

Elenya Jackson
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2026/149237/01-L01
Your ref: 2025/93385
Date: 18 February 2026

Dear Elenya Jackson,

**PRIOR NOTIFICATION FOR CHANGE OF USE FROM
COMMERCIAL/BUSINESS/SERVICE TO ONE DWELLING (WITHIN A
CONSERVATION AREA)
AT THE BRIDGE, 42, MARKET STREET, MILNSBRIDGE, HUDDERSFIELD, HD3
4HY**

Environment Agency position

Thank you for your consultation regarding the above proposal which we received on 3 February 2026. We have reviewed the information submitted with the application and we **object** to the proposal on flood risk grounds. Our detailed comments are as follows.

Flood Risk

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation.

Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#).

We trust the above advice is useful.

Should you require any further information or clarification, please contact me on the details below.

Yours sincerely

Imogen Quirk
Planning Officer

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