

380 Leeds Road, Huddersfield, HD2 1XZ

Reference: R1100 FRA-v1

Aug-26

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FLOOD RISK ASSESSMENT



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Report Limitations

All comments and proposals contained in this report, including any conclusions, are based on information available to RIDA Reports during investigations. The conclusions drawn by RIDA Reports could therefore differ if the information is found to be inaccurate or misleading. RIDA Reports accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

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All Environment Agency mapping data used under special licence. Data is current as the data on the correspondence given by the Environment Agency and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only.

The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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Purpose of this report

- 1.1 RIDA Reports Ltd has been appointed to undertake a Level 2 – Scoping Study Flood Risk Assessment for a development located at HD2 1XZ.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- Whether the proposed development will likely be affected by current or future flooding.
 - Whether the proposed development will increase flood risk elsewhere.
 - Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'



Development Site and Location

- 2.1 The site is located at Leeds Road, Huddersfield. The nearest postcode is HD2 1XZ. Refer to appendix A for site location plan.
- 2.2 The current use of the site is a store room. The current user vulnerability classification of the site is Less vulnerable. The site is located in the River Flood Zone 2. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes the transformation of the storage area located at the rear of the premises into a separate apartment. There is already a self contained flat on the first floor, which will not be modified. Refer to Appendix B for the layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- | | | |
|------------------------|-----|---|
| Hydrology | 2.5 | The River Colne is located approximately 190 m away from the development. |
| Aquifer | 2.6 | The development is located within a secondary aquifer type A. Aquifers type A consist of permeable layers capable of supporting water supplies at a local rather than strategic scale. They are generally aquifers formerly classified as minor aquifers. |
| Source Protection Zone | 2.7 | The site is not located within a Source Protection Zone. |
| Groundwater Levels | 2.8 | The ground water levels for this site are unknown. |

Site Geology

- | | | |
|----------------------|------|---|
| Bedrock | 2.9 | The British Geological Survey records of the site show that it is located within the Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone. |
| Superficial Deposits | 2.10 | The British Geological Survey records show that the superficial deposits are Alluvium-Clay, silt, sand and gravel. |



National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Calder Catchment Strategic Flood Risk Assessment (Volume 1) which was published in 2016. The proposed development site is located within the administrative boundary of the Kirklees Council.
- 3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Calder Catchment Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.



- 4.1 The NPPF guidance states that the sequential test "is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding."

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 2, based on the Planning Flood Risk Map
- The final Flood Zone will be confirmed once the Environment Agency's data is received
- At Very Low risk of surface flooding
- At high risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

- 4.3 This type of development is exempt from applying the sequential test as per the National Planning Policy Framework paragraph 176, footnote 62. The development has been made safe and has not increased the risk to other properties. See copy of paragraph 176 below "Applications for some minor development and changes of use 62 should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63." The text of footnote (62) is "This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate."

Exception Test

- 4.4 Fluvial flood risk for this minor development has been assessed using the Environment Agency Flood Map for Planning and the standing advice approach set out in the NPPF, which considers both the scale of development and the vulnerability classification of the proposed land use.



Step 1	4.5	The proposed development lies within Flood Zone 2 on the Environment Agency Flood Map for Planning. The Flood Zone 2 is considered to have a medium probability of flooding with a 1000 to 100 years annual probability or 0.1-1.0%AEP.
Flood Zone categorisation		
Step 2	4.6	The Exception Test is not required for this development.
The Exception Test		



- 5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

- 5.2 The Environment Agency records show that the site does not benefit from flood defences. They also show that the area around the site has not been flooded in the past. See Appendix C for details.

Flooding from river and sea

- 5.3 The site is affected by River Flooding. The proposed development lies within Flood Zone 2 on the Environment Agency Flood Map for Planning. The Flood Zone 2 is considered to have a medium probability of flooding with a 1000 to 100 years annual probability or 0.1-1.0%AEP.
- 5.4 In the absence of site-specific flood level data, the climate change scenario has been derived from the Flood Risk from Rivers and Sea dataset, which incorporates the Environment Agency's climate change allowances to inform short- and medium-term strategic planning. The assessment applies allowances corresponding to the periods of greatest projected flood risk. For fluvial flooding, the central allowance for the period 2040–2069 (commonly referred to as the “2050s” epoch) has been adopted.
- 5.5 The flood levels have been requested from the Environment Agency. This flood risk assessment has been completed on the RoFRS future flood risk predictions based on climate change. These predictions use the latest UK Climate Projections (UKCP18) from the Met Office and follow the RCP 8.5 high-emission scenario.
- 5.6 The RoFSW dataset defines the probability that different flood depths may be reached or exceeded. At this site, there is a Low medium probability of reaching a depth of 150-300 mm. The ground level where flooding occurs is 57.7 mAOD. The potential river flood level for this site is likely to be 58 mAOD. This level has been taken to inform this flood risk assessment.



Surface water (overland flows) flood risk

5.7 The Environment Agency Flood Map for Planning Surface Water dataset indicates a very low surface water flood risk. A residual risk of localised shallow ponding during extreme rainfall events remains possible. The mapping includes present day and climate change scenarios based on the UKCP18 Upper End 2070s climate change allowance.

5.8 *The Environment Agency Flood Map for Planning Surface Water datasets combine national flood modelling with locally available detailed flood model information. Flood extents below 75mm depth are removed from the mapping, as shallow surface water flooding of this magnitude is generally unlikely to prevent access or cause flooding to properties.*

Building footprints are raised within the modelling process by approximately 300mm above surrounding ground levels. As a result, raw model outputs can sometimes indicate that buildings are outside mapped flood extents.

The mapping is not intended to provide property-specific flood risk or confirm flooding to individual buildings. However, building footprints are infilled using OS MasterMap data where surrounding flood extents indicate potential flood risk to buildings.

The modelling process also removes isolated small wet areas and infills isolated dry areas surrounded by floodwater to improve the usability and consistency of the datasets for strategic planning purposes.

5.9 The strategic flood risk for the Kirklees Council confirms that the flood risk for the site is Very Low.

5.10 Based on the Environment Agency and the Strategic flood risk assessment's surface water mapping, it is concluded that the site is at Very Low risk of flooding from surface water sources.

Flooding from drainage systems in adjacent areas

5.11 The council records have been reviewed. The flooding from drainage incidents maps were not found in the Strategic Flood Risk Assessment. Therefore, for the purpose of this report, it has been assumed that the risk of flooding from drainage systems is low.



Reservoirs Risks

- 5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency does not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be within the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

- 5.13 The British Geological Survey's flood risk susceptibility maps show that the development has the potential for groundwater flooding above ground level. Groundwater levels vary seasonally and are influenced by ground and meteorological conditions and proximity to water features. The groundwater flooding risk for this site is considered to be high. The groundwater flood depth could potentially be 0.15m. The average external level at the site is 57.44m AOD. The potential groundwater flood level is 57.59m AOD. This level has been given as a precautionary measure. It is recommended that monitoring of groundwater is undertaken should this measure be reviewed. Refer to Appendix C for record drawings.

Critical Drainage Areas

- 5.14 The Strategic Flood Risk Assessment was reviewed as part of this assessment. However, it does not show the critical drainage areas within the council. For this report, it has been assumed that the site is outside of a notified critical drainage area.



6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 2, based on the Planning Flood Risk Map
- The final Flood Zone will be confirmed once the Environment Agency's data is received
- At Very Low risk of surface flooding
- At high risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from the Fluvial/Sea, Surface Water and Groundwater flood levels.

6.5 For this site, the Design Flood Level is 58m AOD. This is the highest level and corresponds to the River/Sea Flood Level.

Flood Protection

6.6 The National Planning Guidance standing advice and Environment Agency recommends that where possible, flood avoidance is provided by establishing the development's finished floor level 600mm above (freeboard) the design flood level. However, this level can be reduced if there is a high level of certainty about the estimated flood level. For this site the estimated free board has been determined to be 0.6m above the Design Flood Level due to the quality of the flood risk information available and the type of risk. The finished floor should be 58.6m AOD. It would involve a height differential of 0.7m. This is the distance between the average external level (57.9m AOD) and the potential Finished Floor Level.

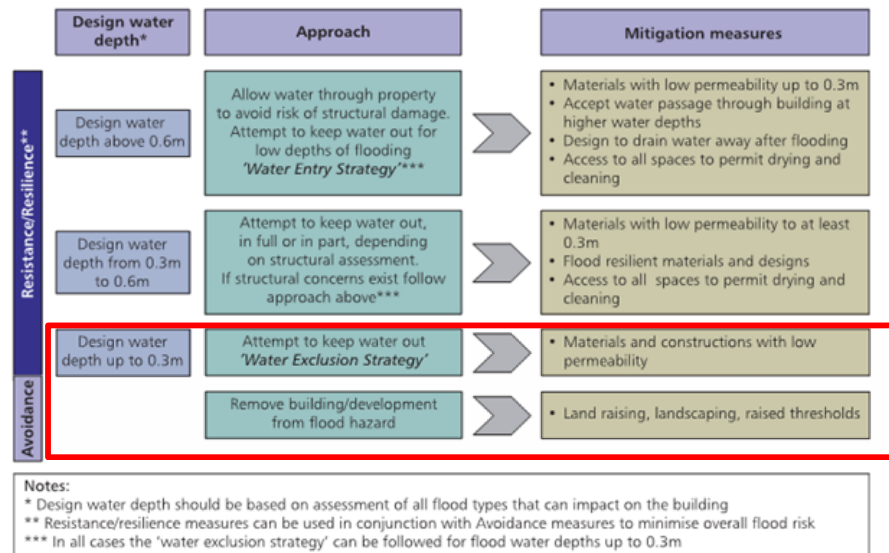
6.7 As this proposal is for a change of use, it is not possible to achieve this FFL due to access and site constraints. A level of 58.05m AOD is achieved.



Therefore, the following flood mitigation interventions should be provided.

- 6.8 The flood mitigation strategies for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See the figure below for the strategy highlighted in red. The strategy is based on the water level within the proximity to the building.

Rationale for flood resilient and/or resistant design strategies



- 6.9 The design water depth for this site is 0.1m. The development should utilise building materials that are suitable for a 'water exclusion strategy'. Materials classified as "Good" (highlighted in red) in the Figure below shall be used for new construction up to 58.6m AOD.



Flood resilience characteristics of building materials (based on laboratory testing)

Material	Resilience characteristics*		
	Water penetration	Drying ability	Retention of pre-flood dimensions, integrity
Bricks			
Engineering bricks (Classes A and B)	Good	Good	Good
Facing bricks (pressed)	Medium	Medium	Good
Facing bricks (handmade)	Poor	Poor	Poor
Blocks			
Concrete (3.5N, 7N)	Poor	Medium	Good
Aircrete	Medium	Poor	Good
Timber board			
OSB2, 11mm thick	Medium	Poor	Poor
OSB3, 18mm thick	Medium	Poor	Poor
Gypsum plasterboard			
Gypsum Plasterboard, 9mm thick	Poor	Not assessed	Poor
Mortars			
Below d.p.c. 1:3(cement:sand)	Good	Good	Good
Above d.p.c. 1:6(cement:sand)	Good	Good	Good

*Resilience characteristics are related to the testing carried out and exclude aspects such as ability to withstand freeze/thaw cycles, cleanability and mould growth

6.10 There are no changes to the fabric of the building. The new services and fittings (communications wiring, heating systems, electrical services, water, electricity and gas meters) should be placed at above the level of 58.6 m AOD. All service entries should be sealed (e.g. with expanding foam or similar closed cell material).

6.11 It is not possible to increase the FFL to avoid potential groundwater intrusion fully. The following interventions are proposed.

- Flow paths are provided around the proposed development, which groundwater will take in the event of groundwater emergence.



7.1

The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2

The development is not increasing the surface water run-off as this is a change of use in which no extensions or changes to the external areas are proposed. It is concluded that the proposed development does not increase the off-site impact.

7.3

The proposed development is for a change of use that will not alter the existing footprint of the building. Therefore, flood compensation for this development is not required.

Flood Flow conveyance and storage

7.4

Due to the size of the development and its location in the flood zone, flood compensation for this development is not required.

7.5

The proposed development will not affect flood flow conveyance through the site or the surrounding area. It is concluded that there will be no impact on flood risk in the surrounding area.



- 8.1 This flood risk assessment has identified the potential flooding mechanisms that could affect the site. As part of this, the following residual risks have been evaluated.

Public safety and Site Access

- 8.2 This assessment has demonstrated that the proposed development will have no adverse impact on flood risk in the area surrounding the site. Available evidence indicates that the development would not change surface water generation. Therefore, there is no basis to indicate that, with respect to flood risk, the proposed development would adversely impact public safety.
- 8.3 It will be necessary to ensure that all building users are fully informed of procedures to be implemented during the threat of imminent flooding.

