

Nina Sayers
Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2024/147049/02-L01
Your ref: 2024/90792

Date: 09 August 2024

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

Dear Nina

USE OF LAND FOR ASSEMBLY AND STORAGE AND FIT-OUT OF ACOUSTIC CONTAINERS OF CONTAINER-BASED GENERATOR UNITS WITH REINSTATEMENT OF ACCESS, ERECTION OF SECURITY FENCE AND SITING OF CABINS – FORMER WHITELEY ENGINEERING WORKS SITE, ST. PEG LANE, CLECKHEATON, BD19 3SH

Thank you for re-consulting us on this application following submission of a revised flood risk assessment (FRA) and amended plans, which we received on 22 July 2024.

We have reviewed the updated FRA prepared by Ashfield Solutions Group referenced 182623-F02 (Final – Rev A) dated 19 July 2024, submitted in support of this application and maintain our previous objection. Please see our updated response below.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we object to this application 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.

In particular, the FRA fails to:

- Adequately assess flood risk to the site. We note that there are flood walls along the River Spen at the proposed development site. The FRA and any Flood Warning and Evacuation Plan should be updated with a consideration of residual risk arising from the flood walls.
- Demonstrate that the proposed development does not increase flood risk to others. We note that the FRA states “*The proposed development [...] Is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff*” but does not provide any evidence to support this claim.

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 re-consult us on any revised FRA submitted and we'll 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
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