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Environment Agency

Kirklees Metropolitan Borough Council
Development Management

Our ref: RA/2026/149210/01-L01
Your ref: 2025/93340

Date: 29 January 2026

Sent via email

Dear Planning team

Prior notification for change of use from commercial/business/service to one dwelling

4, Brewery Drive, Lockwood, Huddersfield, HD4 6EN

Thank you for consulting us on the above.

Environment Agency position
We have no objection however the following informatives should be included in any permission granted.

Flood Risk
We note that the proposed site is within Flood zone 2 and 3 and the existing building is mainly within Flood Zone 2.

We note that the application is for change of use of an existing building to residential and that there is no change to the footprint of the building or to the existing floor levels.

Although we have no objection to these proposals, if there are any change ground levels from existing, then we wish to be reconsulted with a Flood Risk Assessment providing justification and mitigation measures for the ground level changes and that takes the impacts of climate change into account.

Flood risk standing advice - advice to applicant
The proposed development falls within Flood Zone 2 and 3, which is land defined in the planning practice guidance as being at risk of flooding.

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

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at Flood risk assessments: applying for planning permission - GOV.UK.

The fashion industry accounts for 10% of global carbon emissions (aviation accounts for 2%!). By increasing the lifespan of our clothes by just 9 months of active use, we can reduce their carbon, water and waste footprints by around 20-30% [Source: The Sustainable(ish) Living Guide, by Jen Gale]. You can reduce your carbon footprint by swapping and shopping preloved instead of buying new.

We recommend that you view our standing advice in full before submitting the required information as part of your planning application. The LPA will then determine whether flood risk has been considered in line with FRSA recommendations. We will not be consulted on this planning application.

Informatives:
Flood resistance and resilience - advice to LPA/applicant
We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction Flood resilient construction of new buildings - GOV.UK
- CIRIA Code of Practice for property flood resilience Code of practice for property flood resilience C790
- British Standard 85500 – Flood resistant and resilient construction BS 85500:2015 | 30 Nov 2015 | BSI Knowledge

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.

To get help during a flood, visit What to do before or during a flood - GOV.UK.

For advice on what do after a flood, visit What to do after a flood - GOV.UK.

Environmental permit – Flood risk activities - advice to applicant
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river

- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK 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.

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.

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.

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.

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

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