Flood Warning and evacuation

- 8.4 The site is located within an area covered by the Environment Agency Flood Alert service. It is recommended that the users of the proposed development are registered with this service to receive early warning of imminent flooding.
- 8.5 The occupants of the site are encouraged to sign up for the alerts. The Table 4 below shows the actions that must be taken for each flood warning.
- 8.6 Action to be taken in the event of an Alarm being Raised or a Flood Warning Received:
- Raise the alarm and evacuate the site following the established Fire Drill procedures. The main assembly is as per the main house fire drill assembly point.
 - Contact Emergency Fire Services (999) if necessary and Environment Agency Floodline: (0845 988 1188) if the event is unexpected.
 - If safe to do so, locate and turn off critical services, e.g. water, gas & electricity.
 - Follow the routes below to evacuate the site altogether.



Actions that will be taken for each flood warning

Warning	Message	Timing	Action
 FLOOD ALERT	Flooding is possible. Be prepared.	2 hours to 2 days in advance of flooding.	- Be prepared for flooding. - Prepare a flood kit.
 FLOOD WARNING	Flooding is expected. Immediate action required.	Half an hour to 1 day in advance of flooding.	- Act now to protect your property. - Block doors with flood boards or sandbags and cover airbricks and other ventilation holes. - Move pets and valuables to a safe place. - Keep a flood kit ready. - Move any critical equipment and information to a safe location
 SEVERE FLOOD WARNING	Severe flooding. Danger to life.	When flooding poses a significant threat to life and different actions are required.	- Be ready should you need to evacuate from the property. - Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	No further flooding is currently expected for your area.	Issued when a flood warning is no longer in force.	- Flood water may still be around and could be contaminated. - If you've been flooded, ring your buildings and contents insurance company as soon as possible.

Useful local phone numbers

Please write your local phone numbers in the space provided below. Make sure they are easy to find in the event of a flood.

	Local authority:
	Local police:
	Gas and electricity company:
	Insurance company and policy details:
	Doctor:
	Pharmacy:
	Electrician:
	Gas safe engineer:
	Plumber:
	Builder:



- 8.7 The proposed evacuation route below shows how the development could be evacuated before the 1 in 1000 or 0.1% annual probability of flooding extreme flood occurs. Safe egress is achievable by following Leeds Road which is shown to be beyond the extent of flooding. See figure below for details.

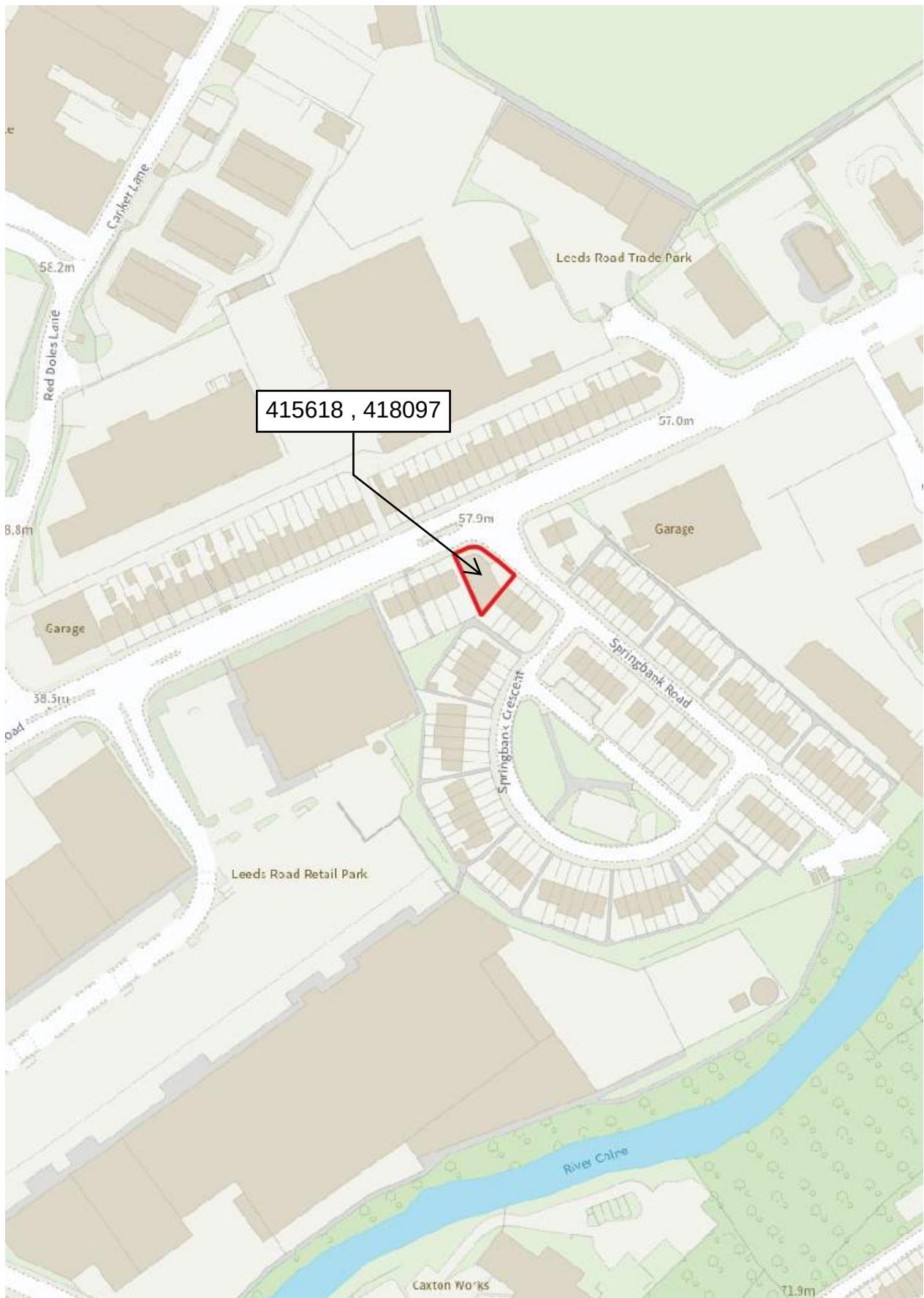
Evacuation Route



- 9.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 9.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.



Appendix A



Appendix B



Location Plan
1 : 1250



Existing Site Plan
1 : 200

Note:
All Dimensions Are Approximate
And TBC On Site By Contractor

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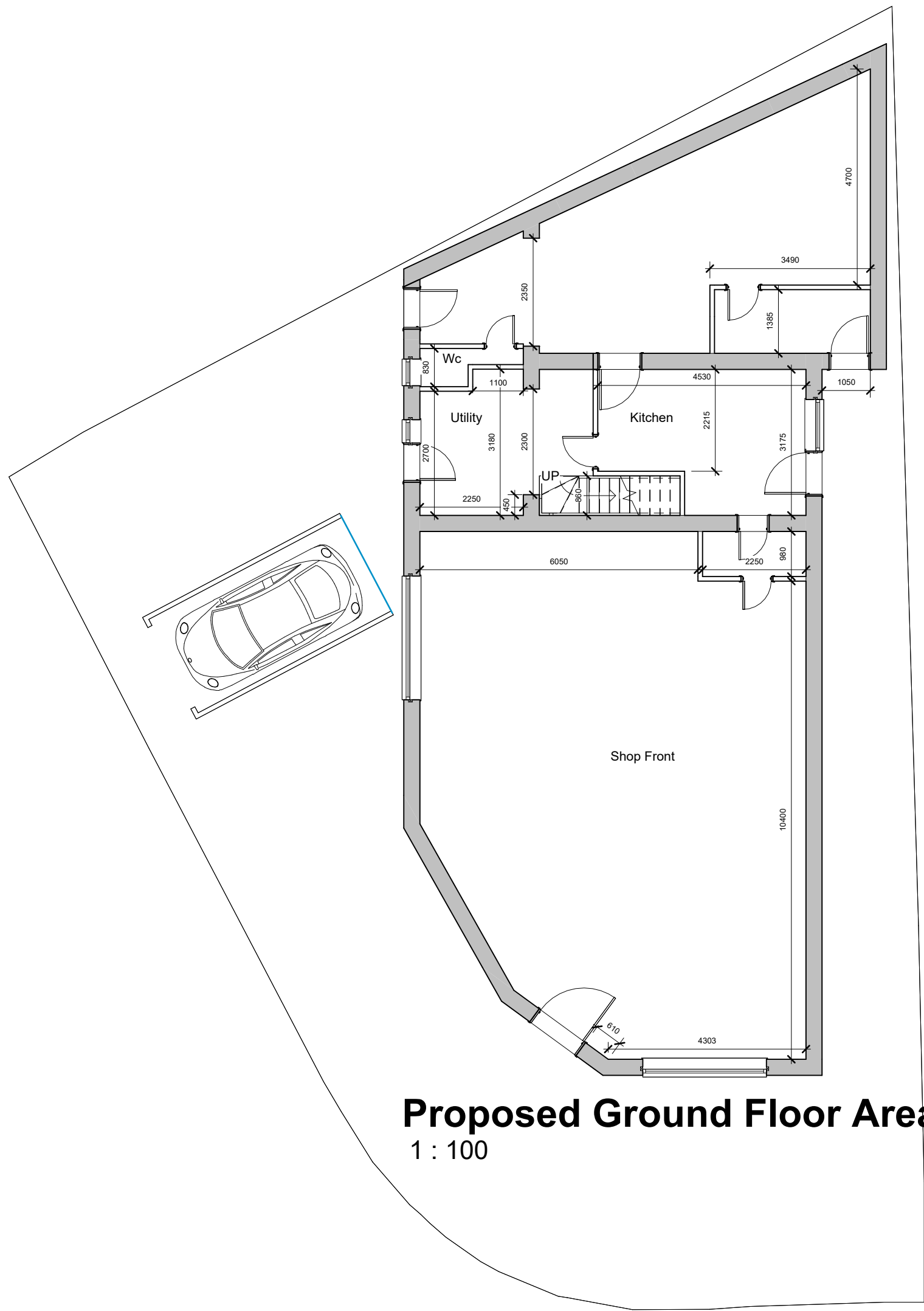
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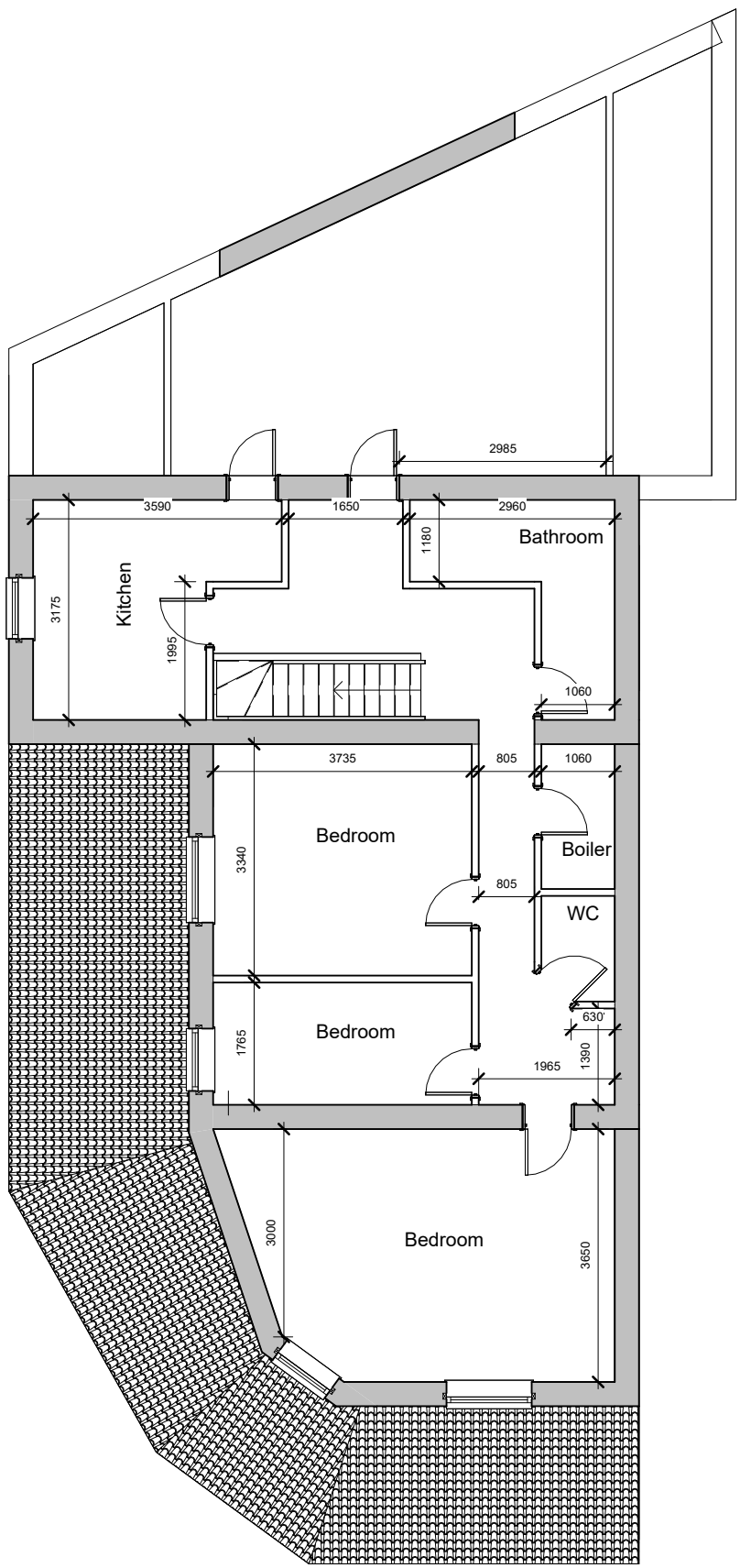
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Checked by: JA

