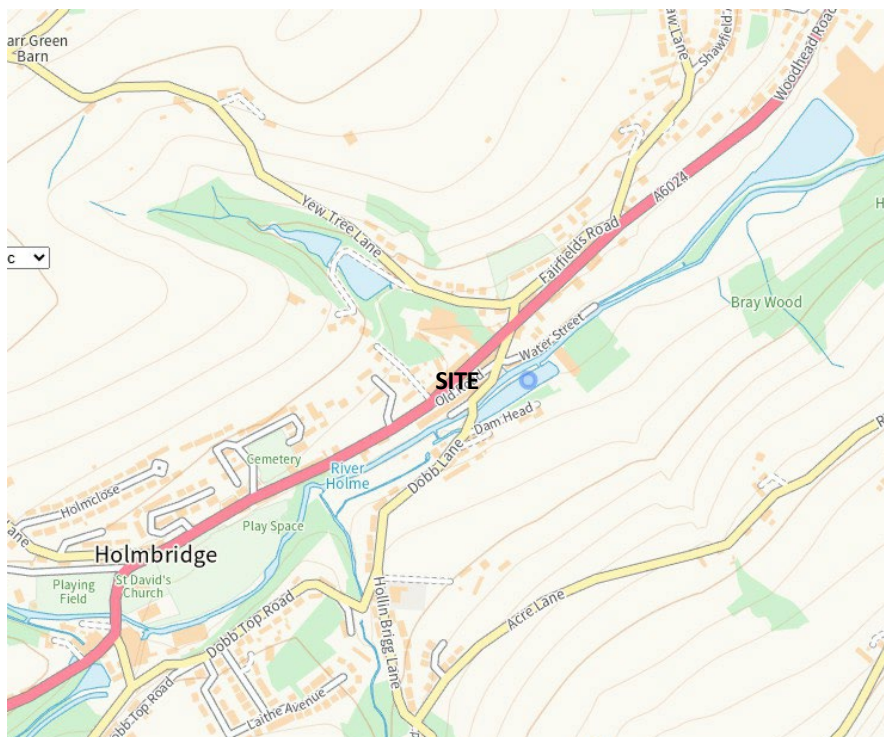


Figure 1: Site Location Plan

1.2 Site Description

The site is bounded by agricultural land to the South and East; Water Street and residential properties to the North and Dobb Lane to the West. The site is now mainly cleared ready for redevelopment with the exception of the retained mill building in the centre of the site.

As with many former mill sites within the region, the Hinchliffe Mill was historically powered by water driven turbines. To facilitate a constant supply of water to the turbines, an elevated mill pond was constructed. The pond is still present on site but is not currently in use. Figure 2 shows an aerial view of the site.

