

Tom Hunt
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2024/147014/02-L01
Your ref: 2024/90730

Date: 02 July 2024

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

Dear Tom

**ERECTION OF SEVEN DWELLINGS AND ASSOCIATED WORKS.
LAND BETWEEN, 30 AND 60 COMMERCIAL STREET, SLAITHWAITE,
HUDDERSFIELD, HD7 5JZ**

Thank you for re-consulting us on this application following submission of amended plans, which we received on 18 June 2024.

We understand that the red line boundary has been redrawn and the site is now entirely within flood zone 1.

NPPF paragraph 173, footnote 59 states:

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

From our perspective, the site is not in flood zones 2 or 3 so an FRA is not required on that basis. However, the LPA needs to be satisfied that none of the other criteria apply (these are outside our remit).

INFORMATIVES

Environmental permit - advice to applicant

The Kitchen Clough (also known as Bradley Brook) is designated as a 'main river'. 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

Environment Agency
Kings Pool Peasholme Green, York, North Yorkshire, YO1 7PX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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- 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.

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

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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