

William Simcock  
Kirklees Metropolitan Borough Council  
Development Management

**Our ref:** RA/2023/145899/03-L01  
**Your ref:** 2023/91441

**Date:** 08 July 2024

By email: [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

Dear William

**CHANGE OF USE AND ALTERATIONS TO FORMER CHURCH (B8-STORAGE) TO 9 RESIDENTIAL UNITS (C3) AND FORMATION OF CAR PARK (LISTED BUILDING WITHIN A CONSERVATION AREA) – 31 CHAPEL HILL, LINTHWAITE, HUDDERSFIELD, HD7 5NJ**

Thank you for re-consulting us on this application following submission of additional information, which we received on 17 June 2024.

**Environment Agency position**

We have reviewed the Culvert Survey photographs added to the planning file on 5 June 2024.

We maintain our objection to this application as it involves building near a culverted main river. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

**Reason**

The proposed development may adversely affect the construction and stability of the culvert which will compromise its function. The proposal could therefore increase the risk of flooding to surrounding communities, including Linthwaite. We note the justification for not opening the culvert in this location and accept this.

**Overcoming our objection**

Further evidence must be provided to demonstrate that the proposed development will have no impact on the structural stability of the culvert. A CCTV report, or similar, of the culvert interior should be carried out to prove the culvert integrity is constant for the length of the site. Should this identify any further works needed to the culvert, further structural integrity assessments and calculations shall be provided, alongside a plan for reconditioning the culvert.

We note that photographs of the inside of the culvert have been provided, however there is no further assessment, structure analysis and/or load calculations to support the application.

**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](#).

If you need any clarification or further information, please contact me.

Yours sincerely

**Bev Lambert**  
**Sustainable Places - Planning Advisor**

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