

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

Our ref: RA/2021/143906/04-L01
Your ref: 2021/94280
Date: 28 April 2022

Dear Nick

ERECTION OF 67 DWELLINGS WITH ASSOCIATED WORKS – LAND AT, LADY ANN ROAD, SOOTHILL, BATLEY, WF17 0PY

Further to our previous response we received a revised FRA from JOC Consultants on 20 April 2022, which I understand was forwarded to yourself on 21 April 2022.

Our comments are based on the following document:

- Development at Lady Ann Road, Soothill, Batley, Flood Risk Assessment, Report No: 20/013.01, Revision: 05, Dated: 20th April 2022.

Based on the above, revised FRA, we are able to remove our previous objection, subject to the inclusion of the following planning condition on the decision notice if permission is granted.

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: Development at Lady Ann Road, Soothill, Batley, Flood Risk Assessment, Report No: 20/013.01, Revision: 05, Dated: 20th April 2022 (The approved FRA) and the following mitigation measures it details:

- Finished floor levels for plots 36 – 52 and 63 - 71 shall be set no lower than the corresponding "Required minimum FFL" for each plot stated in Table L2 (10th column) of Appendix L of the approved FRA.
- Finished floor levels for plots 1 – 35 and 53 – 62 shall be set no lower than the FFL specified in: Constraints Site Plan, Drawing No: 4206 271, Rev: D, 25/10/2019 in Appendix B of the approved FRA.
- Reprofilling of land shall be completed in line with the details provided in Appendices F, G and H of the approved FRA, resulting in no net loss of floodplain storage volume, on site, during the 1% AEP flood event, taking the impacts of climate change into account.

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

Reasons

- To ensure that the development and its users are safe from flooding for the lifetime of the development.
- To prevent increased flooding elsewhere by ensuring that there is no overall loss of fluvial flood water storage on site.

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

Yours sincerely

Mrs Bev Lambert
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