

Ellie Worth
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2023/146232/03-L01
Your ref: 2023/92448

Date: 08 July 2024

By email: dc.admin@kirklees.gov.uk

Dear Ellie

OUTLINE APPLICATION FOR ERECTION OF B8 INDUSTRIAL UNIT – FORMER COOPER BRIDGE WATER TREATMENT WORKS, LEEDS ROAD, HUDDERSFIELD, WF14 0BT

Thank you for re-consulting us on this application following submission of a revised FRA, which we received on 14 June 2024.

Environment Agency position

After reviewing the amended FRA prepared by Wardell Armstrong referenced LD10590-0002-V1.0-Final, dated November 2023, we maintain our objection on the grounds of an unacceptable Flood Risk Assessment (FRA), and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development – previous response.

In particular, the FRA fails to address our previous concern raised in our letter dated 15 September 2023 regarding compensatory storage and demonstrate that the development will not increase flood risk to others off site for the lifetime of the development.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

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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