

Mrs Emma Thompson
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2016/135680/02-L01
Your ref: 2016/93147
Date: 31 July 2017

Dear Mrs Thompson

**OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT. 444
BRADFORD ROAD, BATLEY, WF17 5LW**

Thank you for consulting us on the revised FRA in connection with this application which we received on 18 July 2017. We are now in a position to remove our objection subject to the following:

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure as detailed in the Flood Risk Assessment submitted with this application is 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 July 2017, reference 2017/2045 by EWE Associates Ltd, and the following mitigation measure detailed within the FRA:

- Finished floor levels are set no lower than 55.24m above Ordnance Datum (AOD).

The mitigation measure 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 NPPF places responsibilities on local authorities to consult their Emergency Planners and the Emergency Services with regard to specific emergency planning issues relating to new development.

It is not our role to comment on or approve the adequacy of these plans and we would expect local planning authorities, through their Emergency Planners, to formally consider the implication of this in making their decision.

Please note that the Local Planning Authority must be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuges within buildings and the ability of the emergency services to access such buildings to rescue and evacuate those people.

We recommend that the future occupants of the site fully sign up to Floodline Warnings Direct.

Flood Resilient Construction

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Flood line Publications. A free copy of these is available by telephoning 0345 988 1188 or can be found on our website <https://www.gov.uk/topic/environmental-management/flooding-coastal-change>.

Reference should also be made to the Department for Communities and Local Government publication 'Prepare your property for flooding' please go to: <https://www.gov.uk/government/publications/prepare-your-property-for-flooding> as well as the Communities and Local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>.

Yours sincerely

Mrs Beverley Lambert
Sustainable Places - Planning Advisor

Direct dial 020 302 57982
Direct e-mail bev.lambert@environment-agency.gov.uk