

Consultation Response from KC,  
Lead Local Flood Authority

2023/90209 Land off, Thornhill Road, Dewsbury, WF12 9QE

Erection of detached dwelling and two storey workshops

Date Responded: 12<sup>th</sup> April 2023

Responding Officer: Paul Farndale

Responding Ref:

### **Kirklees LLFA OBJECTS to this application on POLICY GROUNDS**

This site includes a significant proportion of the area is flood zone 3ai. Unlike the Main River Flood Risk Map for Planning, SFRA plans split the highest risk zone 3 into three separate parts.

Zone 3ai is an area that is very high risk and would have been designated function flood plain had development not already occurred on site. **However, Kirklees Local Plan policy rules out a domestic property such a location and should therefore be REFUSED.**

A sequential test should not apply in these circumstances. We do not expect the Environment Agency to comment on Kirklees Policy and Kirklees Strategic Flood Risk Assessment Mapping as this relates to allocations and a steer on windfall sites.