

Kirklees Metropolitan Borough Council -
Development Management
Huddersfield, HD1 2JR

Reference: PA-0006261/01
Customer reference: 2026/91097
23 June 2026

Sent via email

Dear Planning Team,

Outline application for residential development of up to 2 dwellings with access (to, but not within, the site) and highways improvements comprising widening of lane at junction with Abbey Road

Land rear of, Abbey Road Shepley Huddersfield HD8 8EP

Thank you for consulting us on the above application

Environment Agency position

We have no objection, however, please note the following.

Flood risk standing advice - advice to LPA

The proposed development falls within Flood Zone 3, which is land identified as being at risk of flooding from rivers and sea, now or in the future.

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

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [National flood risk standing advice for local planning authorities - GOV.UK](https://www.gov.uk/government/publications/national-flood-risk-standing-advice-for-local-planning-authorities)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Note to LPA

Decision notice

In accordance with the planning practice guidance ([determining a planning](https://www.gov.uk/government/publications/planning-practice-guidance)

[application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn.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,

Jennifer Wilson

Planning Specialist

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