

**5.45pm, 10<sup>th</sup> June 2015**  
**Northgate House, Halifax**

## **MEETING NOTES**

**In Attendance: -**

Councillor J Hardy (Chair), Councillor B Collins, Councillor D Foster, Councillor M Payne, Councillor M Thompson, Councillor A Wilkinson

**Advisers: -**

Joanne Gott, Claire Butler (CMBC), Richard Ingham (Genr8)

**1. Introductions and apologies**

1.1 Councillor B Collins and Councillor M Payne were welcomed to the Board. Apologies were received from Councillor A Tagg.

**2. Minutes of the last meeting / Matters arising**

2.1 The minutes of the last meeting were agreed.

2.2 Matters arising:

- **Action: Council officers to request updates from Lloyds for the next meeting**
- Noted that minutes are now being published via the webpage together with project progress photographs and factsheets.

2.3 All other matters arising were covered under the main agenda.

**3. Project updates**

3.1 Genr8 provided the following updates:

- Main infrastructure works have progressed well and remain scheduled for completion early July 2015, although timescales are tight. Weekend working is in place.
- Works adjacent to the allotments are largely complete, however some reinstatement works remain to be completed. The replacement allotment area is complete.

**Action: Council officers to set up meeting with Allotment Society in next 2-3 weeks to discuss remaining works**

- Further site monitoring will be carried out from completion of the works through to February 2016.

3.2 Genr8 reported that marketing of the employment site is ongoing, with a number of organisations having already expressed interest in the new business units. A detailed

planning application for the employment zone is scheduled to be submitted in August 2015.

3.3 Key milestone dates were reported as follows:

- Completion of highway - 2<sup>nd</sup> July 2015
- Detailed planning application (employment) – August 2015
- Completion of utilities – November 2015
- Completion of monitoring works – February 2016
- Commence residential zone Q1 2016 (subject to NHBC monitoring period).
- Commence employment zone Q1 2016 (subject to planning approval Q4 2015)

**Action: Officers to publish key milestone dates on the website**

3.4 Cllr Payne noted that some queries have been raised regarding the process for removing asbestos from the site. RI confirmed that all land treatment has been carried out in line with the approved Remediation Strategy and that all necessary approvals and monitoring processes have been put in place.

**Action: Genr8 to provide a statement to confirm the process for removing asbestos from site**

3.5 Cllr Foster asked if dust/mud on Wakefield Road can be dealt with.

**Action: Contractor to proactively monitor the Wakefield Road junction and dowse as necessary**

#### **4. Flood strategy report**

4.1 A representative from Arup attended the meeting for this item and provided an overview of the flood strategy for the development. (Arup are consultants appointed by Genr8, and designed the flood strategy for the scheme).

4.2 The following key points were noted:

- Noted that, pre-scheme, most areas of development site were at medium- to high-risk of flooding, with the site being situated in a river valley.
- Arup explained that the key principle of the proposed flood strategy is to ensure that the development scheme would not increase flood risk upstream or downstream. The strategy therefore includes mitigation measures, through the construction of 2 compensatory flood storage areas - these are the wetland / nature area and the allotment area.
- It was noted that the allotments currently have a flood risk of a 1 in 5 years standard (20% risk of flooding in any 1 year). As part of the works, a new flood bund is being constructed along the length of the allotments which will reduce the risk of flooding to a 1 in 10 years standard (10% risk of flooding in any 1 year). The allotments will therefore only operate as active flood storage in a greater than

1 in 10 years flood event. Further, a new drain is being installed as part of the works which will help the allotments to drain fully following a flood event.

- Replacement of Sterne Bridge was completed in the first phase of infrastructure. The new bridge provides some hydraulic control of the river, with a new spillway to divert the water flow into the flood storage/wetland area. It was confirmed this would only be required to operate in fairly extreme river level circumstances (1 in 75 years (1.3% risk of flooding in any 1 year) scenario).

4.3 In response to questions from the Board, the following points were confirmed:

- The new flood bund for the allotments will continue around the whole allotment area to tie into higher ground, and is designed to prevent minor flooding incidents by raising ground levels around the allotment site. The design drawings are currently being updated to reflect additional topographical survey information which has now been obtained for this area.

