

Mr Nick Hirst
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2021/143906/05-L01
Your ref: 2021/94280

Date: 20 January 2023

By email: dc.admin@kirklees.gov.uk

Dear Nick

ERECTION OF 65 DWELLINGS WITH ASSOCIATED WORKS – LAND AT LADY ANN ROAD, SOOTHILL, BATLEY, WF17 0PY

Thank you for re-consulting us on this application following submission of a revised FRA and amended plans, which we received on 22 December 2022.

We have reviewed the Flood Risk Assessment, Report No: 20/013.01, Revision: 06, Dated: 21st December 2022 produced by JOC Consultants Ltd and have the following comments to make.

Environment Agency Position

We have no objections to the revised proposal under this application. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following revised planning condition is included.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment, Report No: 20/013.01, Revision: 06, Dated: 21st December 2022 produced by JOC Consultants Ltd, (the approved FRA) and the following mitigation measures it details:

- Finished floor levels for plots 37 – 54 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.
- Reprofilng 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

Bev Lambert
Sustainable Places - Planning Advisor

Direct dial

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