

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

Our ref: RA/2019/140610/02-L01
Your ref: 2019/92547
Date: 19 June 2020

Dear Mr Walker

**Proposal: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION
2017/91505 FOR ERECTION OF RESIDENTIAL DEVELOPMENT**

Location: LAND OFF HUDDERSFIELD ROAD, MELTHAM, HOLMFIRTH

Thank you for your consultation on the Flood Risk Assessment (FRA) addendum, regarding the above proposal which was received on 4 June 2020.

We have reviewed the addendum submitted with the application. We are able to remove our previous objection in our letter 25 September 2019. Our detailed comments are as follows.

Environment Agency position

We have reviewed the following documents:

- FRA by ARP Associates, dated 22 September 2017, reference 1513/02/1
- FRA addendum by ARP Associates, dated 3 June 2020
- drawings 1889/01/SK08 Rev B "Existing and proposed Levels Flood Map overlaid"
- 1889/01/08.02 Rev M "External Works layout sheet 2 of 2".

and we have no objections to this reserved matters application for the following reasons.

1. We are satisfied with the finished floor levels (FFL) indicated in drawing 1889/01/SK08 Rev B which indicate no finished floor levels any lower than plot 1 at 139.90 mAOD (See further information below on flood zone misalignment).
2. There is no land raising or building within Flood Zone 3, as shown on 1889/01/SK08 Rev B (See further information below on flood zone misalignment).

3. As per the addendum there is no development, changing of land levels, building of walls or excavations within 8 meters of the Meltham Dike Main River other than the outfall structure.

The outfall structure will require an Environment Permit (See further information below on Environmental Permits).

Any surface water discharge to main river is to be limited to 5 litres per second per hectare. This is to be agreed with the LLFA (See further information below on LLFA Surface Water & Drainage).

Advice to applicant/LPA

Flood Zone Misalignment

The development is not within the current published flood zone 3 outlines. In our previous correspondence we have indicated that we have a new mapping study in this area as the existing flood zones are misaligned from Meltham Dike Main River. The new mapping study aligns the flood zones closer to the Main River.

The final mapping is not yet available but the draft information shows a small change in the flood zone outlines and levels in the vicinity southern area of the site towards the area of plot 1 in terms of flood zone 3. The draft outlines show an increase in flood zone 2 across the southern area of the site.

The proposed finished floor level for plot 1, the lowest FFL for the site shown in drawing "1889/01/SK08 Rev B" of 139.90 mAOD is above the new mapping study draft 1% and 1% plus climate change levels. Plot 1 and surrounding garden do not appear within the draft flood zone 3 outlines.

The FRA addendum indicates FFL 300mm above adjacent watercourse bank level, however it does not state a level in mAOD. We have therefore assumed the finished floor levels attached to the addendum shown on drawing 1889/01/SK08 Rev B as the site finished floor levels

When available updates to the flood map will be sent to Kirklees Council as the Lead Local flood Authority for this area. We rely on the applicant to request the most up to date flood zones before development commences

Environmental permit

A Flood Risk Environmental permit will be required from the Environment Agency for any structures such as outfalls or pipes within 8 meters of the Meltham Dike Main River. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river
- on or within 8 metres of a flood defence structure or culvert
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

LLFA Surface water and Drainage

Surface Water Drainage is now the responsibility of the LLFA from 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 manages the regulation of works affecting all watercourses except for those designated 'main river' (this remains with the Environment Agency).

As the Lead Local Flood Authority the surface water design for the development must be agreed with the Flood Risk and Drainage Teams at Kirklees Council

Any required easements from ordinary watercourses and proximity to or alterations to ordinary watercourse culvert must be discussed with the LLFA.

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 trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards

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cc AKPlanning

End