

William Simcock  
Kirklees Metropolitan Borough Council  
Development Management

**Our ref:** RA/2023/145899/01-L01  
**Your ref:** 2023/91441

**Date:** 13 June 2023

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 consulting us on this application which we received on 26 May 2023.

Although this site lies within flood zone 1 (low risk), we have been consulted due to the presence of a main river which runs through a culvert under the site.

**Environment Agency position**

We object 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.

**Overcoming our objection**

- It is ambiguous where the proposed development falls in relation to the culvert that runs through the site. Please provide a scale site map that shows the location of the culvert in relation to the works.
- If the car park is built over the culvert, we would object to this proposal as such works may reduce the ability to maintain the culvert in future, compromise the structure of the culvert, or preclude future options for de-culverting (or opening up) the watercourse in this location in future. We advise that an 8m (or greater) easement from the culvert edge is incorporated into the design to reduce any impact on the structural stability of the culvert. If the work is within 8m of the culvert a structural stability assessment and flood risk assessment should be submitted to assess the impacts of the work upon the culvert and surrounding area.

## **Naturalisation / Watercourse Improvements**

We encourage opening up of culverts, improvement/naturalisation/creation of new watercourses, and the provision of other environmental infrastructure that would provide wider biodiversity benefits and help deliver Water Framework Directive (WFD) improvements.

Should you require any further information or clarification, please contact me.

Yours sincerely

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

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