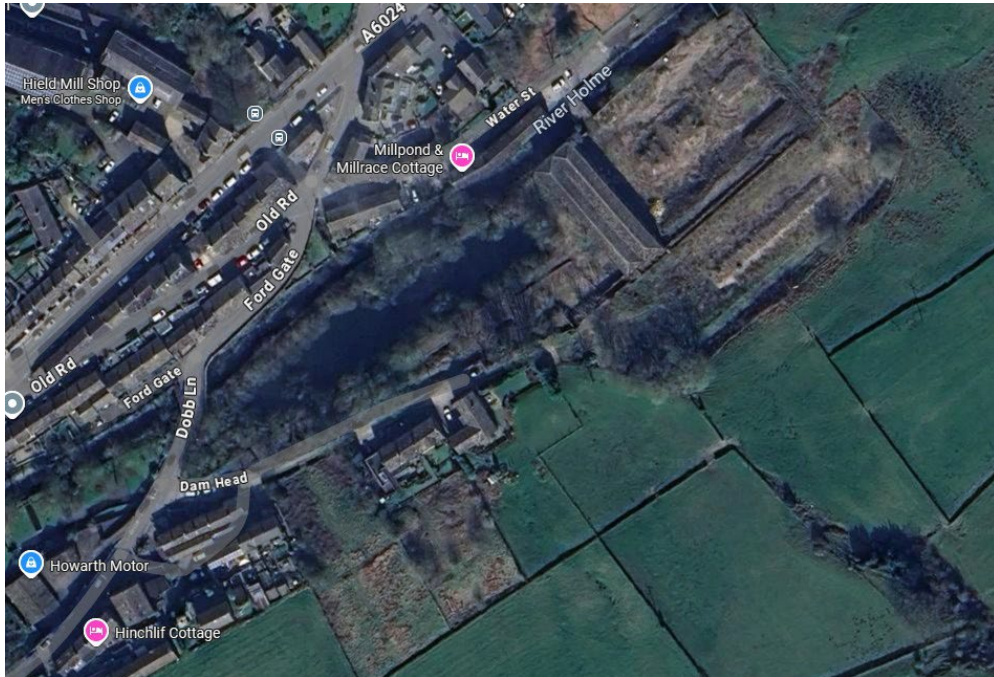


Figure 2: Aerial View

1.3 Proposed Development

The site has the benefit of planning approval (2021/62/90800/W) for the construction of 12 new build properties and the conversion of the retained mill into 7 dwellings.

It is the intention under the scheme proposals to restore the operability of the inlet and outlet mechanisms for the Pond as well as any overflow structures to minimise any future flood risk on and off site as well as maintain any environmental benefits of the Pond.

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.

1.4 Mill Pond Description

The Mill Pond is located to the South-west of the existing mill building and has an area of approximately 2400m² and is approximately 100m long and 25m wide. The pond is bounded by the River Holme to the North and separated by a masonry river retaining wall and earth banking. The Southern bank is retained by both earth banking and shallow masonry retaining walls. The Pond is fed by a mill race immediately up stream, running under Dobb Lane. It outfalls to a stone culvert which immediately discharges in to the River Holme. There is a secondary concrete spillway designed to discharge water should the stone culvert become blocked.

2. MILL POND APPRAISAL

2.1 Condition of Infrastructure

A walkover survey was undertaken on 24th April 2026. The bank profile is irregular in level and slope and the mill pond is surrounded by dense vegetation to the North and West, refer to Appendix A for photographs.

2.1.1 Inlet Structure

The Mill Pond is fed via a historic mill race that is culverted under Dobb Lane. This is in turn fed from Dobb Dike approximately 100m further up the mill race.

Condition: All appears in good working order

2.1.2 Mill Pond Banks

As previously noted, the pond is contained on the northern boundary by an earth banking separating it from the River Holme, which is at a lower level. The banking ranges between 6-9m in width. The pond edge is constructed of a concrete retaining wall.

The Eastern and Southern extents of the pond are formed by earth bankings faced in parts with shallow masonry walls. The masonry walls appear in dilapidated condition in part, with some of the top courses having fallen into the pond.

The Pond is heavily silted to the western end where the inlet stream enters. This has created a semi dry area which has now become vegetated.

Condition: Retaining wall to River Holme side appears in good working order. Shallow masonry walls to East and South are in poor condition in parts.

Recommendation: Remove trees growing out of bank walls and patch repair as required

2.1.3 Outlet Structure

The primary outlet mechanism for the pond is via a stone culvert/channel at the Northeast corner. This is currently overgrown with vegetation and some of the top covering slabs have been dislodged.

Condition: Currently working but with signs of dilapidation and neglect

Recommendation: Remove vegetation and make good masonry and cover slabs

2.1.4 Overflow Structure

The water level in The Pond is maintained by the primary outlet structure detailed above. However, should this block, a secondary overflow is present. This is in the form of a concrete spillway sat slightly to the West of the outlet. The top step of the spillway sits approximately 150mm higher than the outlet culvert. The spillway is a series of steps leading down to the River Holme and is approximately 9m long by 3-4m wide.

Condition: Good

Recommendation: The spillway is in good working order and as such requires no immediate attention.

2.2 Environmental Condition

The environmental condition of the Pond is considered to be average. The reservoir margins provide a variety of habitat.

