Mr Victor Grayson
Kirklees Metropolitan Borough Council
Development Management

By email: dcadmin@kirklees.gov.uk

Our ref: RA/2022/144798/01-L01
Your ref: 2022/90245

Date: 26 August 2022

Dear Victor

ERECTION OF EXTERNAL SUBSTATION AND BOUNDARY TREATMENT. LAND AT ABBEY ROAD NORTH, SHEPLEY, HUDDERSFIELD, HD8 8DY

Thank you for consulting us on this application which we received on 8 August 2022.

Environment Agency position
In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons
The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Make an adequate assessment of whether the proposed development will increase offsite flood risk.

- Demonstrate that the proposed development will be kept safe from flooding.

Overcoming our objection
To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

Assessment was made under planning application ref: 2019/91638 indicating likely flood levels during a climate change impacted 1%AEP flood event. It isn't clear in this application whether the proposed substation will be impacted by these levels.

We are unable to understand the impact of this proposal without more detailed information.

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

Yours sincerely

Mrs Bev Lambert
Sustainable Places - Planning Advisor

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