

GWP ArchitectureBracken House
1 Lidgett Lane
Leeds
LS8 1PQDate 04/06/2024
Our Ref: 24106

To whom it may concern,

Re: Healey Lane, Batley Flood Risk Statement

This document provides a technical summary of the flood risk associated with the proposed development at Healey Lane in Batley. A full Flood Risk Assessment is not required as the site area is less than 1 hectare and is located in Flood Zone 1. The proposed development is for 19 dwellings, with associated access, parking and landscaping.

The site is located within Flood Zone 1 and has a low risk of fluvial flooding (flooding from the rivers and the sea). The data available from the Department for Environment, Food and Rural Affairs (DEFRA) website shows there is no history of fluvial flooding at the site. The site is approximately 1.7km away from the nearest extents of Flood Zone 2/3. Therefore, it is anticipated the site will be safe from fluvial flooding in the future, even when accommodating the current climate change allowances for peak river flow. The proposed housing development is classified as a more vulnerable development, and hence is suitable in Flood Zone 1.

Maps provided by the EA show the site is not at risk of reservoir flooding, but there is a small area of low risk surface water flooding within the site boundary. This is due to the existing topography of the site. As part of the proposals, the finished ground levels will be altered to remove the area of surface water flood risk, and hence the risk of surface water flooding is considered to be low.

Kirklees Council's Strategic Flood Risk Assessment (SFRA) show the site is not at risk from groundwater flooding, and that there is no history of sewer flooding at the location of the site. Therefore, the risk of flooding from groundwater and sewers is considered low.

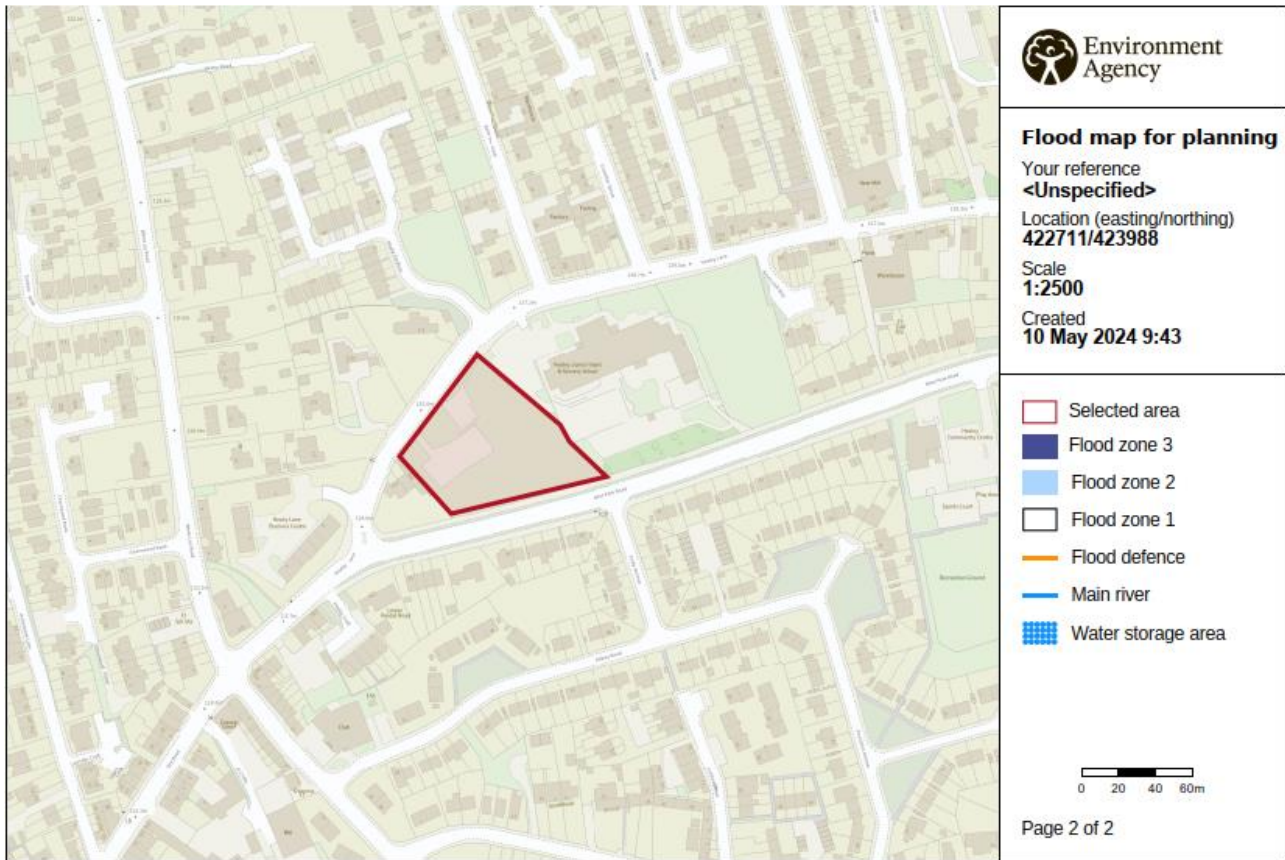
The relevant maps from the Environment Agency and the SFRA are shown below.

