

Farzana Tabasum, Kirklees Metropolitan
Borough Council - Development
Management
HUDDERSFIELD, HD1 2JR

Reference: RA-2023-146232/06
Customer reference: 2023/92448
13 August 2026

Dear Farzana,

Outline application for erection of B8 industrial unit with details of access points only

Former Cooper Bridge Water Treatment Works, Leeds Road, Huddersfield, WF14 0BT

Thank you for re-consulting us on this application which we received on 16 July 2026.

Through pre-application discussions, the applicant has provided information which demonstrates that the proposed development will result in a smaller footprint than that which is currently occupied by the raised filter beds. We note that this information is not available on the planning portal and request that it is formally submitted to the LPA.

Environment Agency position

In the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

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.

In particular, the FRA fails to:

- Adequately assess risk to the proposed development
- Adequately consider access and egress

Overcoming our objection

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

We note that a model has been produced in support of this application. In order for us to be able to accept the outputs of the model we need to review the model to ensure that it is fit for planning purposes. We have notified the applicant separately. Please see our guidance for using modelling for flood risk assessments here: <https://www.gov.uk/guidance/using-modelling-for-flood-risk-assessments>

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

If you need any clarification or further information, please contact us by email at: sp-yorkshire@environment-agency.gov.uk.

Yours sincerely,

Bev Lambert, Planning Advisor
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