

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

2025/93470 Castle Hall, Lee Road, Ravensthorpe, Dewsbury, WF13 3BE

Change of use of existing care home (Use Class C2) to 11 self-contained residential flats (Use Class C3), including internal alterations

Date Responded: 18/02/2026.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Spire Architecture:

- 149, Strategic Flood Risk Assessment, Rev – dated 05/01/2026.
- 149-P203, Proposed Site Plan, Rev – dated 12/12/2025.

Drainage Summary:

The area of the former Care Home is in Flood Zone 2, however as stated in the Strategic Flood Risk Assessment, this development is exempt for Sequential Tests.

The proposal is for a change in use of an existing building (former Care Home) to residential use. There are no proposed changes to the building itself, however there will be an additional 50m² of new parking/hardstanding along the frontage of the property along Lee Road. This increase in drained area is too small to warrant any attenuation of flows; therefore, no drainage conditions are proposed by the LLFA.

Advisory Note:

The developer is reminded that surface water from the new parking/hardstanding areas should not drain directly onto the public highway.

Kirklees Council records indicate that the soils in this area may be suitable for moderate infiltration into the ground (subject to permeability testing) and therefore the developer may consider a permeable surface to the parking/hardstanding areas if testing proves this is viable.

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