

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

2026/90620 Central Warehouse, Bradford Road, Batley, WF17 5LW

Demolition of existing building and erection of food/drink building with drive thru lane (Class E)

Date Responded: 21/04/2026

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Jennings Design:

- 251072/201, Existing Layout, Rev – dated February 2026.
- 251072/203, Proposed Layout, Rev A dated 17/02/2026.

Drainage Summary:

The LLFA note that the proposed development is partly located to the north on an unpaved area (i.e. rough grassland) adjacent to the cul-de-sac off Bridge Street which would increase the drained area by approx. 200m². However, it is deemed that this increase is not significant enough to increase flood risk and therefore attenuation of surface water run-off from the site is not required.

Further, it is noted that a part of the site adjacent to Bradford Road is within Flood Zones 2 and 3 (from the culverted Batley/Howley Becks). However, these zones do not extend to the location of the new building.

Advice Note:

It is recommended that the operator of the new food/drink establishment produces an Evacuation Plan for staff and customers when flooding of Bradford Road is predicted by the Environment Agency and a Flood Alert or Warning has been issued. The Plan should identify a place of safety to which evacuees should go. The building operator is encouraged to sign up to the Environment Agency's free flood warning service (visit website <https://www.gov.uk/get-flood-warnings> for further details).

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