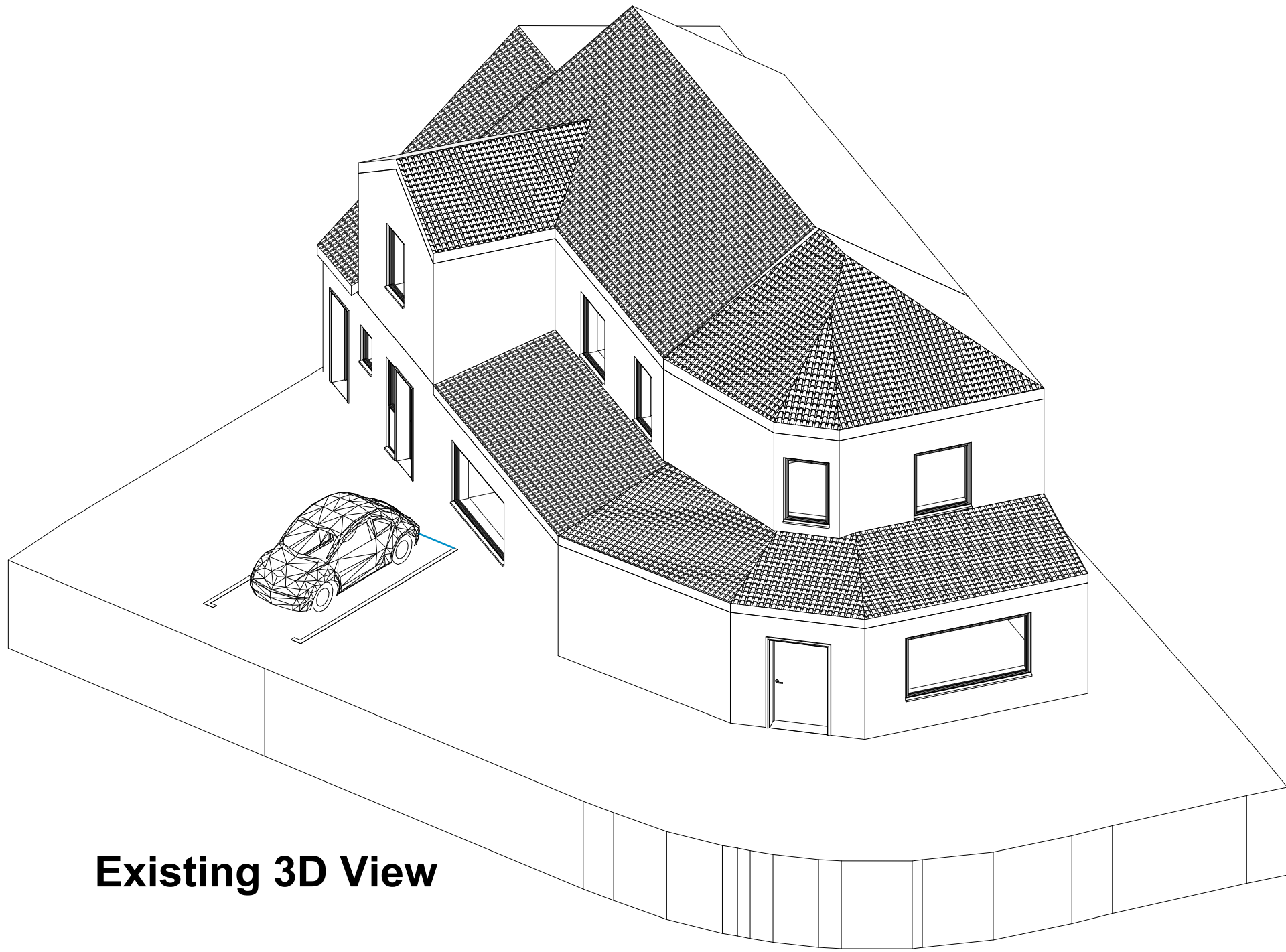
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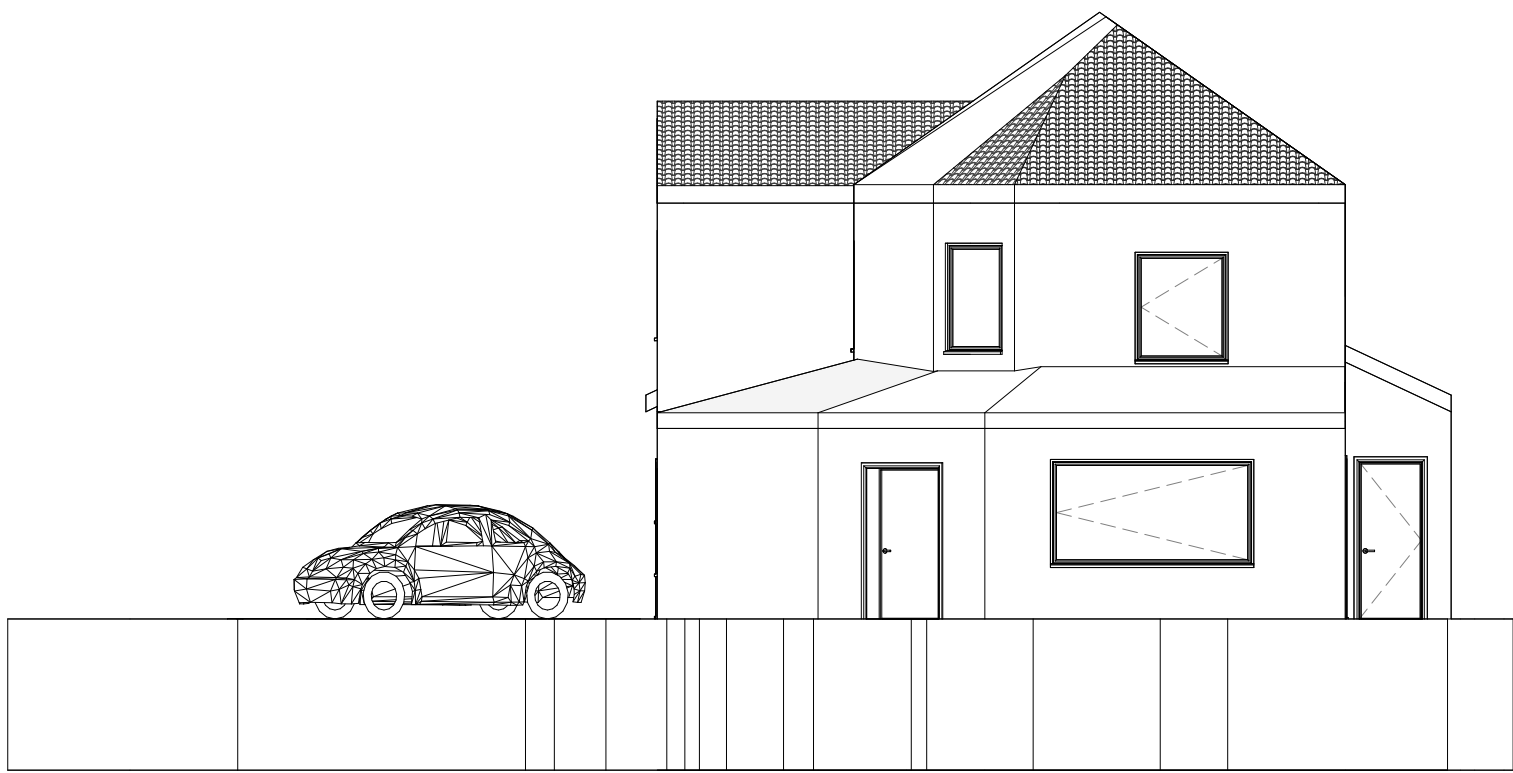
Proposed Ground Floor Area Plan
1 : 100



