

Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2025/149024/02-L01
Your ref: 2025/92728

Date: 22 January 2026

Sent via email

Dear Planning Team

Erection of 33 dwellings with associated car parking and landscaping

Land at Dowker Street, Milnsbridge, Huddersfield, HD3 4JU

Thank you for consulting us on the above.

Environment Agency position

We have no objection subject to the following condition being included in any permission granted.

Flood Risk

We have re-reviewed the submitted documents and note that, while the proposed development is not in line with our usual requirements of building within close proximity to a culvert, the drawing reference S26204-T-01 dated June 25, which shows the exact location of the culvert, indicates that a sufficient easement between the culvert and the proposed residential development has been provided.

We therefore request that the drawing reference "DS-BTP-00-SP-DR-A-4016_105.1" revision 1 dated 11/11/2025 is included in the approved documents.

We note that a survey has been included in the FRA, however this only appears to assess the condition of the manholes and the location and dimensions of the culvert.

Condition 1: There shall be no development, storage of materials, equipment or plant, or tracking of plant, or other works in areas within 8 metres of the extent of the Longwood Brook culvert, until such time as an up to-date culvert condition survey of Longwood Brook, running beneath the development site, has been submitted to and approved by the Local Planning Authority.

On completion of the development works, a post-works condition survey shall be completed. Any damage to the culvert structure identified shall be refurbished by the applicant, to bring it back to its pre-works condition. Details of the final condition of the culvert shall be submitted to the Local Planning Authority for approval.

Reason: To ensure the structural integrity of the existing Longwood Brook main river culvert, thereby ensuring that flood risk is not increased.

Informative

Building near culverts – advice to applicant

Flood mitigation around culverts should consider what would happen if the culvert collapses. Consideration should also be given to the maintenance of the culvert and if there are opportunities to deculvert the watercourse.

Environmental permit - advice to applicant

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
- 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.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Note to LPA

Condition wording

If you wish to amend the wording of our requested conditions or if you wish to merge them with other Local Planning Authority conditions, please contact us to discuss the revised wording.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you have any queries regarding this response, please contact me.

Yours faithfully

Miss Jennifer Wilson
Planning Specialist

Direct e-mail sp-yorkshire@environment-agency.gov.uk