

Ms Louise Bearcroft
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2017/136042/01-L01
Your ref: 2016/92702
Date: 10 January 2017

Dear Ms Bearcroft

**ERECTION OF TRAINING FACILITY BUILDING WITH ANCILLARY SPORTS AREAS
AND DEMOLITION OF EXISTING PAVILION – WOODFIELD PARK SPORTS AND
SOCIAL CLUB, MELTHAM ROAD, LOCKWOOD, HUDDERSFIELD, HD4 7BG**

Thank you for consulting us on this application which we received on 5 January 2017.

FLOOD RISK

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the flood risk assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the submitted flood risk assessment (FRA) dated 22 December 2016, reference 9715/TW/001/01, and the following mitigation measures detailed within the FRA:

- There will be no land raising in flood zone 3
- The proposed building will be located wholly within flood zone 1

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Flood Warning and Evacuation Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The National Planning Practice Guidance states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Flood Warnings Direct

We recommend future occupants sign up to our flood warning service, however we cannot guarantee a long lead in time prior to issuing a flood warning.

The applicant should phone Floodline on 0345 988 1188 to find out if they can register for Floodline Warnings Direct. It is a free service that provides flood warnings direct by telephone, mobile, fax or pager. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people to an area of safety.

GROUND SOURCE HEAT PUMPS

The Environment Agency regulates open-loop ground source heating and cooling schemes. The proposed development may need:

- a groundwater investigation consent (section 32/3 of the Water Resources Act 1991) to drill and test pump;
- a full abstraction licence (Water Resources Act 1991), if the volume of groundwater abstracted is greater than 20 m³/ day; and
- an exemption, if they meet the criteria for a low risk activity, or environmental permit (under the Environmental Permitting Regulations 2010) to discharge.

The applicant is advised to contact the Environment Agency on 03708 506 506 for pre-permit application discussions. Further guidance can be found at:

<https://www.gov.uk/government/collections/ground-source-heating-and-cooling-forms-and-guidance-notes>.

The Environment Agency Good Practice Guide relating to the installation and operation of open and closed loop ground source heating and cooling systems can be found on the Ground Source Heat Pump Association website at:

http://www.gshp.org.uk/pdf/EA_GSHC_Good_Practice_Guide.pdf.

Yours sincerely

Mrs Beverley Lambert
Sustainable Places - Planning Advisor

Direct dial 020 302 57982

Direct e-mail bev.lambert@environment-agency.gov.uk