

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

2026/90823 373, Wakefield Road, Denby Dale, Huddersfield, HD8 8RP

Demolition of existing workshop and erection of larger workshop

Date Responded: 17th June 2026

Responding Officer: Paul Farndale

Responding Ref: 1

The Lead Local Flood Authority OBJECTS to this application on the grounds of flood risk.

The site is in flood zone 3. A sequential test is required as this is a new build (demolition and new build) and not a small non-domestic extension of less than 250 sq m.

Land ownership does not come into the assessment of sequential test process in an assessment of where a workshop could be located elsewhere in the district. We appreciate this would not apply to an extension of less than 250 sq m.

We note that the new build is largely on the original footprint is the same with an addition to the north.

However, the existing building is built over East Hill Beck preventing access to watercourse clearance. This has resulting in flooding due to blockage and backing up affecting nearby properties and the road network.

Kirklees Council has diverted a drain serving the highway to try and reduce the risk to the highway and therefore the general public that connected within this land.

Officers have witnessed the positioning of sandbags on neighbouring walls to protect themselves from what is maintenance liability increasing risk.

It is Kirklees Council's policy to (de-culvert) open up watercourses. Building over watercourses creates risk and is not encourage from an ecological and biodiversity perspective.

In addition to the above information, there is no assessment of fluvial flood levels with climate change considered within the design, although all other forms of flood risk have been discussed. The FRA is therefore incomplete.

The LLFA would be prepared to consider a redesign that opened up the watercourse, renewed the culvert, if necessary, after an inspection, and created access with a plan to maintain as riparian owners (a watercourse is the responsibility of the person whose land it passes through).

We would insist that any new build was outside the line of the watercourse with an assessment of foundations to mitigate potential dead loading complications.

However, we would not want to give false hope and the assessment of the flood level with an allowance for climate change would need to take place as would a discussion about sequential testing.

We should also mention that Kirklees is currently writing a new SFRA to inform the local plan. This will almost certainly declare the area functional flood plain. Our policy here would likely we that only potentially consider a new build with a commercial end use no larger than the current footprint. Any hint of a dwelling or a potential dwelling conversion in the future would be objected to policy grounds