**Action: Officers to feedback to the Allotment Society**

- The new drain for the allotments will help the allotments area to drain fully following a flood event. It was noted that water would also disperse through natural seepage, e.g. through the ground.

**Action: Arup to confirm the performance requirement (calculated) for drainage of allotment area – i.e. how long it will take to drain the last few millimetres**

*Post meeting note: The allotment outlet drain is designed to allow this area to drain following a flood event such that within a 24 hour period of the river level dropping below the bank level of 72.5mAOD (creating free discharge), the allotment areas drain down to an average depth of 100mm or shallower.*

- The main flood storage area has been designed to drain along similar principles, but with larger drains / sluice gates that can be opened to release water back into the river in a controlled manner when river levels return to an appropriate level.
- Genr8 and CMBC are responsible for maintenance for a period of 2 years following completion of the works. After this, a flood maintenance authority will need to be put in place.
- The residential site has been designed to a 1 in 100 year flood event standard, plus a climate allowance of approx. 20%.
- The Environment Agency has reviewed all of Arup's hydraulic modelling information and is satisfied that the flood strategy won't worsen the flooding risk upstream.

## 5. Fall Lane junction / HWRC

5.1 Richard Mills (CMBC) attended for this item and provided an overview of the plans for the Fall Lane junction. The following points were noted:

- It was currently anticipated that the new link road will be opened to public use in Summer 2015. CB advised that various meetings have been held with local businesses to update them on the proposals for the new road and officers have agreed to provide businesses with information / comms to distribute within their organisation and wider supply chain.
- It was noted that the proposed road layout provides the optimum alignment for HGVs and will ensure continued vehicle access for existing businesses and the HWRC.
- It is proposed that Mearclough Bridge will be weight restricted, with all HGV traffic accessing Mearclough Road/Holmes Road via the new link road.
- It was acknowledged that there is a lot of activity at the junction, and the new road layout will not be able to alleviate the current issues of queuing traffic. However, Highways officers are considering proposals for a 20mph zone across the junction to support traffic calming and the new layout will also improve visibility at the Fall Lane junction.

**Action: Highways officers to look into signage options to proactively warn drivers of the potential for queuing traffic**

- It was confirmed that the single lane section of the new link road is in line with the planning approval, and will be controlled by traffic signals. Local businesses have supported the proposals as a means of addressing speeding concerns.
- It was acknowledged that the new road layout will change traffic flows, and so detailed traffic modelling will be done once the link road is opened.

**Action: Officers to come back and present/update 3 months after the new link road has been opened**

5.2 Mark Thompson (CMBC) provided an overview of the plans for the Sowerby Bridge Household Waste Recycling Centre (HWRC). The following points were noted:

- Proposed changes to HWRC include infilling the existing 3 general waste skip bays to site level, realigning the fence boundary and using different types of skips within the site (e.g. compactor skips, which need changing less often). A phase 3 power supply will also be installed for the compactor skips, which will increase the overall resilience of the site.
- It was explained that the HWRC had been closed prior to the works commencing so that the site could be emptied and to allow SITA to undertake trial manoeuvres for loading/unloading the new skips within the site.
- It was acknowledged that the proposed adjustments at this stage are modest, and site operations will be monitored following completion of the works.
- It was reported that it had been asked at the ward forum whether the HWRC could be moved to another site, as the current site is very tight and relocation away from the Fall Lane junction would help to address queuing traffic issues. MT suggested

that the Sowerby Bridge HWRC could be included as part of a wider review of depots, to ensure all options were considered.

**6. AOB**

- 6.1 Cllr Wilkinson asked for an update on the proposed rebuilding of Mearclough Bridge. RM confirmed that a capital scheme has been included in the forward plan to carry out the bridge rebuilding works. It is the Council's intention to close the bridge as soon as possible after the new link road is open for public use for the rebuilding works to be completed, and stones from the bridge have already been recovered from the river for this purpose.

**7. Date and time of next meeting**

- 7.1 The next Board meeting is scheduled for Thursday 27<sup>th</sup> August 2015, 6 – 7.30pm in Committee Room D, Halifax Town Hall. However, it was noted that there is a lot of planned activity over the next month and so an interim meeting was requested at the end of July.

**Action: Officers to arrange interim meeting for end July**

There being no other business, the meeting closed at 7.15pm.