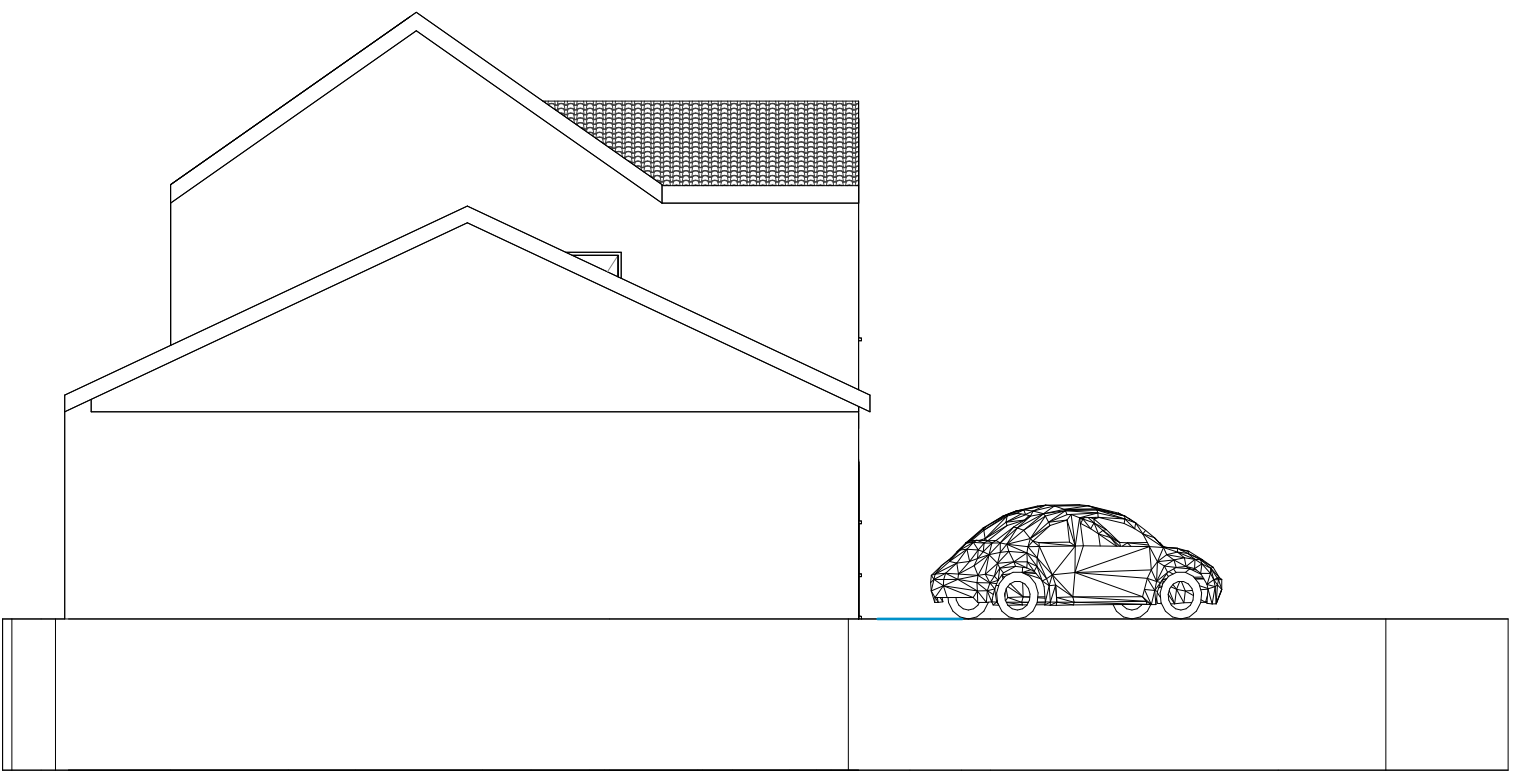
Existing First Floor Plan
1 : 100



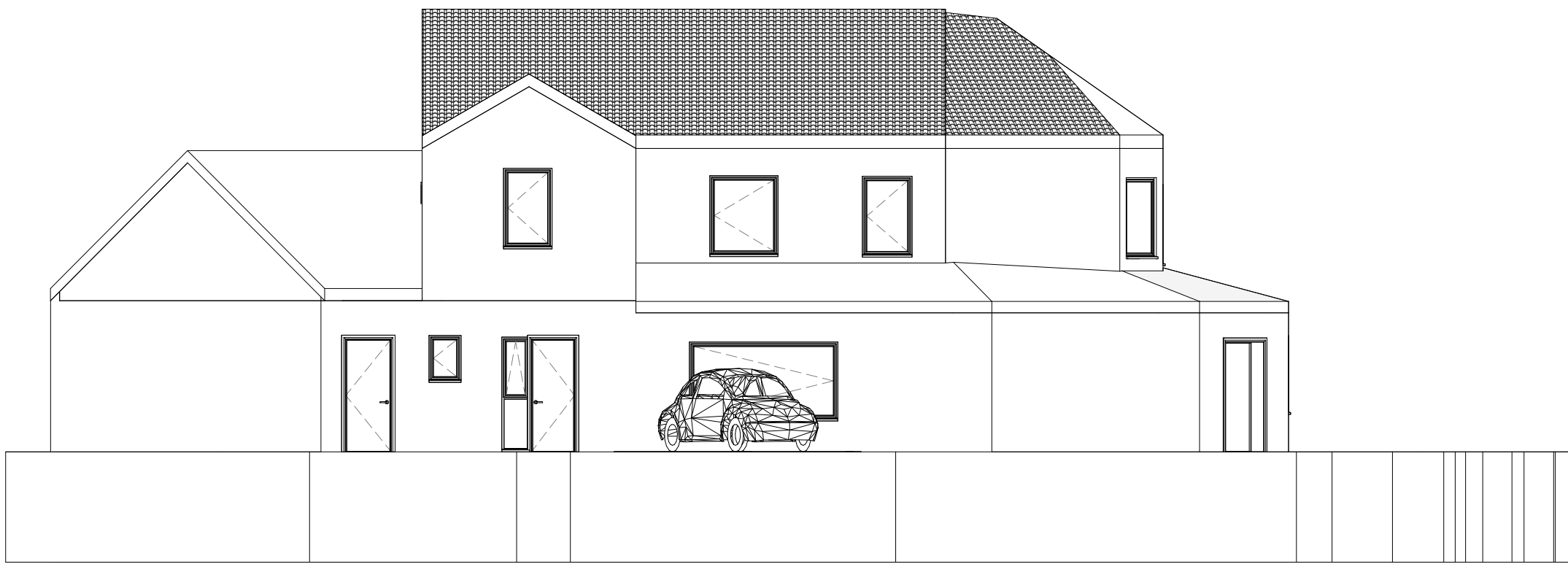
Existing 3D View



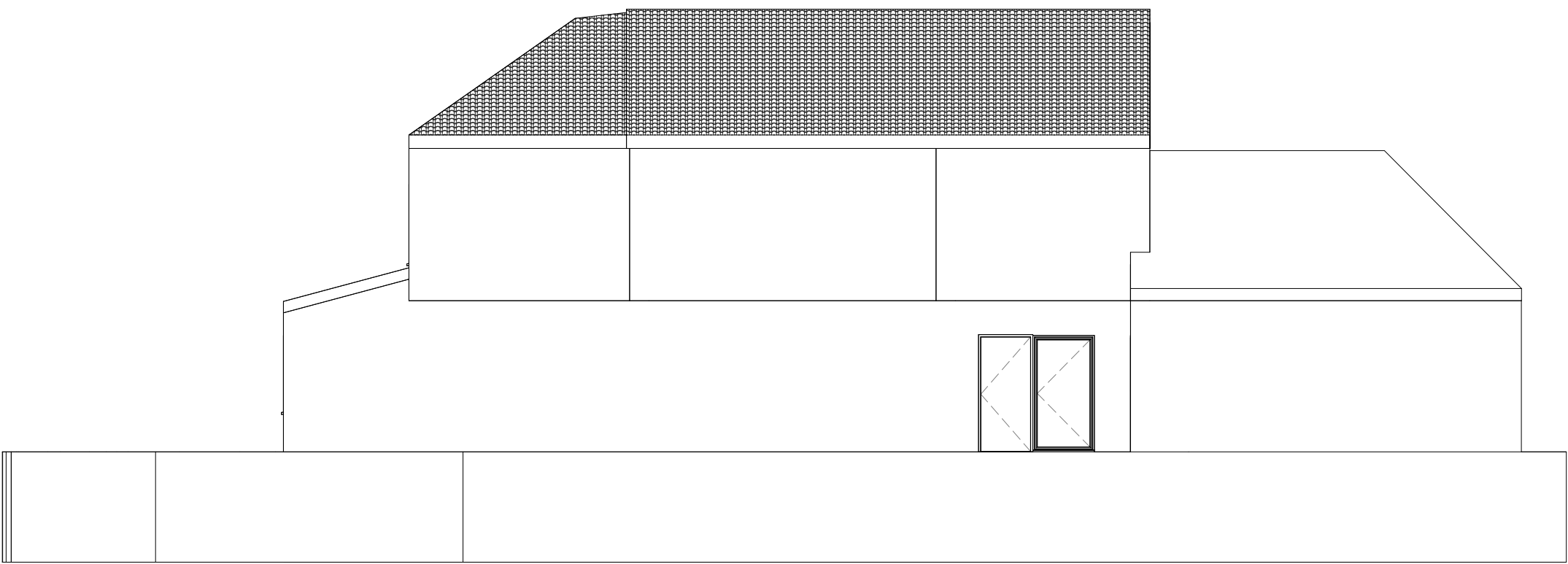
Existing Front Elevation
1 : 100



Existing Rear Elevation
1 : 100



Existing Left Elevation
1 : 100



Existing Right Elevation
1 : 100

Note:
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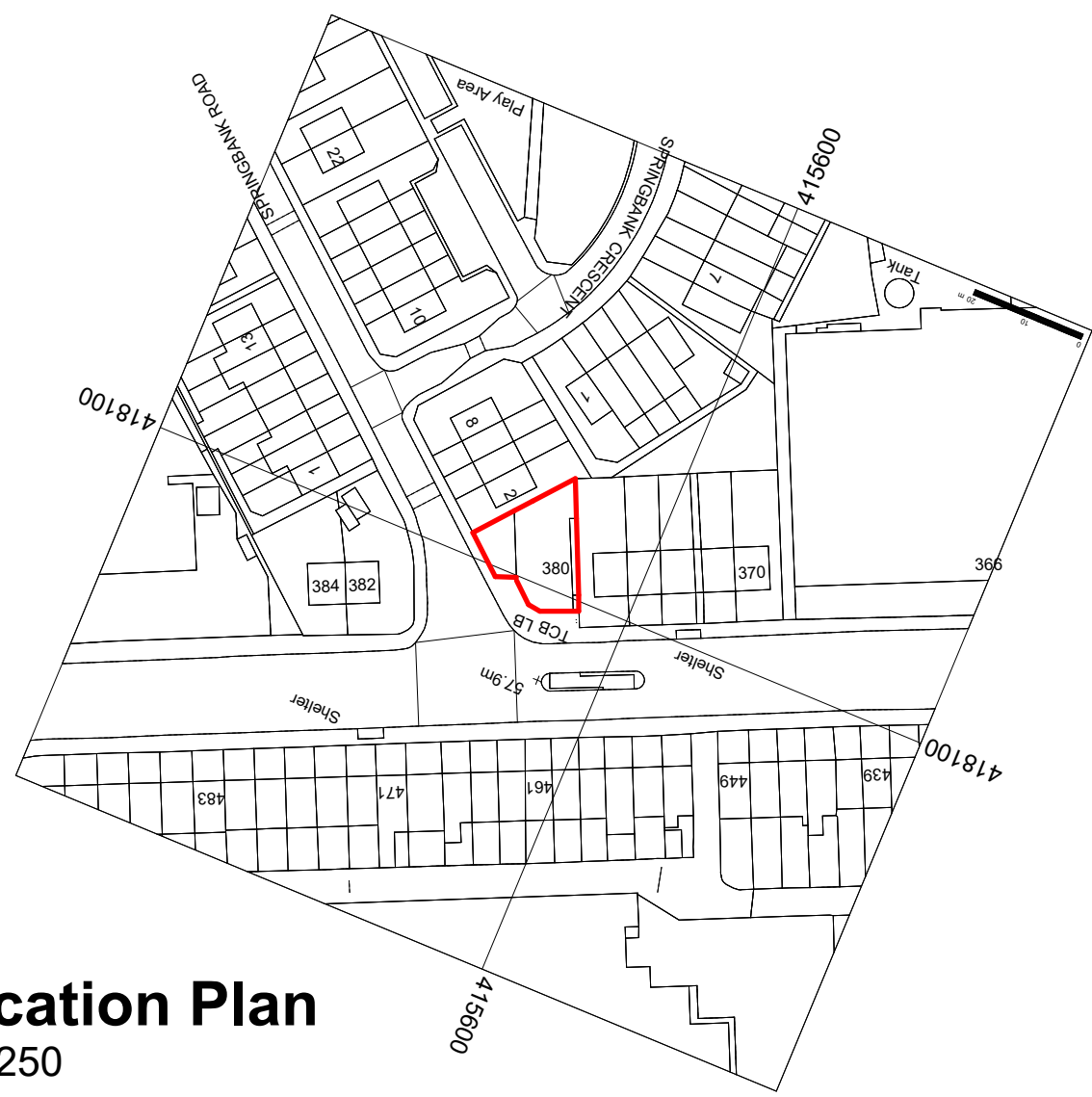
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Date: 30/06/26
Revision:

Drawn By: AM
Checked by: JA

Reason For Issue:
Planning-Change Of Use



Location Plan
1 : 1250



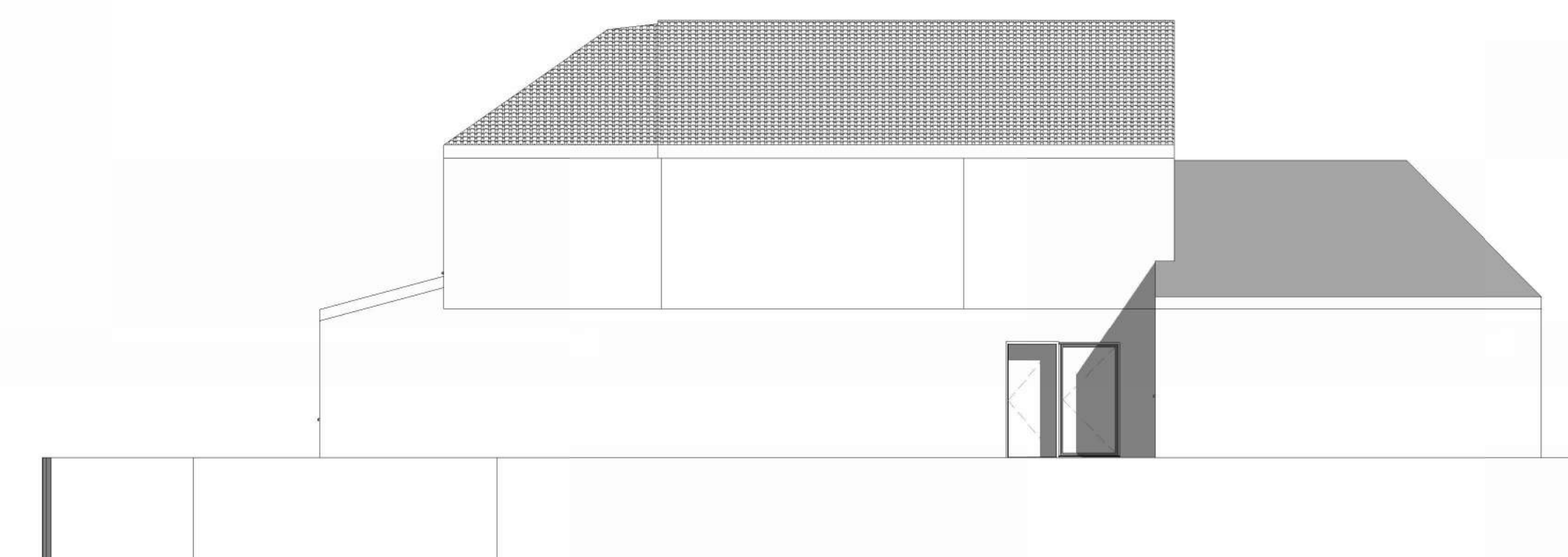
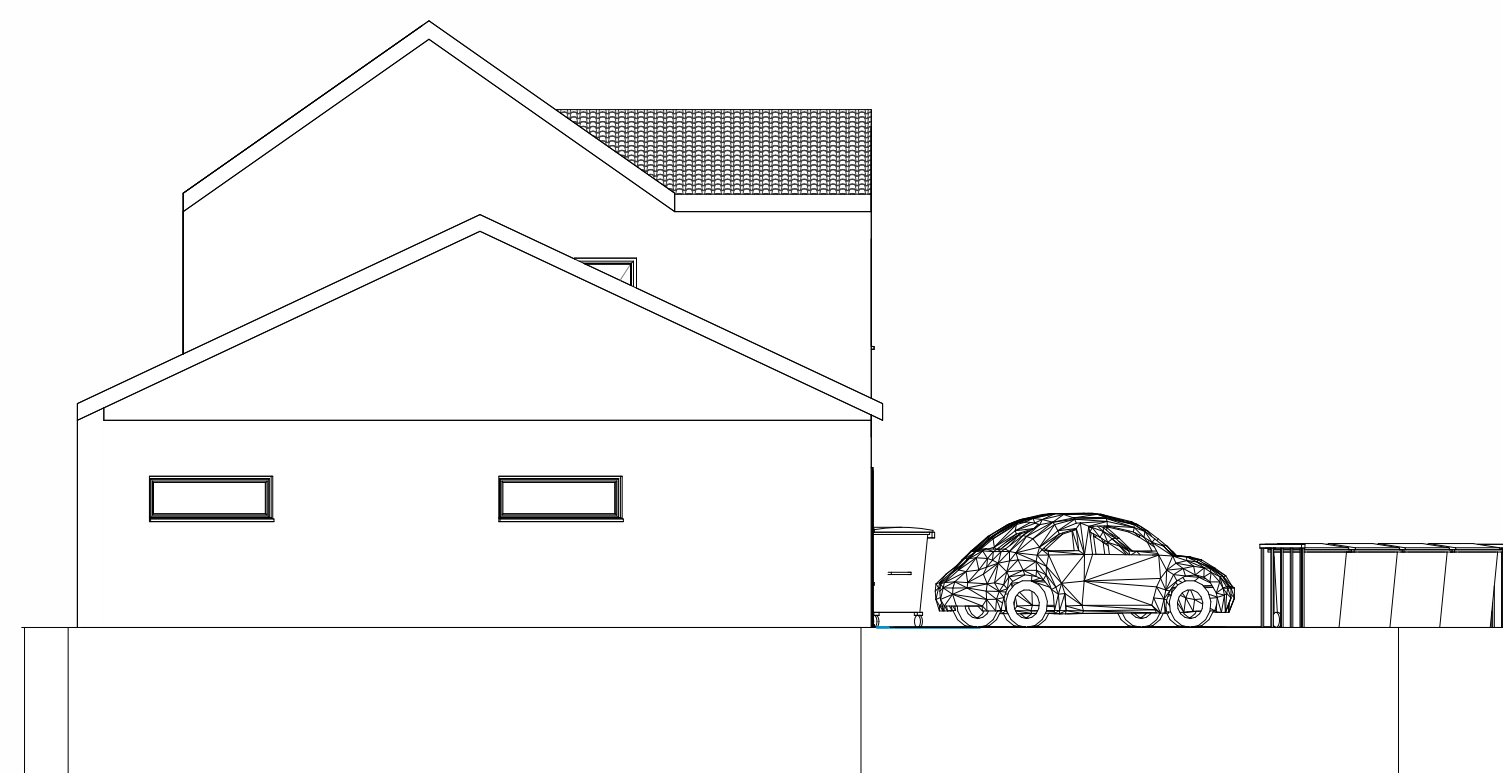
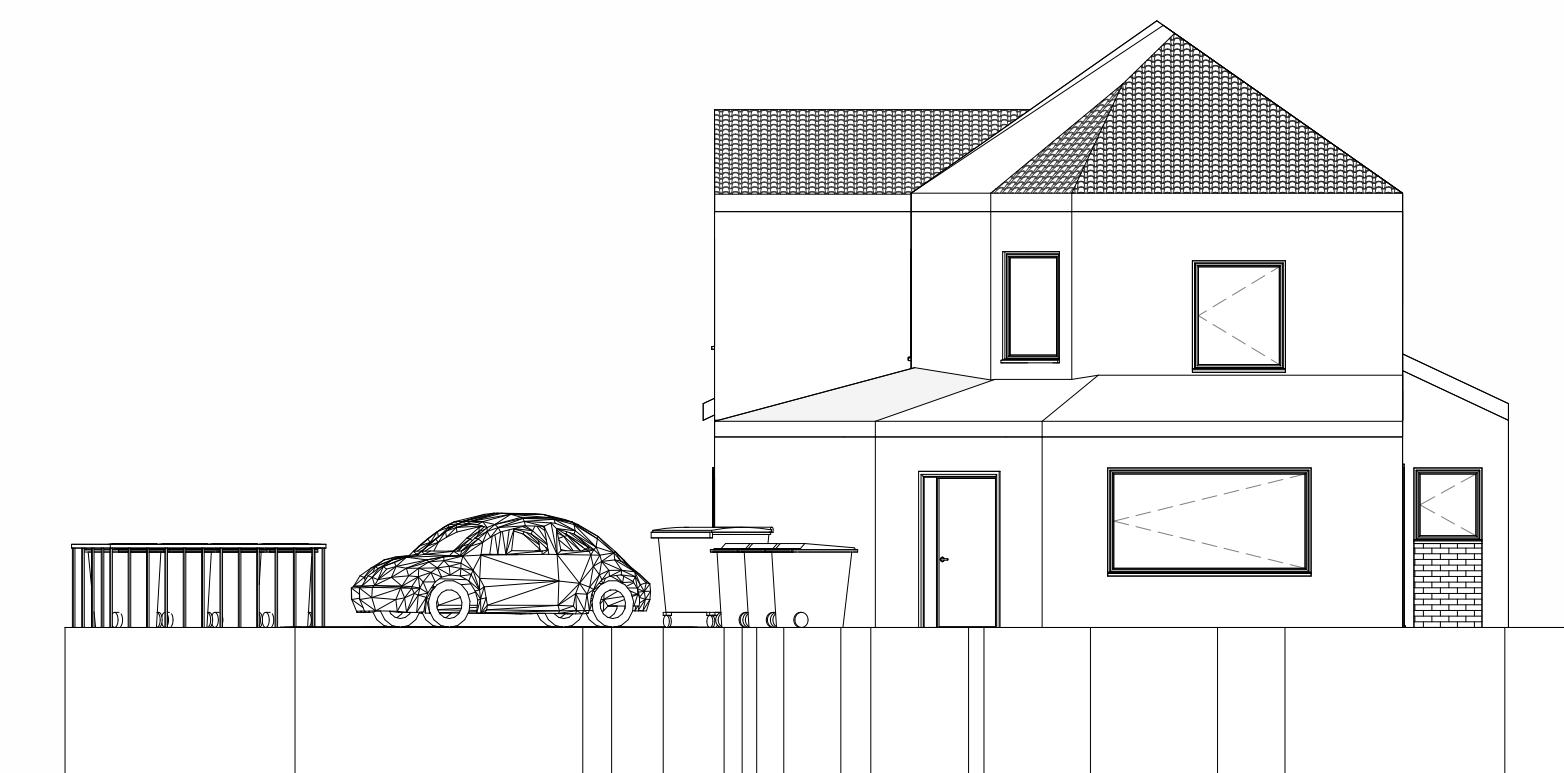
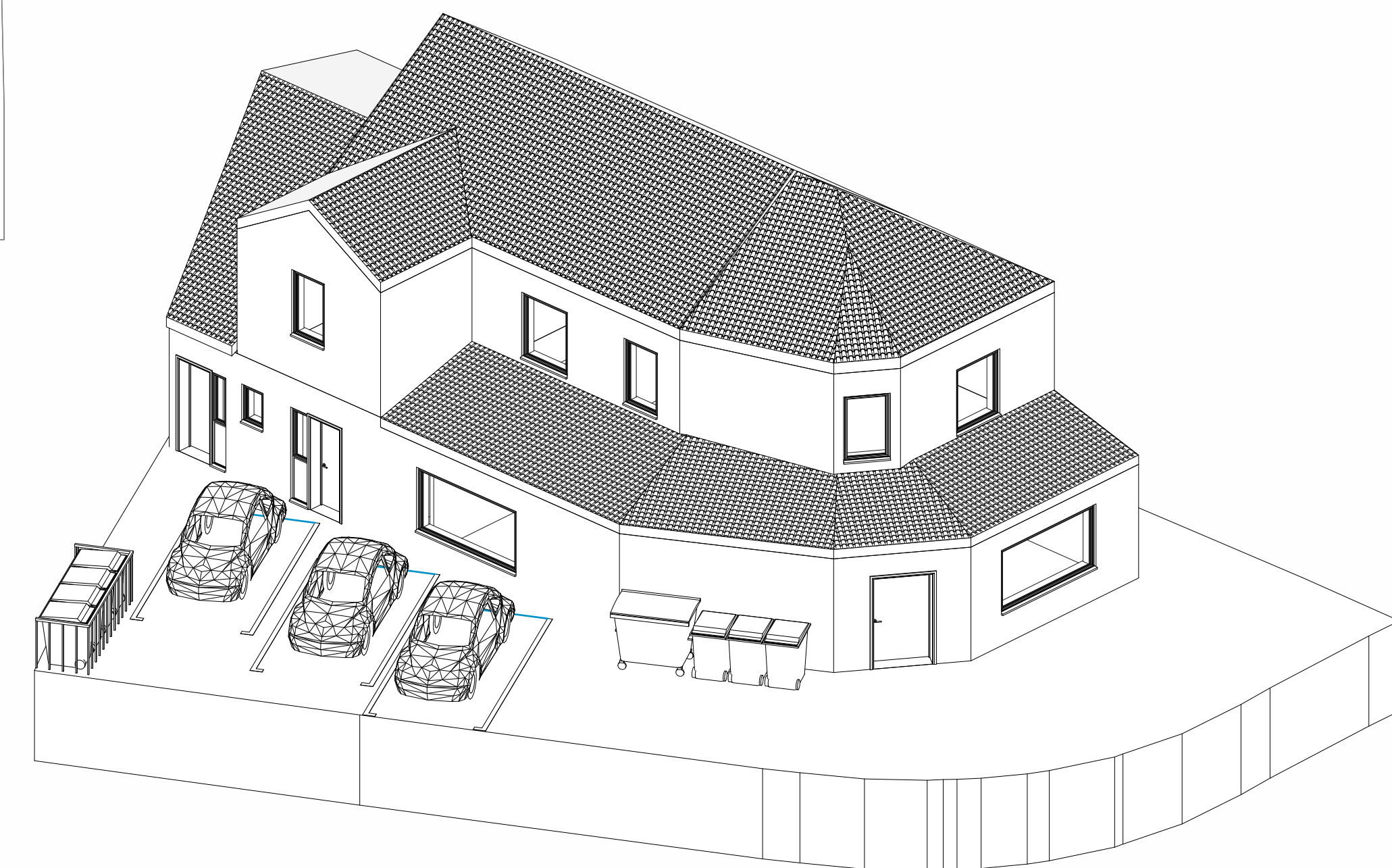
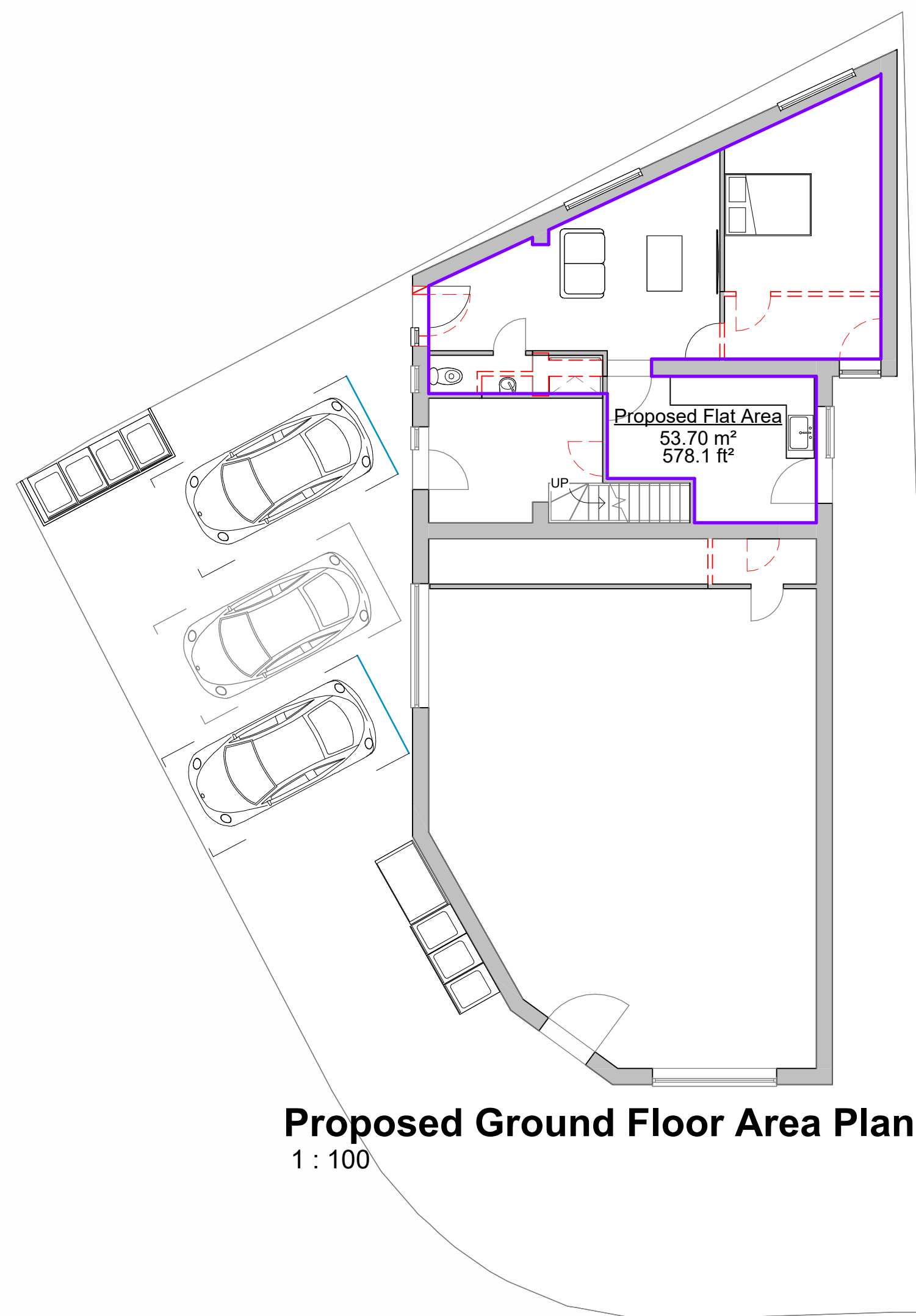
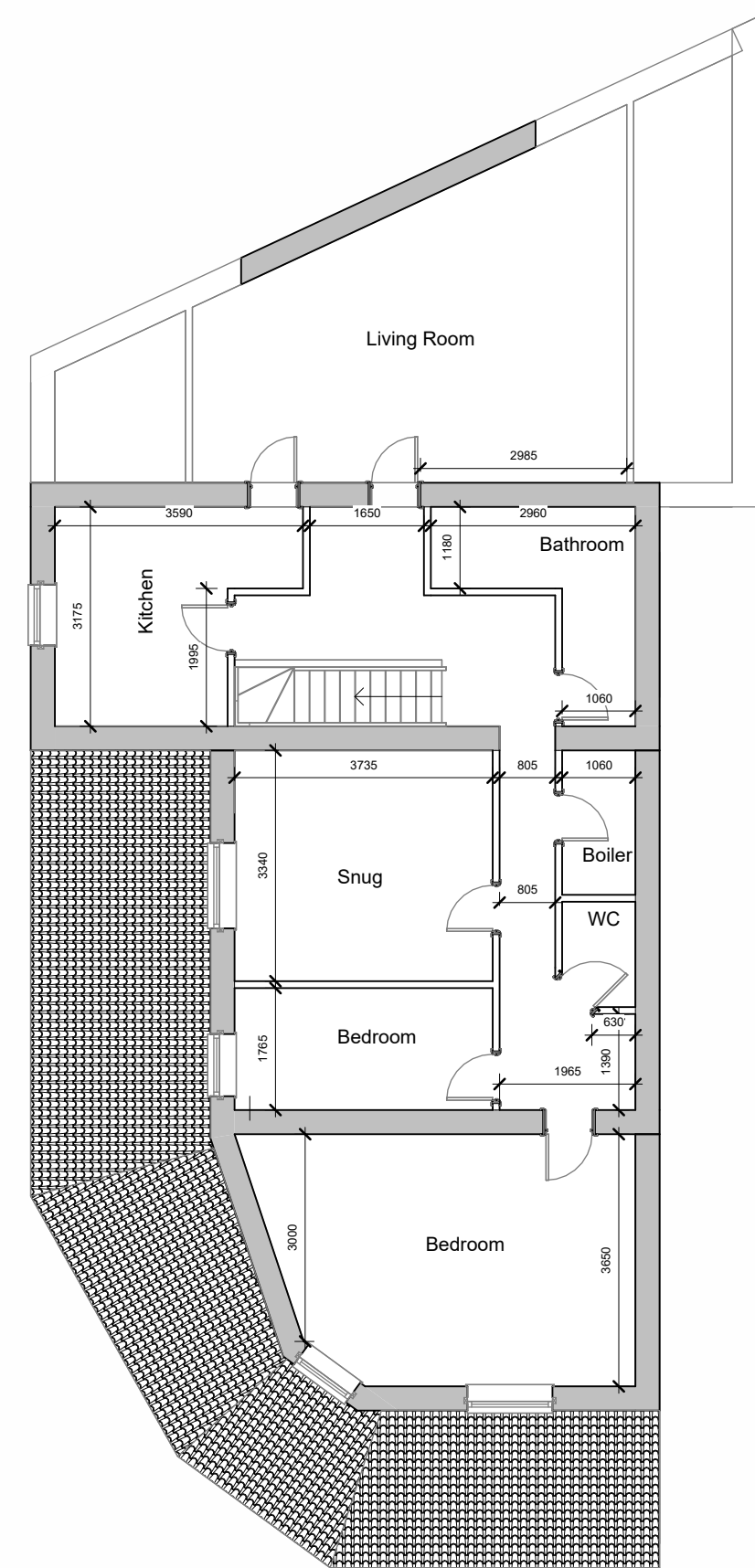
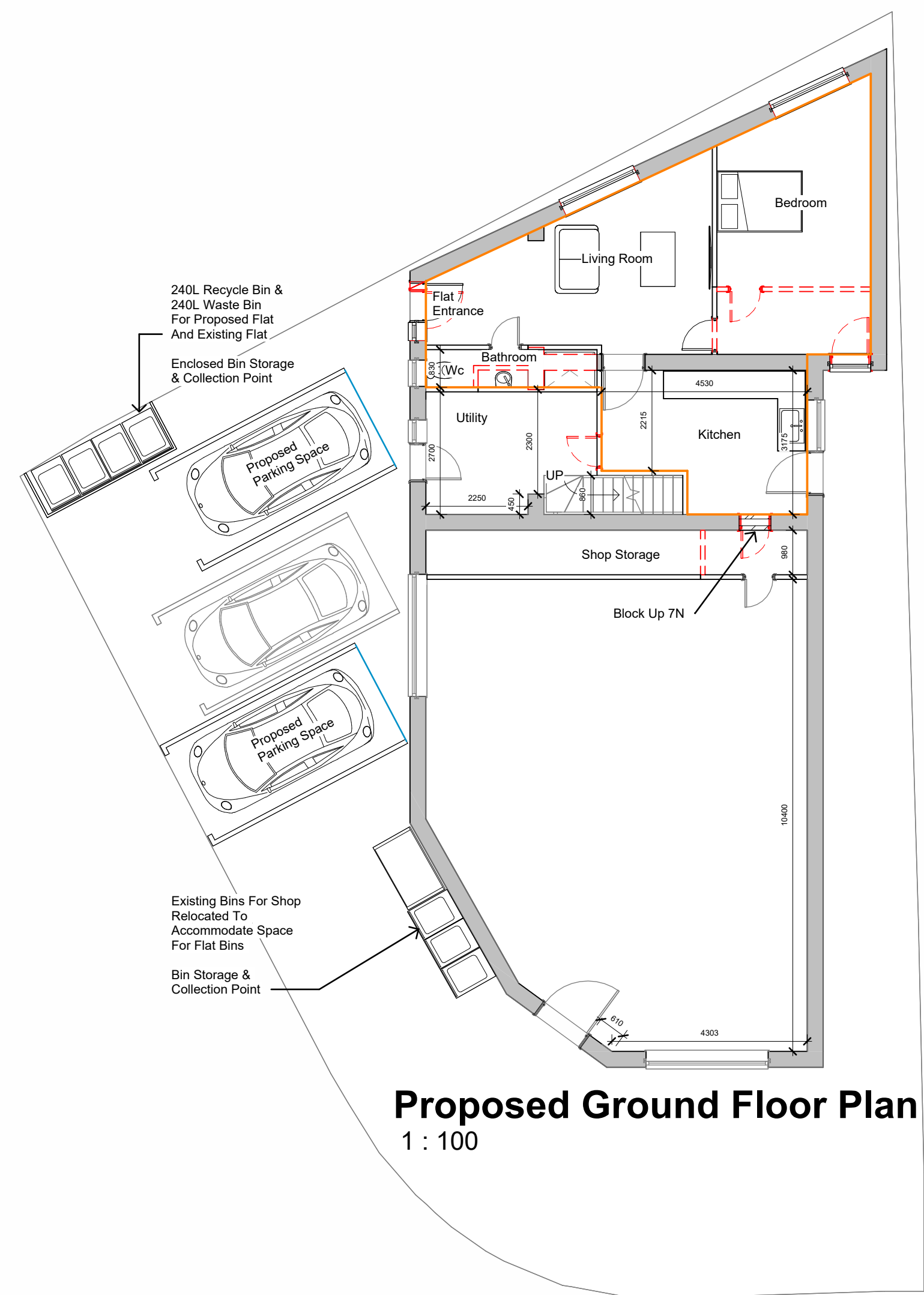
Proposed Site Plan
1 : 200

