

Consultation Response from KC, Lead Local Flood Authority
2022/93377 Corn Mill Bottom, Long Lane, Shelley, Huddersfield, HD8 8JJ
Erection of one dwelling and associated landscaping and parking, demolition of existing agricultural building
Date Responded: 4th April 2023 Responding Officer: Paul Farndale Responding Ref:

Kirklees Flood Management and Drainage continues to OBJECT to this application as the site coincides with flood zone 3.

For a windfall site we expect a **SEQUENTIAL TEST** to be performed. This is the first stage of flood risk management being the avoidance too.

For a single property we would expect safer alternative sites to be included in the Local Plan and for other sites safer sites to be available on the market, and therefore **FAIL** the test.

The blue line boundary may offer scope to deliver a property in flood zone 1 within the site, i.e. a **SEQUENTIAL APPROACH**. Such an approach with accompanied by an accepted flood risk assessment would result in a reconsideration of our current stance.

To challenge the validity of the main river flood risk maps for planning, the applicant would need to model flood risk themselves and be of such a quality that the **ENVIRONMENT AGENCY** accept this modelling as an official update.