Consultation Response from KC, Lead Local Flood Authority
2025/91266 41, Soothill Lane, Soothill, Batley, WF17 6NJ
Alterations to basement to form one flat, removal of garage to form parking space (within a Conservation Area)
Date Responded: 28/07/2025. Responding Officer: Martin Stephenson Responding Ref: 1

Documents reviewed by the LLFA:

(un-named author):

- (un-numbered drawing) Proposed Plans

Drainage Summary:

The basement flat appears to be below ground on the frontage to Soothill Lane and at grade at the rear of the property adjacent to the parking area. Entry and exit (or escape in the event of flooding) from the basement flat would be via the rear external door into the car park area.

Records held by Kirklees Council indicate that floodwater to a depth between 300mm and 600mm for a 1 in100 year rainfall event could start to fill the rear car park area – this depth of water would likely be above the threshold of the rear access door.

Advisory Note:
As there is a risk that the external rear door could potentially be partly submerged, it is advised that this door is of a watertight construction and be rated to be able to withstand up to 500mm depth of water on its external face without allowing water to enter the flat.

Kirklees Flood Management and Drainage as the Lead Local Flood Authority, SUPPORTS this application and has no recommended drainage conditions.