

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

Our ref: RA/2021/143881/02-L01
Your ref: 2021/94208
Date: 23 March 2022

Dear Nick

OUTLINE APPLICATION FOR RE-DEVELOPMENT OF FORMER WASTEWATER TREATMENT WORKS, INCLUDING DEMOLITION OF EXISTING STRUCTURES TO PROVIDE EMPLOYMENT USES (USE CLASSES E(G)(II); E(G)(III); B2 AND B8) – FORMER NORTH BIERLEY WASTE WATER TREATMENT WORKS, CLIFF HOLLINS LANE, OAKENSHAW, BD12 7ET

Thank you for re-consulting us on this application following submission of further flood risk information by way of a letter in response to our comments from Civic Engineers dated 2 March 2022, which we received on 3 March 2022. We are satisfied that the additional information addresses our concerns, and we are able to remove our objection.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment 'Flood Risk Statement and Drainage Strategy – 1926 North Bierley' produced by Civic Engineers dated 27 October 2021, the supplementary FRA report by Civic Engineers dated 2 March 2022, reference '1926 – North Bierley – Letter to EA', drawing 1926-CIV-XX-XX-GA-C-00001 revision P02 dated Jan 2022, and the following mitigation measures they detail:

- Finished floor levels shall be set no lower than 92.0 mAOD, as detailed in sections 2 and 3 of the supplementary FRA
- No development shall take place within flood zone 3 as shown on drawing 1926-CIV-XX-XX-GA-C-00001 revision P02 dated Jan 2022

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

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

Environment Agency
Kings Pool Peasholme Green, York, North Yorkshire, YO1 7PX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Surface Water Risk

The [Lead Local Flood Authority](#) are responsible for providing advice on the management of surface water from new larger developments. Please consult them for their comments on this proposal.

Sustainable Drainage Systems (SuDs) should always be carefully considered in discussions with the lead local flood authority. However, any drainage system must not pose a risk to groundwater quality and must not be constructed in ground affected by contamination.

need to agree the detailed surface water design. The development is close to Hunsworth Beck which is an 'ordinary watercourse'. The Flood Risk and Drainage team at Kirklees Council need to be consulted regarding any consents which may be required for example for works near the ordinary watercourse or any discharges proposed into it.

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>
- CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx
- British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their employees and sensitive items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Flood warning and emergency response - advice to LPA

We do 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 planning practice guidance (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

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. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Should you require any further information or clarification, please contact me.

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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