Chartered Consulting Engineers

ARP Associates 5 & 6 Northwest Business Park, Servia Hill, Leeds, LS6 2QH
☎ 0113 245 8498 ✉ leeds@arpassociates.co.uk 🌐 www.arpconsultingengineers.co.uk

Mr. A Howarth
H3 Property Consultants
Whitby Court
Abbey Road
Shepley
Huddersfield HD8 8EL

BY E-MAIL

Our Ref: 1887/01/L1a/SAB

15th November 2018

Dear Adam

Flood Risk Assessment for Proposed development on land off Station Road Meltham

Having reviewed the Flood Risk Assessment (FRA) previously undertaken for the site by BDN Limited in 2014, we would advise that whilst the National Planning Policy Framework (NPPF) has been updated since the FRA was written, the assessment of flood risk for the site area remains valid as the redline boundary has not changed.

Whilst the current proposal for 8 units uses a different part of the site than was previously proposed, the units are proposed to be sited wholly within Flood Zone 1. We therefore believe that the assessment of flood risk remains valid.

In relation to the comment in the consultation response from Aleksandra Tomczyk at Kirklees Flood Management and Drainage about direct means of safe access and egress from the site during flood conditions, we have undertaken a visual review of the watercourse levels, bank levels and Station Road. This review suggests that Station Road does not fall low enough to be susceptible to flood flow over it except in the more extreme of events to be considered and that under these conditions, the flooding would be 100mm deep or less. This degree of flooding would not impede a motor vehicle and would not prevent any but the elderly, infirm or disabled from travelling along Station Road on foot.

The views of the culvert area do not show evidence of regular – or any recent – flooding of the road.

On the basis that there are other existing properties on Station Road (some built quite recently) that share the same access and have no special measures in place, and that such information was not required as part of the two previous applications on this site, we believe that emergency access and egress to and from the site along Station Road can be maintained.

We trust that the above is satisfactory but if you wish to discuss this matter further, please do not hesitate to contact us at your convenience.

Yours sincerely
for ARP ASSOCIATES

S A Bowles

Managing Director: Andrew Radcliffe BEng (Hons) CEngMIStructE
Directors: John Race BSc (Hons) CGeol FGS EurGeol • Andy Hawkin BSc (Hons) IEngAMIStructE
Associate Directors: Steve Bowles IEng MICE • Jessie Davey BSc (Hons) PhD RPGeo • Ngoc Phan Miller BA (Hons)
Consultant: Allan Poyser BSc (Hons) CEngMICE FCIHT

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