

Consultation Response from KC Lead Local Flood Authority		
2018/92593 Jessops Mill, Station Road, Batley, WF17 5SU		
Alterations to convert former mill into 20 apartments and change of use of nightclub (sui generis) into a wine bar (a4) (within a Conservation Area)		
Date Responded: 29/05/2020	Responding Officer: Alex Fraser	Responding Ref: 02
Kirklees LLFA have reviewed the site proposals and seek to highlight to the Planning Officer that this site would not satisfy the Sequential Test if built new. However, as highlighted in the NPPF/PPG the Sequential Test is not applied to redevelopments, in such instances a ‘sequential approach’ should be used to “keep development out of medium and high flood risk areas (Flood Zones 2 and 3)” Paragraph 018, Reference 7-018-20140306, Planning practice guidance: <i>Flood risk and coastal change</i>. <u>Kirklees LLFA Comment</u> Kirklees Flood Management and Drainage, as the Lead Local Flood Authority (LLFA), OBJECT to this application on the following grounds; - Incomplete assessment of flood risk; - Flood Warning and Evacuation Plans/Designs; and, - Flood mitigation and assessment of surface water flood risk. <u>Technical Comment</u> <i><u>Incomplete assessment of flood risk</u></i> The Flood Risk Assessment undertaken by Advant Engineers Ltd. dated 06/04/2020 uses water levels at nodal points within the data provided by the Environment Agency including defended and undefended scenarios. Given the proposals to introduce dwellings, of increased vulnerability to current uses, in Flood Zone 2 and 3 it would be expected that the applicant undertake hydraulic modelling themselves to demonstrate that these dwellings would not be at flood risk if the modelling provided is insufficient to demonstrate safety. The LLFA note that the downstream water levels in the ‘Defended’ scenario are higher than ‘undefended’ scenario. Kirklees LLFA would expect the higher water level between defended and undefended scenarios be used in setting any suitable finished floor level or assessment of flood risk. This comment is provided in support of the Environment Agency’s existing objection regarding the site and adequacy of the assessment The applicant has not assessed the risks or vulnerability of the site with regard to flood risk to access routes or evacuation routes. Kirklees LLFA interpretation suggests that access routes would be outside of the Flood Zone, however, this needs to be explicitly reviewed and evidenced by the applicant and their consultant. <i><u>Flood Warning and Evacuation Plans/Designs</u></i> Kirklees LLFA note a lack of Flood Warning and Evacuation Planning for the site. Given that the site is at flood risk on all sides Main River flood zones to the West and Surface Water to the East the applicant is required to adequately consider the potential impacts and pathways of the flood to develop and document an appropriate dry access and egress route. The applicant must maintain safe access and egress for the 1 in 100 year event plus allowances for climate change and uncertainty using up to date guidance. Kirklees LLFA note in the Environment Agency’s response surrounding access and egress during a		

flood and request that they provide support to the Kirklees Council Flood Risk and Emergency Planners in understanding the risks posed in this area from the Main River. As the authority responsible for managing flood risk from such sources they will have a greater understanding over the hazards and risks posed than the LLFA and Emergency Planning team.

Flood mitigation and assessment of surface water flood risk

No further information has been provided on measures surrounding Surface Water Management therefore the previous response (copied below) remains valid and requires addressing. Regarding the temporary barriers proposed, they require specific approvals due to the visual impact such barriers may have on the buildings and their setting in a conservation area.

The applicant should consider the replacement, management, maintenance and deployment arrangements for these measures. They will need to be deployed prior to a flood event, as a result the warning system would need to provide sufficient lead time for the management company or other responsible organisation to deploy these and ensure they remain effective throughout the period of their operation. The replacement, maintenance and operational plans must be provided for LLFA approval and thereafter be adopted in perpetuity.

“The applicant proposes to adopt flood resistance measures (measures to keep water out) and flood resilient measures (measures to prevent damage within the property). Kirklees LLFA have no objection to their incorporation but highlight that Publicly Available Specification (PAS) 1188-1:2014 is expected to be replaced by a new standard for such measures (British Standard 85 1188). PAS 1188 permits a level of leakage through the barrier/door, the applicant should consider whether the building is sufficiently resilient to permit such ingresses.

To manage the flood risk from surface water on the B6124 Rouse Mill Lane / Soothill Lane the applicant should consider if flood routing could be provided to ensure that any surface water that reaches the doorway has a route away from this vulnerable area, this might be a channel drain with Non-Return Valve that routes water to a suitable discharge point.”