

- 3.4 The proposed development provides a betterment to the existing surface water run off and potential flood implications of buildings, by reducing the impermeable area when compared to the present situation. This creates an improvement to potential downstream flooding.
 - 3.5 The current proposal complies with the objectives of the housing strategy, as set down in PPS3, providing a better mix in the size, type and location of housing and creating mixed communities.
 - 3.6 The proposed development adheres to government policy of construction in derelict brownfield sites, particularly in areas such as Mytholmroyd and the Calder Valley, where, due to the topography of the surrounding area, development land is at a premium. The Calderdale Replacement UDP for the Hebden Bridge locality is not site specific. The majority of the existing urban area is shaded in a presumption in favour of new residential development for the area. However, when the plan is assessed in detail, there are no specific sites available, and there are no areas for sale at the present time offering land for development. Therefore, there are no suitable alternative brownfield sites on the market for development within the residential category which is allocated or available within Flood Zone 1. A copy of the UDP plan is appended for reference.
 - 3.7 There are no physical or environmental constraints in respect of development of the site, which creates any unacceptable environmental, amenity, traffic, safety or other problems.
- 4.0 As previously stated, mitigation measures are to be utilised on the construction, and these are specified in the Statement on Flood Risk Implications issued on the 17th July, but précised below.
- 4.1 The existing Mill building which is to be refurbished, will have a floor level raised to 96.21m.
 - 4.2 The ground floor to the Mill buildings and new development will be solid construction.
 - 4.3 Incoming electricity supplies will be raised 1m above the proposed floor level.
 - 4.4 Electric ground floor sockets will be looped from first floor level to maintain electricity supply during times of flood.
 - 4.5 Any positive drainage system will accommodate climatic change to cover an anticipated 20% increase in rainfall.