

**Consultation Response from KC,  
Lead Local Flood Authority**

**2024/92548 40, Bradford Road, Fartown, Huddersfield, HD1 6JE**

**Change of use of dwelling to 10 bed House of Multiple occupation including erection of 3 storey extension and associated alterations'**

**Date Responded: 02/12/2024.**

**Responding Officer: Martin Stephenson**

**Responding Ref: 1**

**Documents reviewed by the LLFA:**

Architectural Planning Services:

- Drawing Ref: 004 PP 01004 AMI, Proposed Floor Plans, Rev 0 dated 01/04/2022.
- Flood Risk Assessment dated 02/11/2024

**Drainage Summary:**

The site is within Flood Zone 2 and within 20m of the culverted Grimescar Dike. As this development is a "change of use", it is exempt from the National Planning Policy's sequential and exceptions tests.

Kirklees Council Flood Mapping indicates that surface water flooding to a depth of **0.9 to 1.2m** for a 1 in 100 year rainfall event is possible.

It is noted that the proposed basement arrangement shown on the Proposed Floor Plans drawing indicates that the basement floor level will be converted into 3 bedrooms and a shared kitchen. Although there is a means to escape to the upper floors in the event of flooding, there is a serious risk that residents could be asleep and unaware of the potential danger.

Therefore, the LLFA considers that the risk to life for residents occupying the basement level bedrooms is unacceptable.

**Kirklees Flood Management & Drainage as Lead Local Flood Authority OBJECTS to this application on the grounds of unacceptable flood risk.**