2.3 Effects of the Proposed Development

The Mill Pond is currently accessible on foot from the rear of the retained mill building, through densely vegetated scrub and trees. The proposals, as approved by the planning approval, is to clear the overgrown vegetation and low value trees (where identified in the Arboricultural Impact Assessment and the LEDS Strategy report) around the periphery of the pond and along the banking to the North adjacent the River Holme.

The mill pond and surrounding areas to the West and North are to be retained as Non-Priority Habitat and enhanced through the planting of native trees and shrubs. The area between the River Holme and the North bank is to be open up as Public Open Space with a new access point created from Dobb Lane.

These changes seek to enhance the opportunities to improve biodiversity whilst allowing the public to enjoy the open space.

3. RECOMMENDATIONS

It is recommended that the following measures are undertaken:

3.1 Further Investigation

- Re-inspection of the Pond outflow once vegetation fully removed.
- The condition of the masonry retaining walls should be fully assessed.

3.2 Remedial Works

- Vegetation will be cleared back around the perimeter of the Pond where approved.
- The existing masonry bank walls to the South and East are to be repaired as required
- The existing outlet structure is to be repaired

4. Long Term Maintenance

4.1 Maintenance Responsibility

The Mill Pond will be maintained and protected from future deterioration as part of the management of the proposed development by the appointed management company.

The management company has been incorporated in line with the requirements of the s.106 agreement; Hinchliffe Mill Management Limited, Company Registration Number 16903560.

This is currently controlled by the Directors of Holroyd Homes, with responsibility to be transferred to the residents' management committee ,which will be established once all plots are sold.

The residents committee will be responsible for the long-term management and maintenance of the mill pond and surrounding open space.

4.2 Maintenance Schedule

The maintenance plan proposed for the mill pond is designed to ensure a well maintained pond, keeping water levels to a point where wildlife is preserved and to prevent flooding of adjacent areas.

The following schedule details the maintenance plan to be adopted by the Management Company:

Activity	Frequency	Time of year	Details / description
Vegetation & scrub control to perimeter	Once per year	October	Ecologist visual check for Invasive species, such as Rhododendron, Cherry Laurel, Bamboo, Himalayan Balsam and Japanese Knotweed, need to be controlled and reduced to avoid them becoming established. Where possible these species should be removed with the roots. However, if this is not possible the plants can be cut down. For some species such as Rhododendron and Cherry Laurel, the stumps can be chemically treated. This should be undertaken by a specialist contractor
Pond vegetation	Once per year	October	Control other plant growth within main body of pond by manual means. Hand pulling, digging out or raking. Any pond vegetation cleared should be bagged and removed from the site to inhibit cross contamination and spreading.
Tree pruning	As and when needed	October to January	Prune back overhanging branches or cutting back limbs to prevent leaf fall into the pond should it be an assistance to the control of the outlet
Tree removal	As and when needed	October to January	Should it be determined that a tree is dying and could cause potential damage if not removed, the tree is to be taken down by a specialist tree surgeon
Leaf collection	As and when needed	October to December	Leaves should be collected should it be an assistance to the control of the outlet
Inlet, outlet and spillway cleaning	As and when needed	January to December	Remove any debris causing blockage
Structural wall, outlets	Once every 5 years	January to December	Structural survey of walls and outlet to be conducted. Repairs to be undertaken as directed by structural engineer within 6 months

4.3 Emergency Situation Measures

A hi-visibility lifebuoy station will be installed along the Northern edge of the pond, adjacent the POS footpath.

Signs warning of the presence of water and the associated dangers will be installed at the single point of entry to the POS off Dobb Lane, with further signage along the pond bank.

These will be inspected by the management company on a monthly basis to ensure full working order.

Metal estate railing will be installed alongside the mill pond edge adjacent the POS to prevent access to the water.

In the event of an emergency situation such as a flood due to outlet failure or damage to structural elements, signage will be provided at the entranceway to the POS off Dobb Lane, informing people of the contact details for the management company.

Once aware of an issue, the management company will contact the appropriate assistance (eg drainage contractor or structural engineer) immediately and seek to resolve the issue without delay.

5. APPENDICES

Appendix A: Site Survey Photographs

APPENDIX A: SITE SURVEY PHOTOGRAPHS





