Mr Matthew Woodward
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2019/140080/01-L01
Your ref: 2019/91327

Date: 21 May 2019

Dear Matthew

PROPOSAL: **RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PERMISSION NO. 2017/90207 FOR ERECTION OF B1 LIGHT INDUSTRY**

LOCATION: **THONGSBRIDGE MILLS, MIRY LANE, THONGSBRIDGE, HOLMFIRTH, HD9 7RW**

Thank you for consulting the Environment Agency regarding the consideration of reserved matters pursuant to outline permission 2017/90207 at Thongsbridge Mills in Miry Lane, Thongsbridge

Flood Risk

We note that as per drawing (17562)9_Site Location dated August 2018 the red line boundary for the site indicates that the site is within flood zone 1. However as per our advice under application RA/2017/136584/01, given the site's close proximity to flood zones 2 and 3, it should be noted that the site could be surrounded by flood water, therefore, a Flood Warning and Evacuation Plan should be implemented.

We have a River Colne and Holme 2005 and 2010 flood risk mapping models for this area that you may wish to request from us for further information on the flood zone 2 and 3 model levels. You can request this from our Customers & Engagement team via the following email address: **neyorkshire@environment-agency.gov.uk**

Safe Access /Egress

We consider access and egress in relation to the close proximity of the site to flood zones 2 &3 an Emergency Planning issue the Flood Risk and Emergency Planning Teams at Kirklees Council need to be satisfied that the development has an appropriate place of safety, accessible for all users of the buildings with safe access/egress during a flood and that you can accept the risk if, for whatever reason, they are not able to do this.

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We advise that an Evacuation Plan is produced for the site in consultation with the Flood Risk and Emergency Planners at Kirklees Council

Surface Water Drainage now the responsibility of the LLFA

We note under applications RA/2006/029354/01 and RA/2008/107000/01 and Erection of 25 dwellings with garages - discharge of condition 19 that condition 19 relates to surface water discharge. We note that since this time Surface water drainage is now the responsibility of the Lead Local Flood Authority (LLFA).

This is a result of the changes to the Planning Practice Guidance (Flood Risk) and the new DMPO which took effect on 15 April 2015. These support the use of SuDS solutions for surface water management from new development, and explain that the expert advice on surface water proposals should come from the LLFA.

The LLFA is now the Statutory Consultee on these matters for major applications, and manage the regulation of works affecting all watercourses except for those designated 'main river' (this remains with the Environment Agency).

Flood Risk Activity Environmental Permit

The River Holme adjacent to the site is Main River and therefore an Environmental Permit is required. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place on, over, under or within 8 metres of a main river channel or culvert quarrying or excavation within 16 metres of any main river, flood defence or culvert.

This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

Yours sincerely

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