

Our ref: 1178-FRA01

FLOOD RISK ASSESSMENT

Concrete plant, Barr Street, Huddersfield

PLANNING POLICY FRAMEWORK

This document has been developed under the guidance of the following planning policy documents:

- *National Planning Policy Framework (NPPF) 2023;*
- *Guidance on Flood Risk Assessments 2017.*
- *Strategic Flood Risk Assessment (SFRA) 2016;*
- *Kirklees Council Validation Requirements 2023.*
- *Calder Catchment Strategic Flood Risk Assessment (SFRA) 2016*

PURPOSE OF THIS DOCUMENT

This Flood Risk Assessment has been prepared by Edward Architects on behalf of the applicant, Myers Group Ltd, to support an application for Full Planning Permission for the demolition and removal of an existing concrete plant and supporting equipment including silos, mixing tower and conveyor belt, and the supply and installation of a new concrete plant with 5no new silos.

Further information regarding national planning policy and how it relates to the proposed development is provided within the Planning Statement (PS01), which supports this application.

SITE DESCRIPTION

The redline boundary is approximately 10.01 acre (4.05Ha) and illustrates the site up the adoptable highways, however, the area of the site affected by the replacement concrete plant is approximately 1.49 acre (0.60Ha) (See drawing P001). The relatively flat, irregularly shaped site's current use is industrial in nature housing a large-surfaced yard, concrete plant and supporting ancillary building. The concrete plant currently occupies a small area of the site in the northeast corner.

VULNERABILITY CLASSIFICATION

The sequential test has been applied to proposals and shown there are no reasonably available, lower-risk sites suitable, to which the development could be steered. We believe the proposed site is classified as 'less vulnerable' and therefore an exception test is not required.

LIFESPAN

The estimated lifetime of the proposed development is 50 to 60 years.

FLOOD RESILIENCE MEASURES

The new concrete plant is a prefabricated product subject to limited design alterations, however, the majority of the proposal shall be elevated and no lower than existing levels, with habitable spaces located within Flood Zone 01 (see overlay plan below).

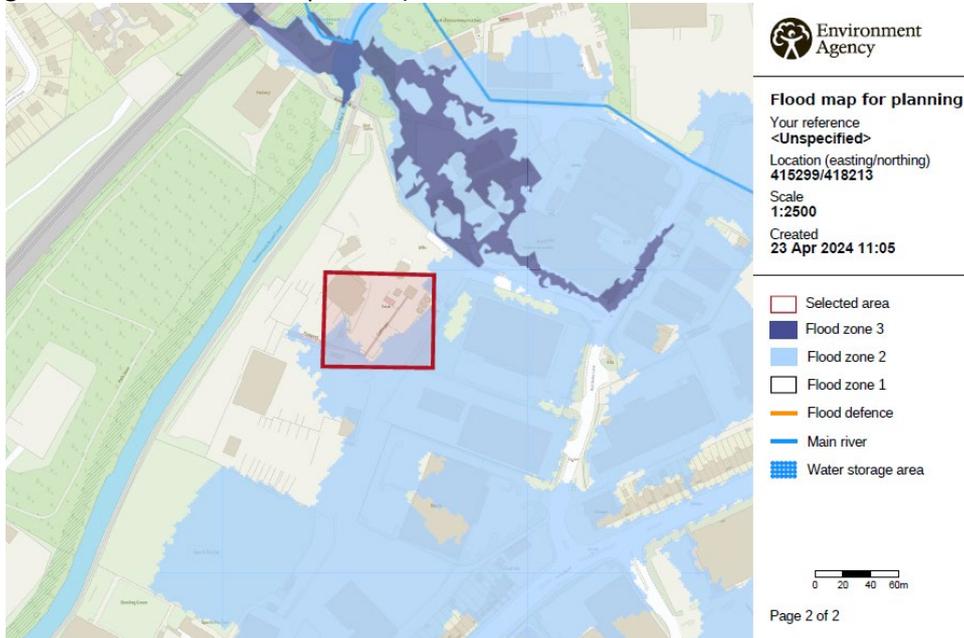
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FLOOD ZONE ASSESSMENT

The proposed site area is located within Flood Zone 2 (Medium Probability) - Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map below).



An overlay of the proposed site plan (P003) on the flood map shows that the majority of the proposal lies outside of Flood Zone 2, in Flood Zone 1. (See overlay below).



This flood risk note represents an assessment proportionate to the low risk, and appropriate to the small scale, nature and location of the development.