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Sent: 19 May 2022 15:53

To: Nick Hirst <Nick.Hirst@kirklees.gov.uk>

Subject: RE: 2021/94280 Lady Ann Road, Soothill

Some of the proposed plots will be built in the current Flood Zones 2 and 3.

However, based on the info in the FRA, ground raising of the plots and reprofiling of the floodplain will result the properties being outside of the modelled 1%AEP + Climate Change flood extent. This equates to the properties not being at risk, either when they are first constructed, or into the future (time period based on climate change predictions and guidance) during a 1%AEP flood event. In other words, they will be outside of future Flood Zone 3, assuming that FZ3 is updated based on the impacts of the development.

The FRA states that the properties will be at a risk of flooding lower than 0.1%AEP, i.e. outside future Flood Zone 2, however, we haven't made an judgement on whether this is accurate.

Hope this helps.

Kind regards

Bev Lambert
***Sustainable Places - Planning Advisor and Assistant Flood
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