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

Our ref: RA/2023/145845/04-L01
Your ref: 2023/90694

Date: 04 September 2023

Dear Mr Hunt

ERECTION OF DETACHED DWELLING ADJACENT 1 DEWHURST ROAD, HUDDERSFIELD, HD2 1BW.

Thank you for re-consulting us on this application following submission of additional information and comments. We have reviewed the submitted document "Sustainable Drainage Options Appraisal" dated 'July, 2023' which we received on 16 August 2023. We maintain our previously submitted objection outlined in letter RA/2023/145845/03-L01 and draw your attention to the below comments.

Environment Agency Position
Our objection to this application is maintained as the document "Sustainable Drainage Options Appraisal" dated 'July, 2023' only refers to the effect on the flood plain from surface water and does not address fluvial flood risk.

Overcoming our objection
The applicant should submit a revised Flood Risk Assessment (FRA) to assess the flood risk to others from fluvial sources, and appropriate mitigation should be provided based on this assessment (please see below). Alternatively, it will need to be demonstrated that the works will not increase the risk to other properties in the area through modelling.

Regarding the node point comments, we agree that the downstream node point is inappropriate for assessing the flood risk on site. It is for this reason we request the assessment is based around the upstream node, as this will represent the fluvial risk to site. Please request this data specifically to inform your FRA and re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Informatives

Please note as climate change allowances are updated, we update our models but this work is not done immediately for all locations.

You should refer to 'Flood risk assessments: climate change allowances' to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

Please see previously provided information on the sequential and Exception tests in letter: RA/2023/145845/01-L01.

Planning Advice Service
Please advise the applicant that if they would like to get further specific advice on how to overcome our objection, they can take advantage of our planning advice service. We can offer services including meetings, telecons and reviews of revised information prior to formal submission. We encourage the applicant to contact us directly to discuss this further.

We currently charge £100 plus VAT per officer per hour. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms for our charged for service are available here.

Should you require any further information or clarification, please contact me.
We trust this advice is useful.

Yours sincerely

Miss Georgia Doherty
Planning Advisor

Direct e-mail georgia.doherty@environment-agency.gov.uk

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