The proposed development is wholly suitable for the proposed site on the basis of national and local planning policy and will not have any implications on neighbouring properties in terms of flood risk.

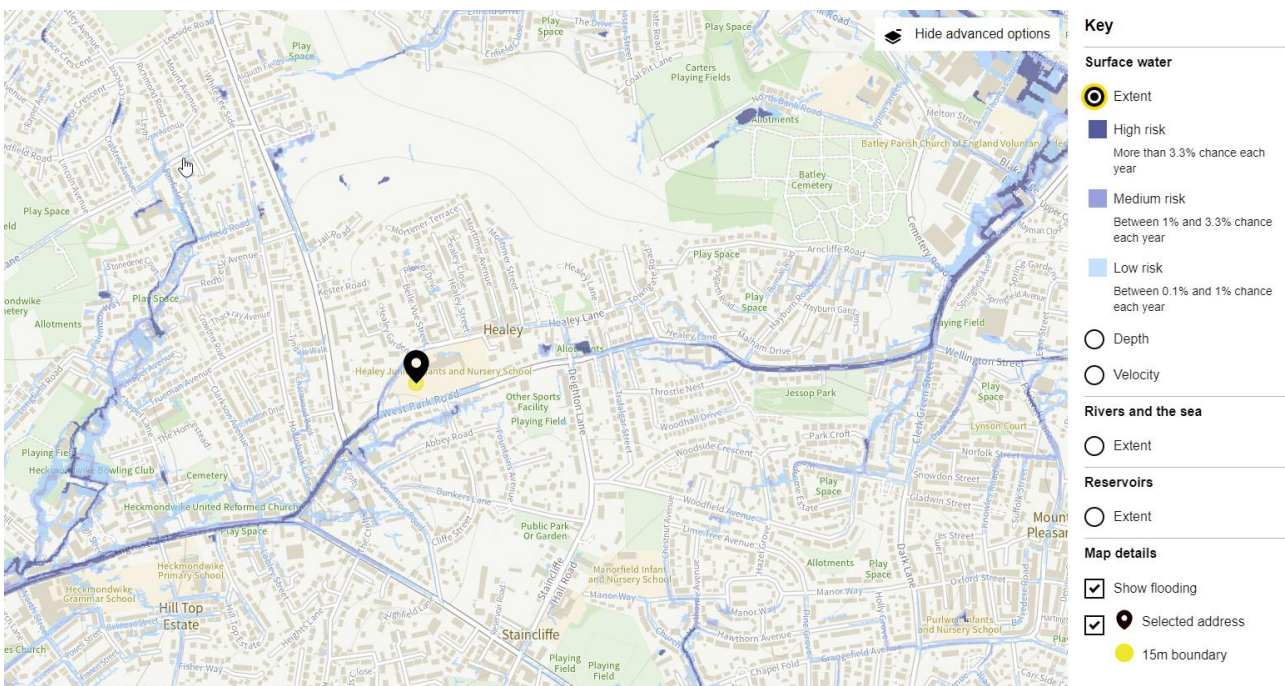
Yours faithfully

Oli Bastain
For Dudleys Consulting Engineers Ltd

Fluvial Flood Risk Map (Flooding from rivers and the sea)



Pluvial Flood Risk Map (Flooding from surface water)



Reservoir Flood Risk Map



Groundwater Susceptibility Map