Note:
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Drawing Title: Location & Proposed Site Plan	
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Date: 30/06/26	Revision:
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Reason For Issue: Planning-Change Of Use	



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Project Name
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Drawing Title:
Proposed Grouped Plans

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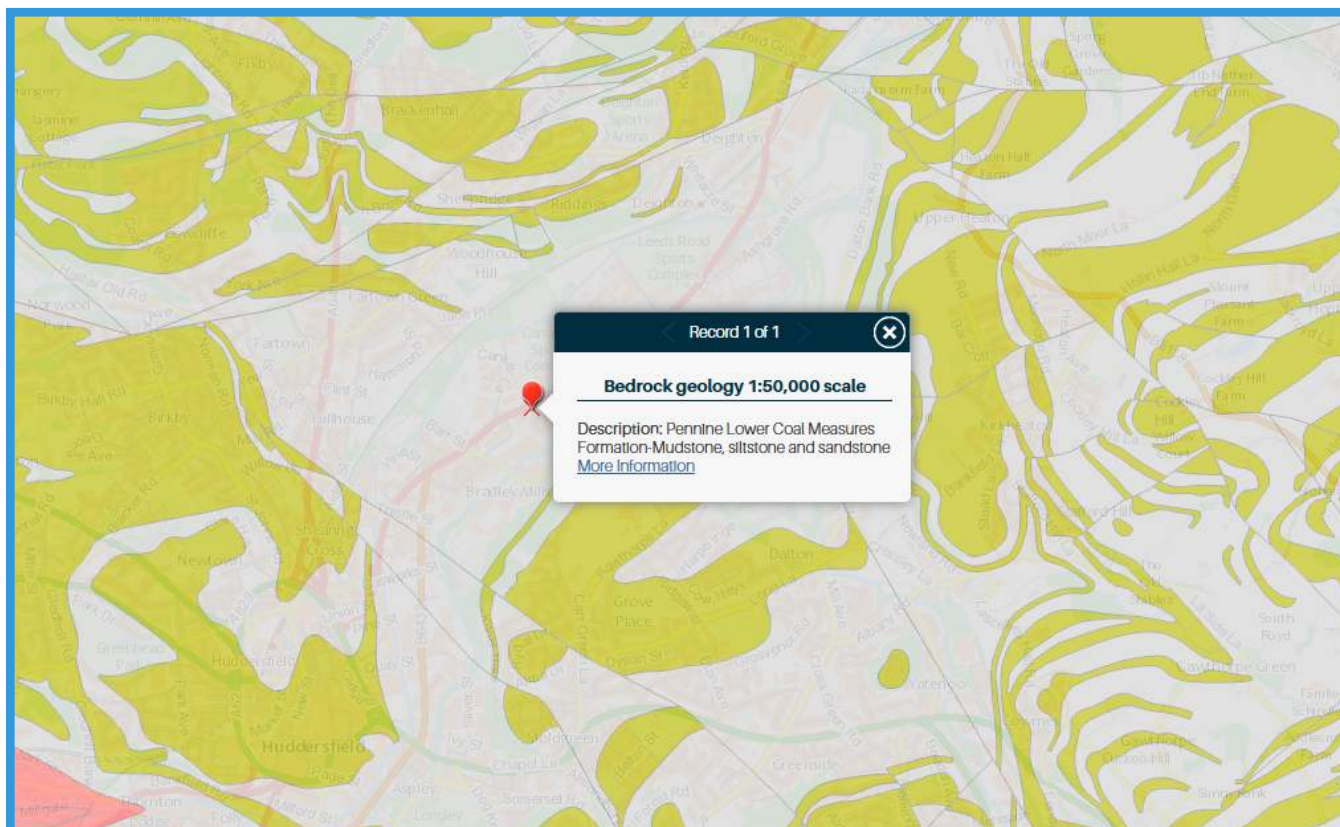
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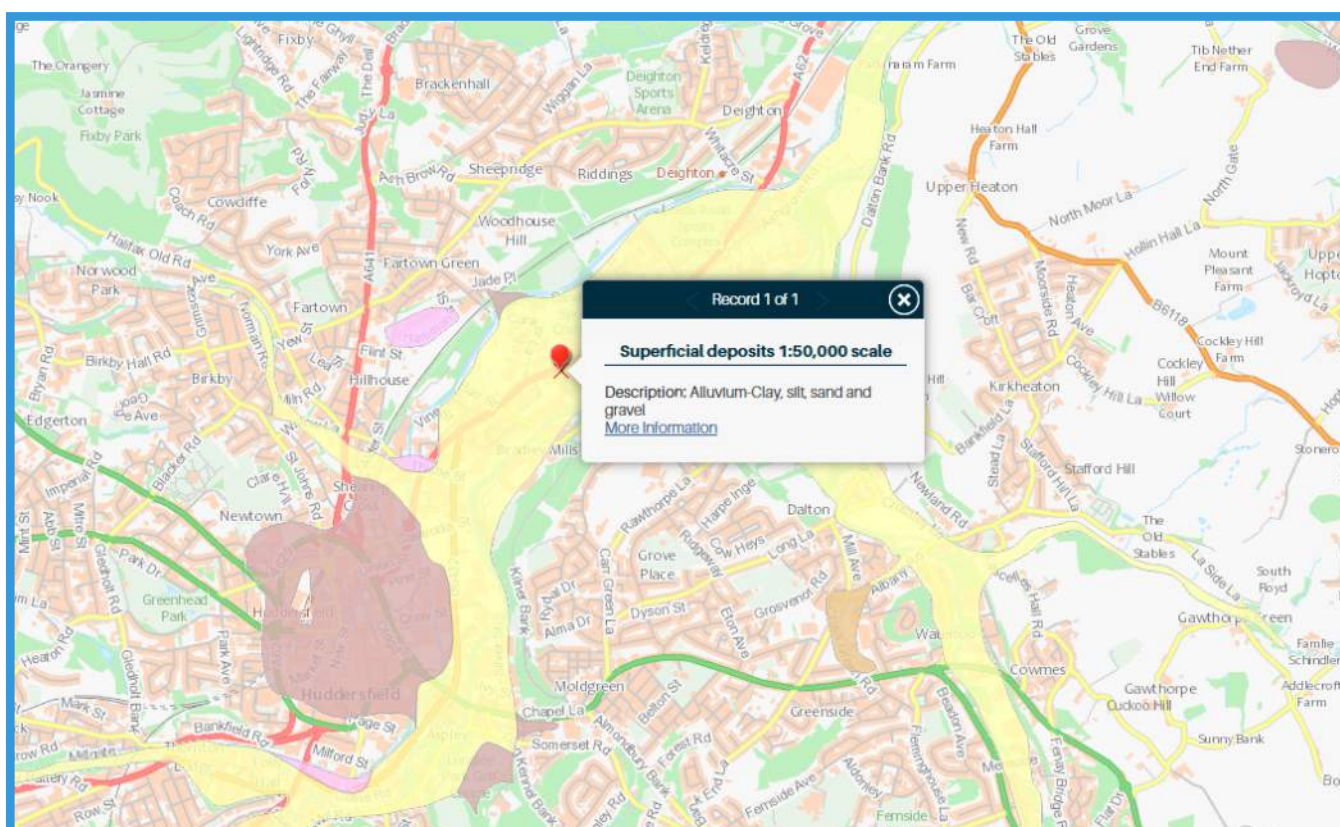
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Planning-Change Of Use

