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Environment Agency

Jillian Rann
Kirklees Metropolitan Borough Council

Our ref: RA/2025/148458/01-L01
Your ref: 2025/91370

Date: 10 July 2025

Dear Jillian

Demolition of existing dwelling and erection of 50 dwellings with associated access, infrastructure and associated works

Land At, Gynn Lane, Honley, Holmfirth, HD9 6LF

Thank you for consulting the Environment Agency on the above application.

Environment Agency Position
We have reviewed the proposals and compared them with the flood data we hold and the Environment Agency's LiDAR data. As a result, we have no concerns with regards to flood risk for the residential properties themselves, but we do have the following comments with regards to access and egress:

Whilst we have no objection to the proposed access and egress routes, we wish to note and highlight that the northern access road (Glynn Lane) falls within flod zone 3. This appears to only occur in the event of a culvert blockage/exceedance, but the Local Planning Authority's Emergency Planning team should be satisfied with the access and egress proposals given that the site does not fall within a flood alert/warning area.

We trust this response is helpful, please contact us should you have any queries.

Yours sincerely

Mr Matthew Wilcock
Planning Specialist

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