

Kirklees Metropolitan Borough Council -
Planning Services
HUDDERSFIELD, HD1 2JR

Reference: PA-0001307/01
Customer reference: 2026/90620
20 April 2026

Dear Danielle Cooper

Demolition of existing building and erection of food/drink building with drive thru lane (Class E) at Bradford Road, Batley, WF17 5LW

Thank you for your consultation regarding the above proposal which was received on 1st April 2026.

Environment Agency Position

We have reviewed the information submitted with the application and we object to the proposal and recommend that planning permission is refused. Our detailed comments are as follows.

Flood Risk – Flood Risk Assessment

Our Flood Map for Planning shows the site lies within Flood Zone 2 and 3, with a high probability of flooding from rivers and/or the sea. The application is for the erection of a food/drink building with drive thru lane, which is considered to be a 'less vulnerable' land use in [Annex 3](#) of the National Planning Policy Framework. It is therefore necessary for the application to pass the Sequential Test and to be supported by a site-specific Flood Risk Assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

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

Reason(s)

The application site lies within Flood Zones 2 and 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](#).

If you have any questions regarding our response, please contact sp-yorkshire@environment-agency.gov.uk.

Yours sincerely,

Alexandra Choat,
National Contact Centre: 03708 506 506
sp-yorkshire@environment-agency.gov.uk
Lateral, 8 City Walk, Leeds, LS11 9AT