Appendix C

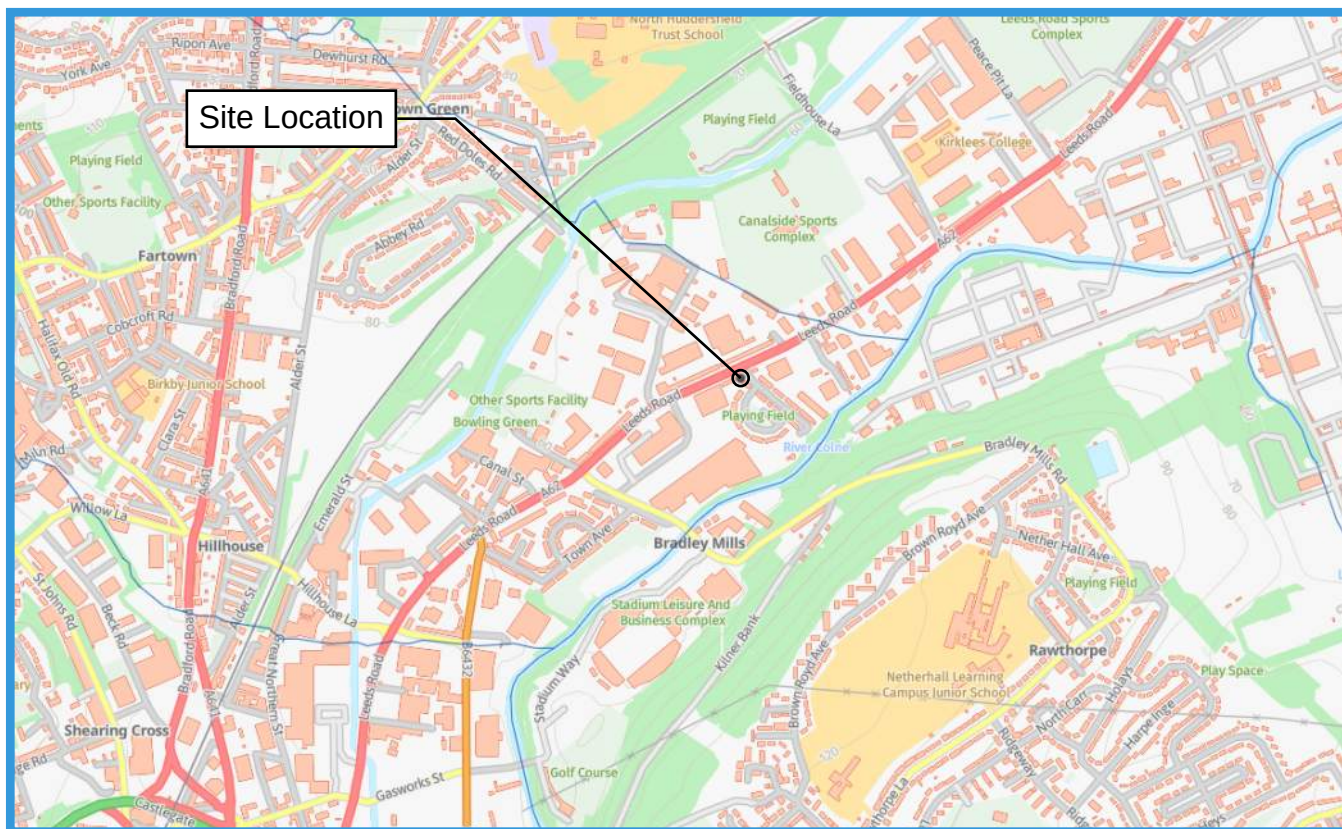
GEOLOGY - BEDROCK - Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone



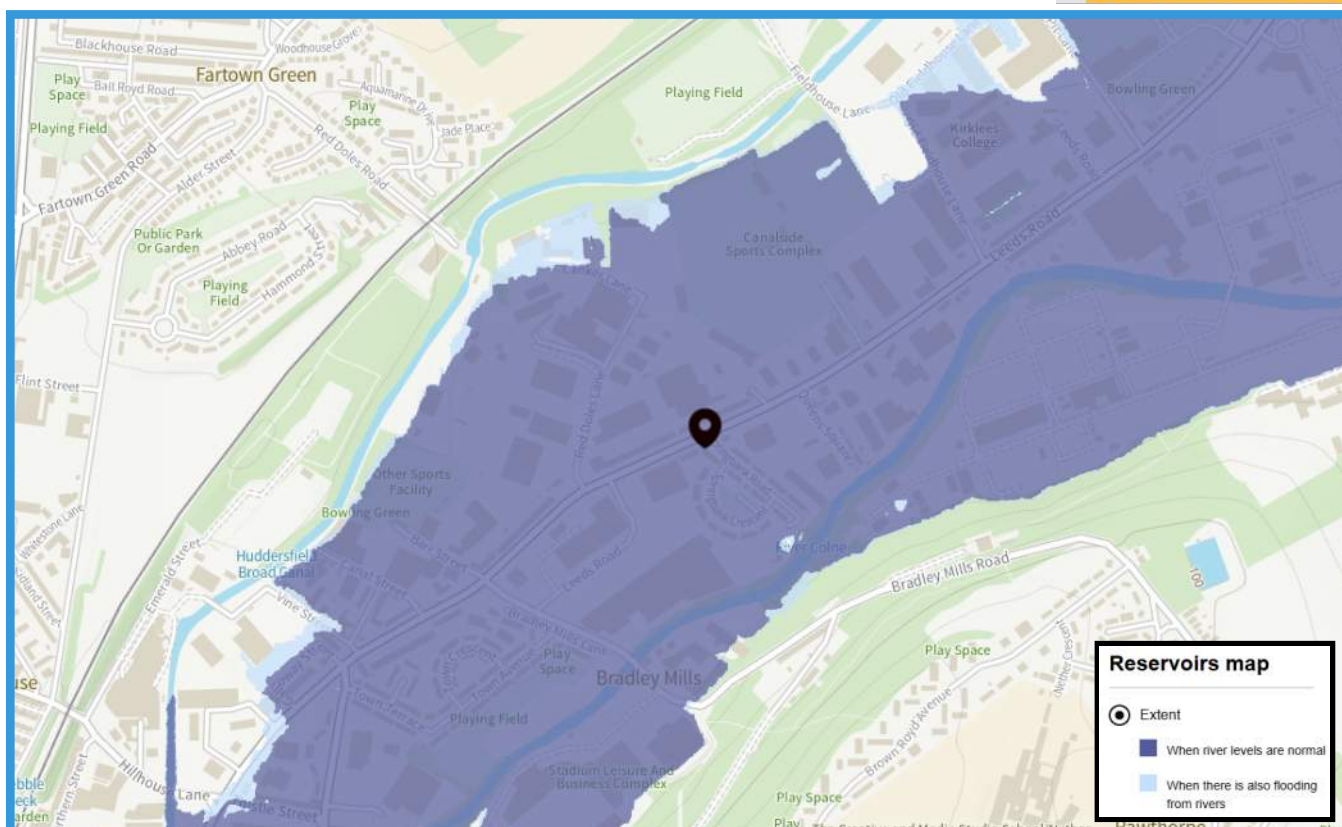
GEOLOGY - SUPERFICIAL DEPOSITS - Alluvium-Clay, silt, sand and gravel



