

Danielle Cooper
Kirklees Metropolitan Borough Council

Our ref: RA/2025/148092/02-L01
Your ref: 2024/93366

Emailed:
Planning.ContactCentre@kirklees.gov.uk

Date: 22 December 2025

Dear Danielle,

RE: CHANGE OF USE FROM B2 TO MIXED USED SITE CONSISTING OF B2 (GENERAL INDUSTRY), B8 (STORAGE AND DISTRIBUTION), CLASS E (OFFICES), CLASS F (LEARNING AND NON-RESIDENTIAL INSTITUTIONS), EXHIBITION / VENUE SPACE.

AT: WILLOW LANE, BIRKBY, HUDDERSFIELD, HD1 5EB

Environment Agency Position

Thank you for your consultation regarding the above proposal which was received on 10/12/2025. We have reviewed the information submitted with the application and we believe that **flood risk standing advice** should be followed to mitigate flood risk in this area.

Flood risk standing advice

The proposed development falls within Flood Zone 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Yours sincerely,

Miss Jenny Hart
Planning Advisor

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