

## Planning Consultation Request

Town and Country Planning Act 1990

**APPLICATION FOR PERMISSION TO DEVELOP LAND**

**Further or Amended Plans/Information, received 02/05/2023**

Observations By:	KC, Lead Local Flood Authority
Application No.	2022/93766
Proposed Development:	Erection of three industrial sheds on existing industrial site
Location:	Syngenta Ltd, Leeds Road, Huddersfield, HD2 1FF
OS Map Reference	SE 416943.4667 417718.3746
Applicant/Agent:	Clancy Consulting
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **13-May-2023**.

If you would like to contact the Case Officer: Farzana Tabasum for any reason then please do so on: Tel. 01484 221000 Ext. 74144.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:  
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93766>\*

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **13-May-2023** then the application may be decided without the benefit of your views.

Dated: 03-May-2023

Mathias Franklin  
Head of Planning and Development

**Consultation Response from KC,  
Lead Local Flood Authority**

**2022/93766 Syngenta Ltd, Leeds Road, Huddersfield, HD2 1FF**

**Erection of three industrial sheds on existing industrial site**

**Date Responded: 30<sup>th</sup> May 2023**

**Responding Officer: Paul Farndale**

**Responding Ref:**

**Further to our previous comments Kirklees LLFA OBJECTS to this application as it stands**

It is noted that the planning officer has set the geographical limit of the sequential test area to the site itself, and it has therefore passed.

However, a sequential approach is advised. The submitted addendum to the flood risk assessment states that applicant believes there are no reasonable alternatives within the site boundaries in areas of lower main river flood risk and sites viability/cost/production issues as reasons to put to the planning officer.

It is noted that these buildings will flood as a consequence of this approach. It is also noted that no compensatory storage is offered. The Environment Agency should comment on this aspect.

Any changes to existing modelling must be approved by the Environment Agency.

The EA should be certain of the proposed buildings proximity to the culverted section of Lees Beck and its condition.

The LLFA suggested a total blockage scenario be performed on Lees Beck prior to it going into culverted sections under the site. This would also cover research on surface water flooding. A simple topographical survey showing where water would collect or weir over to existing parts of the site would suffice. This has not been done but with the reasons given for not producing a positive sequential approach we conclude that the proposed buildings will therefore flood within the parameters set in the NPPF

There has been no surface water drainage analysis incorporating existing and new structures with a view to future proof additional development in this area. The LLFA therefore OBJECT to the application based on an inadequate drainage plan. As stated in previous comments, this area of the site is to be treated as greenfield due to the length of time previous buildings on the site has been demolished.

