



Mr William Simcock ([via email](#))
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2023/145899/09-L01
Your ref: 2023/91441
Date: 19 February 2026

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)**

AT 31 CHAPEL HILL, LINTHWAITE, HUDDERSFIELD, HD7 5NJ

Thank you for re-consulting the Environment Agency on the above planning application that we received by email on 29 January 2026. Based on the resubmitted information we are now able to remove our previous objection.

Documents reviewed:

- Flood risk technical note - titled RE: Chapel Hill, Linthwaite Proposed Car Parking Deck Structural Intent Summary, reference 23345, dated 24/11/2025, prepared by Dudleys Consulting Engineers
- Drawing number 23345-XX-XX-XX-DR-101, revision C01, dated 18/11/2025
- Drawing number 23345-XX-XX-XX-DR-103, revision C01, dated 18/11/2025

Environment Agency position

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk technical note (titled "RE: Chapel Hill, Linthwaite Proposed Car Parking Deck Structural Intent Summary", reference "23345", dated 24/11/2025, compiled by Dudleys Consulting Engineers) and the following mitigation measures it details:

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

- The car park deck shall be raised to allow access to the culvert, as shown in drawing number “23345-XX-XX-XX-DR-101”, revision C01, dated 18/11/2025
- The foundations shall be constructed outside of the 45-degree easement as measured from the outer edge of the base of the culvert, as shown in drawing number “23345-XX-XX-XX-DR-101”, revision C01, dated 18/11/2025 and “23345-XX-XX-XX-DR-103”, revision C01, dated 18/11/2025

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To ensure the structural integrity of the existing culvert, thereby reducing the risk of flooding.

Informatives

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please let me know if you would like to explain any detail or if any clarification is required.

Yours sincerely

Mr. Neil Wallace
Planning Specialist

Direct e-mail: Neil.Wallace@environment-agency.gov.uk

Direct team email: sp-yorkshire@environment-agency.gov.uk

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