

Jillian Rann
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2026/149296/01-L01
Your ref: 2025/93543
Date: 12 March 2026

Dear Jillian Rann,

ERECTION OF 33 DWELLINGS (C3) WITH ACCESS FROM CLOUGH ROAD AND ASSOCIATED WORKS INCLUDING ENGINEERING OPERATIONS, CONSTRUCTION OF RETAINING WALLS AND LANDSCAPING LAND AT FORMER CLOUGH MILL, CLOUGH ROAD, SLAITHWAITE, HUDDERSFIELD, HD7 5DB

Thank you for your consultation regarding the above proposal which was received on 20th February 2026.

Environment Agency Position

We have reviewed the information submitted with the application and we have no objection to the proposal and recommend that planning permission is refused. Our detailed comments are as follows.

Flood Risk

We note that the proposed development is wholly within Flood Zone 1, and while it is within 20m of Crimble Clough, the development is sufficiently far away from the watercourse that we consider it unlikely to have any adverse impacts on the watercourse. Therefore we have no objection to the proposed development on flood risk grounds.

Informative(s):

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.

Flood mitigation - advice to applicant/ LPA

Although we have no objections to the proposed development, the developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/ or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

I trust the above information is useful. If you have any queries regarding our response, please contact the Sustainable Places Yorkshire team using the email below.

Yours sincerely

Miss Alexandra Choat
Sustainable Places (Yorkshire) Planning Advisor

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