

Joshua Merriman  
Kirklees Metropolitan Borough Council

**Our ref:** RA/2025/148714/01-L01  
**Your ref:** 2025/92244

**Date:** 15 September 2025

Dear Joshua

### **Extension of hardstanding to increase area of parking and used car display**

**Trust Ford, St Andrew's Road, Huddersfield, HD1 6RJ**

Thank you for consulting the Environment Agency on the above application, which we received on 26 August 2025.

#### **Environment Agency Position**

We have reviewed the application as submitted and whilst a Flood Risk Assessment has not been provided in support of this application we have no objection to the proposals. Most of the proposed external layout changes fall within flood zone 1 though some of the redline development boundary falls within flood zone 2. Please reconsult us if this changes.

#### **Informatives**

##### **Environmental permit - advice to applicant**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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
- 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 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

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.

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

Yours sincerely

**Matthew Wilcock**  
**Planning Specialist**

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