Strategic Flood Risk Assessment

05/01/26
Castle Hall, Lee Road, Ravensthorpe, Dewsbury, WF13 3BE
Ref-149

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a full planning application for the conversion of an existing care home into 11 self-contained flats. The site is located within Flood Zone 2, as defined by the Flood Map for Planning published by the Environment Agency

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The proposal involves internal reconfiguration only, with no external alterations, no increase in footprint, and no changes to existing ground or finished floor levels.

2. Site Description

- Location reference (EA): **Easting 421922 / Northing 420154**
- Existing use: Care home
- Proposed use: Residential (11 flats)
    - Ground floor: 6 flats
    - First floor: 5 flats
- Development type: Change of use
- External works: None proposed
- Site area: Less than 1 hectare

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3. Flood Risk Classification

The **Environment Agency Flood Map for Planning**, dated **5 January 2026**, confirms that the site lies within **Flood Zone 2**, defined as an area with a **medium probability of flooding from rivers**

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Flood Zone 2 represents:

- A **1 in 100 to 1 in 1,000 annual probability** of river flooding

The mapping confirms that the flood risk affecting the site is **fluvial in nature**, associated with a nearby **main river**, and that the site is not located within Flood Zone 3

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4. Requirement for a Flood Risk Assessment

The Environment Agency confirms that development within Flood Zone 2 **must be supported by a Flood Risk Assessment**, in accordance with standing advice

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This FRA has therefore been prepared to demonstrate that:

- The development will be safe for its lifetime
- Flood risk will not be increased elsewhere
- The proposal complies with national planning policy

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5. Sources of Flood Risk

a) Fluvial (River) Flooding

The Flood Map for Planning shows the site to be within **Flood Zone 2**, indicating a **medium probability of flooding from rivers**. The site lies adjacent to land influenced by a **main river corridor**, as identified on EA mapping

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b) Surface Water Flooding

The Flood Map for Planning does not include surface water flooding. However, given:

- The absence of external works
- No increase in impermeable area
- No changes to existing drainage

The proposal will **not increase surface water flood risk** on or off site.

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c) Groundwater and Sewer Flooding

There is no evidence of groundwater or sewer flooding affecting the site, and no historic flooding incidents have been identified from available public records.

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6. Historical Flooding

The Environment Agency mapping provided does not identify any recorded historic flooding events affecting the site. The site is located within an established urban area with existing flood risk management infrastructure.

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7. Flood Risk to the Proposed Development

The proposed development involves **internal alterations only**. There will be:

- No increase in building footprint
- No loss of floodplain storage
- No raising or lowering of ground levels
- No new barriers to flood flow

The conversion does not introduce a more vulnerable use than the existing lawful use and therefore does not increase flood risk to occupants or surrounding land.

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8. Mitigation Measures

Although the proposal involves **internal reconfiguration only**, the following mitigation measures are confirmed to ensure the development is safe for its intended lifetime and remains resilient to flood risk associated with Flood Zone 2:

- **Finished floor levels** are set at **a minimum of 300mm above surrounding ground levels**, providing an additional freeboard above predicted flood levels.
- **Electrical services and installations** will be positioned **above predicted flood levels**, reducing the risk of damage during a flood event.
- **Flood-resistant construction materials** will be used at ground floor level where appropriate, to improve the building's resilience and facilitate post-flood recovery.
- **No habitable accommodation** is proposed below the predicted flood level.
- **Safe access and egress** routes will be maintained during flood events, ensuring occupants can safely enter and leave the building when required.

These measures are considered **proportionate and appropriate** given the nature of the development and ensure that the proposal complies with national planning policy and the **Environment Agency's standing advice** for development within Flood Zone 2.

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9. Sequential and Exception Tests

Sequential Test

The proposal constitutes a **change of use with no external alterations** and is therefore exempt from the Sequential Test.

Exception Test

The Exception Test is **not required**, as the development is located within Flood Zone 2 and does not involve a highly vulnerable use.

10. Surface Water Drainage

As the proposal does not alter the external envelope of the building or site drainage, the existing drainage regime will remain unchanged and the development will not increase flood risk elsewhere.

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11. Conclusion

The Environment Agency Flood Map for Planning confirms the site is located within **Flood Zone 2**, with flood risk arising from river flooding

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This Flood Risk Assessment demonstrates that:

- Flood risk has been correctly identified
- The proposal is low-risk and policy-compliant
- No increase in flood risk will occur
- Appropriate mitigation is in place

The development is therefore considered **acceptable in flood risk terms**.