Consultation Response from KC, **Lead Local Flood Authority**
2025/93066 land off, Lockwood Road and Albert Street, Lockwood, Huddersfield, HD1 3QW
Change of use of disused land to form car valeting facility (sui generis use) with welfare and storage unit.
Date Responded: 31st December 2025 **Responding Officer: Paul Farndale** **Responding Ref: 1**

Kirklees Flood Management & Drainage OBJECTS to this application on the grounds of flood risk.

As this is a change of use application, a sequential test is not required even though the site is located partly in flood zone 3.

However, a sequential approach could be adopted. No formal flood risk assessment has been submitted, just a flood risk map with no commentary, assessment or proposed action. As part of the site is shown as flood zone 2 we would expect buildings to be positioned in this area, not flood zone 3. We would also expect an assessment on flood levels, including climate change to ensure optimum location and finished floor levels of the welfare unit.

A **critical sewer**, a 525mm combined public sewer is shown as built over. This cannot be handled under part H of the building regulations due to its size. Yorkshire Water may wish to stipulate a suitable stand off distance from this building. Although a diversion could be sort, this may not be practical given the potential expense and considering the building needs to be relocated for flood risk as well as avoiding building over. An assessment of the depth of the sewer would dictate stand off distance.

Yorkshire Water provide the following guide where it can be seen that at least 3.5m if not greater, depending on its depth will be required from the centre line of the sewer.

Yorkshire Water - Your Guide to Building Over or Near Public Sewers - September 2025