

Nicole Helliwell  
Kirklees Metropolitan Borough Council  
Development Management

**Our ref:** RA/2024/147524/02-L01  
**Your ref:** 2024/90664

**Date:** 03 December 2024

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

Dear Nicole

**CHANGE OF USE FROM OFFICES TO NURSERY, ERECTION OF FRONT PORCH, FORMATION OF PARKING AREA AND ASSOCIATED EXTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA). UNIT C9A GROUND FLOOR, CARLINGHOW MILLS, 501 BRADFORD ROAD, BATLEY, WF17 8LN**

Thank you for re-consulting us on this application following submission of a revised FRA, which we received on 1 November 2024. We have reviewed the following documents which have been uploaded to the planning file:

- [Flood Risk Assessment \[id 1064647\]](#) Size: 19MB 01/11/2024 - Flood Risk Assessment
- [Flood Risk Assessment \[id 1064646\]](#) Size: 115KB 01/11/2024 - 81803.00.01 FRAHHForm Carlinghow - Flood Risk Assessment

We consider the following to have been addressed:

- Suitable assessment of design flood level, including allowance for climate change.
- Details of stage discharge calculation.

However, the FRA:

- Still has not demonstrated that the nursery site would not be impacted by a culvert blockage in climate change scenario. The blockage analysis only covers present day risk.
- Has not provided site-specific, on-site survey data. The survey information provided is based on LiDAR and the exact levels in the location of the proposed nursery building are not clear. As a result, it isn't completely clear whether the assessed flood levels and extents on site, are sufficiently accurate. A site-specific topographical survey may result in a change in the assessment of flood risk.
- Only provides recommendations rather than commitments to flood risk mitigation measures such as floor levels and emergency evacuation. For evacuation, there is no emergency plan or evidence of whether evacuation would be possible. Without a statement of specific design and mitigation proposals, it isn't possible to condition them.

**Environment Agency position**

Given that this proposal is within Flood Zone 2, it falls under flood risk standing advice. However, the trigger for consulting us is proximity to a main river, which in this case is not a concern because there is no construction close to the river wall.

We no longer have an objection to the application, but strongly recommend that you refer to standing advice, and consider and account for the shortcomings of the FRA when determining this application.

If you are not satisfied that the proposals meet the requirements of FRSA, then you should refuse the application.

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

Yours sincerely

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

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