

The Occupier,  
Huddersfield Road,  
Mirfield,  
West Yorkshire,  
WF14 8AA

Date : 30/05/2023

## RE : ENVIRONMENTAL AGENCY – PLANNING CONSULTATION RESPONSE

Thank you for your consultation response earlier this year.

As per your request, we have listed out the modifications under this application and confirmed that this has no detrimental impact on floor risk.

The application is simply a modification of house type with associated site works.

The current house types are outdated and are no longer fit for the current housing market which has led to their redesign to accommodate the recommended changes.

In terms of the agreed levels, We are proposing the lift the levels of the houses and gardens to further reduce the risk of flooding within the site.

On the decision notice, condition 6 states;

6. The development shall be carried out in complete accordance with the approved Flood Risk Assessment (FRA) dated April 2016, REVISED September 2017, reference E15/6518/FRA001A by Haigh Huddleston & Associates, and the following mitigation measures detailed within the FRA:

- Plots 1-19 and 39 finished ground floor levels are set no lower than 161.2m above Ordnance Datum (AOD),
- Plots 20-38 finished ground floor levels are set no lower than 160.9m above Ordnance Datum (AOD),
- Plots 40-43 finished ground floor levels are set no lower than 161.05m above Ordnance Datum (AOD),
- Plots 44-47 finished ground floor levels are set no lower than 160.9m above Ordnance Datum (AOD),
- Plots 48-51 finished ground floor levels are set no lower than 160.75m above Ordnance Datum (AOD),
- Plots 52-55 finished ground floor levels are set no lower than 160.45m above Ordnance Datum (AOD), and

- The ground floors of all the approved dwellings will only be for entrance halls and garages and not habitable rooms

Despite this condition, the approved site cross-sections shows the approved internal ground FFL of the houses at 160.00 with the internal first FFL shown at 162.30. This level is habitable accommodation. The approved rear garden level was 162.00

Regardless of this discrepancy we are proposing the correct this and are now proposing that the internal ground FFL of the houses are proposed to be at 161.80 with the garden retained at the same height.

This will further reduce flood risk to the ground floor and also to the adjacent gardens, and driveways.

We respectfully ask that the condition be updated to accommodate these changes;

- Plots 1-19 and 39 finished ground floor levels are set no lower than 161.2m above Ordnance Datum (AOD),
- Plots 20-38 finished ground floor levels are set no lower than 160.9m above Ordnance Datum (AOD),
- Plots 40-43 finished ground floor levels are set no lower than 161.80m above Ordnance Datum (AOD),
- Plots 44-47 finished ground floor levels are set no lower than 161.8m above Ordnance Datum (AOD),
- Plots 48-51 finished ground floor levels are set no lower than 161.8m above Ordnance Datum (AOD),
- Plots 52-55 finished ground floor levels are set no lower than 161.8m above Ordnance Datum (AOD)

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'JSH', with a horizontal line extending to the right.

Jake Hinchliffe

# ORANGE.

hello@orangedesignstudio.co.uk

59A Huddersfield Road, Mirfield, WF14 8AA

orangedesignstudio.co.uk

**Director**

**Orange Design Studio Limited**