Main River Map



Reservoirs Map

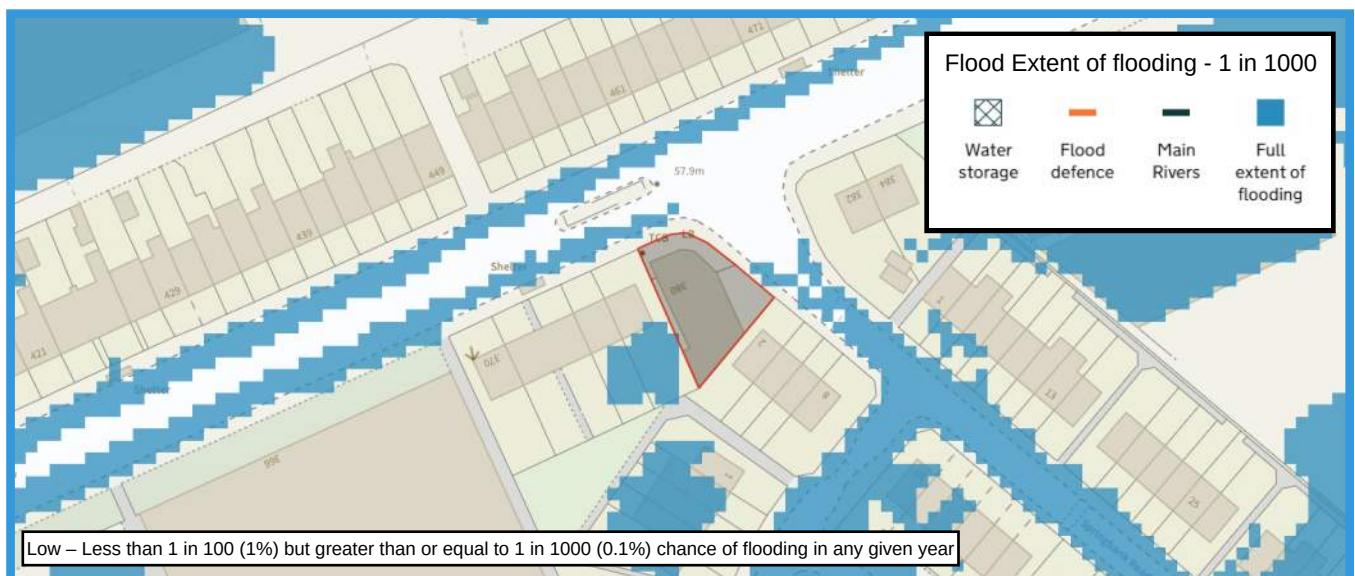
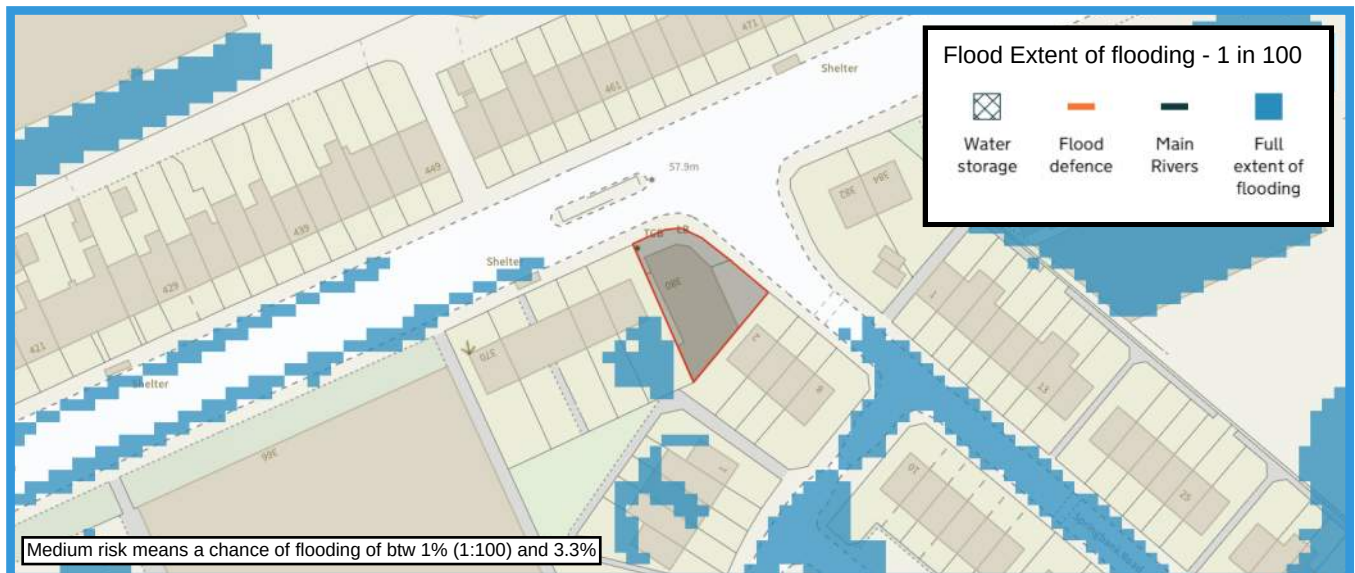
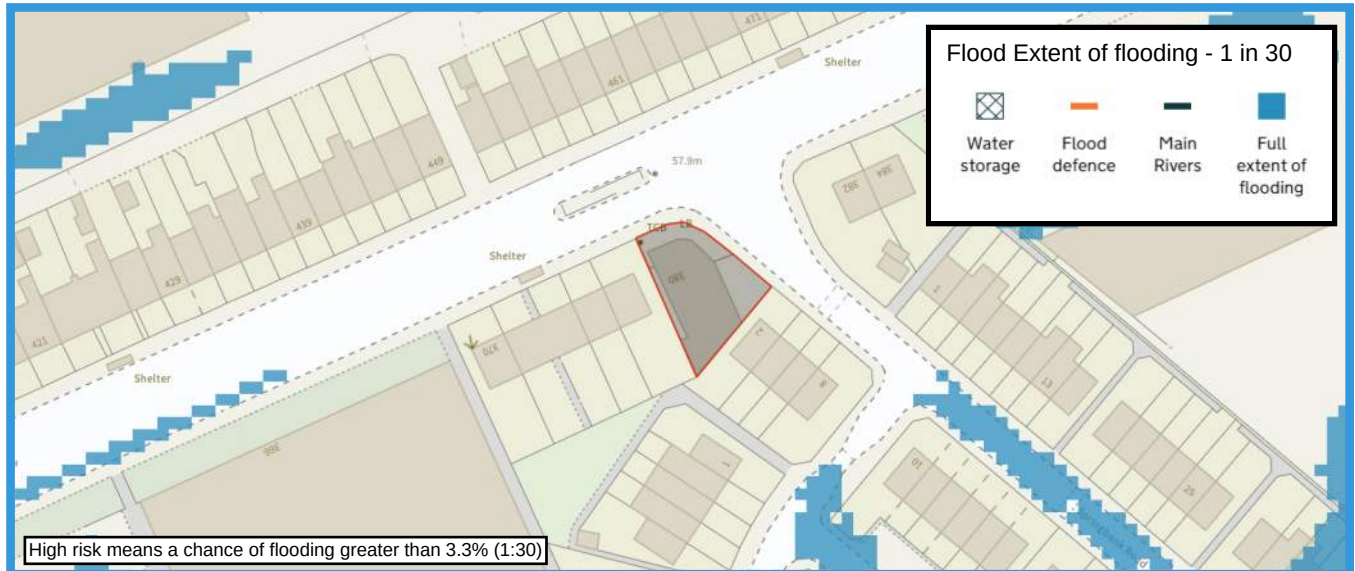


This is the EA Climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

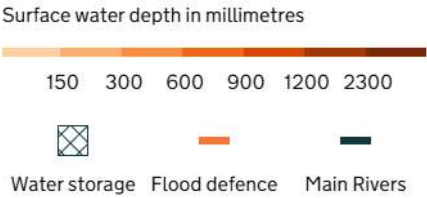
The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.

EXTENT

2061 to 2125



WATER DEPTH 2061 to 2125

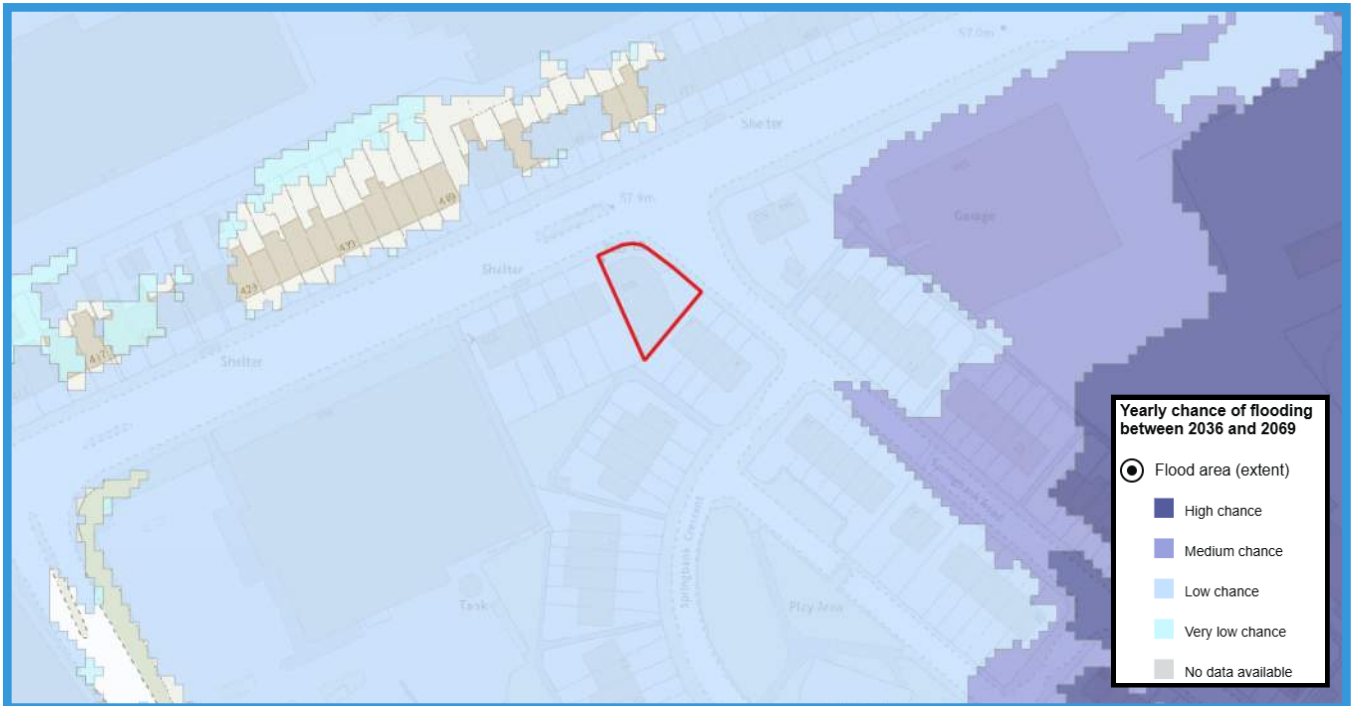


*High risk means a chance of flooding greater than 3.3% (1:30)

*Medium – Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year

*Low – Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year

*Very low – less than 1 in 1000 (0.1%) chance of flooding in any given year



This shows the RoFRS_CC01_4band.lyr of flooding from rivers and the sea, climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

Near-term epochs and central/higher central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections:

Fluvial: central allowance - 2040-2069 ("2050s" epoch)

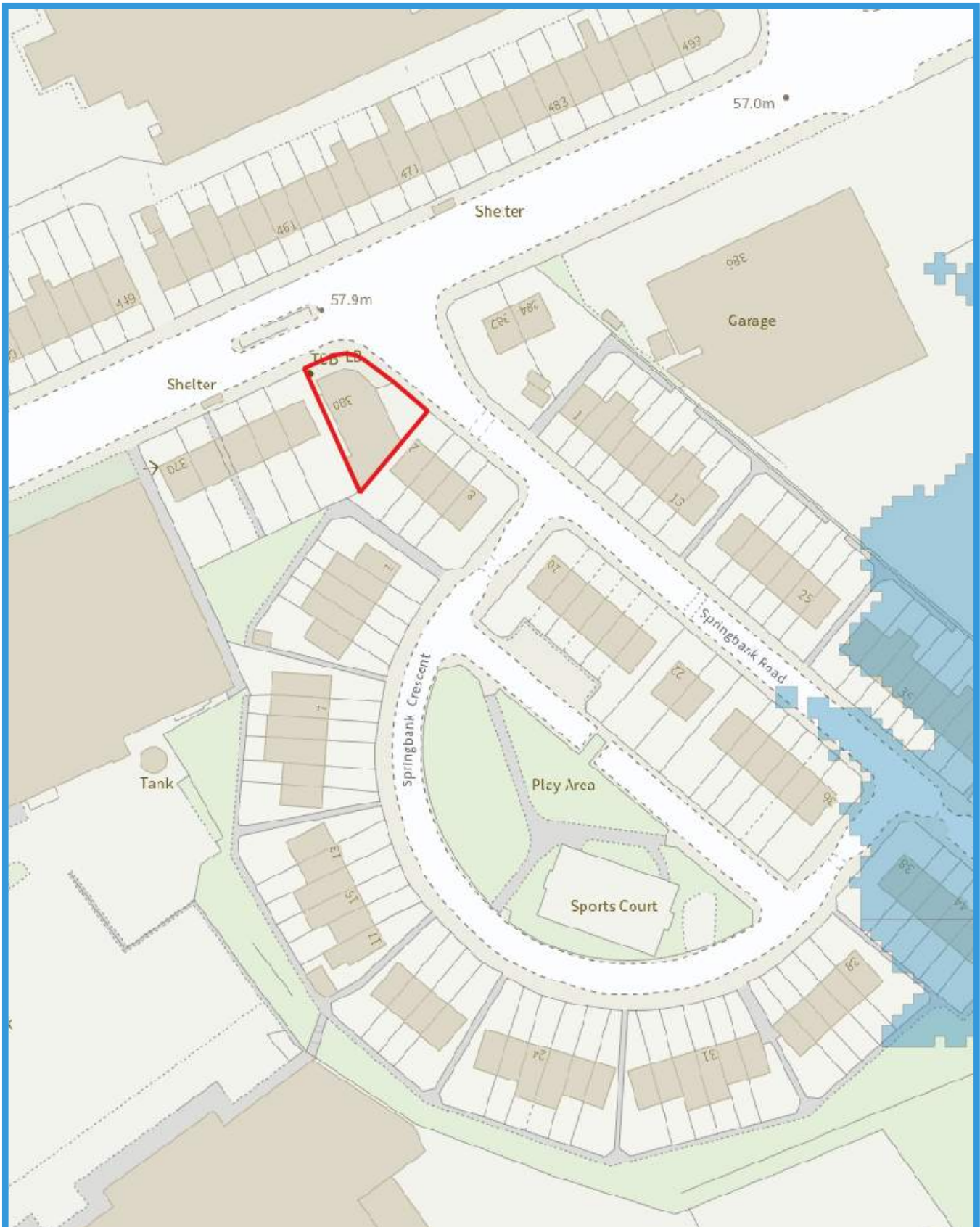
Coastal: higher central allowance - 2036-2065

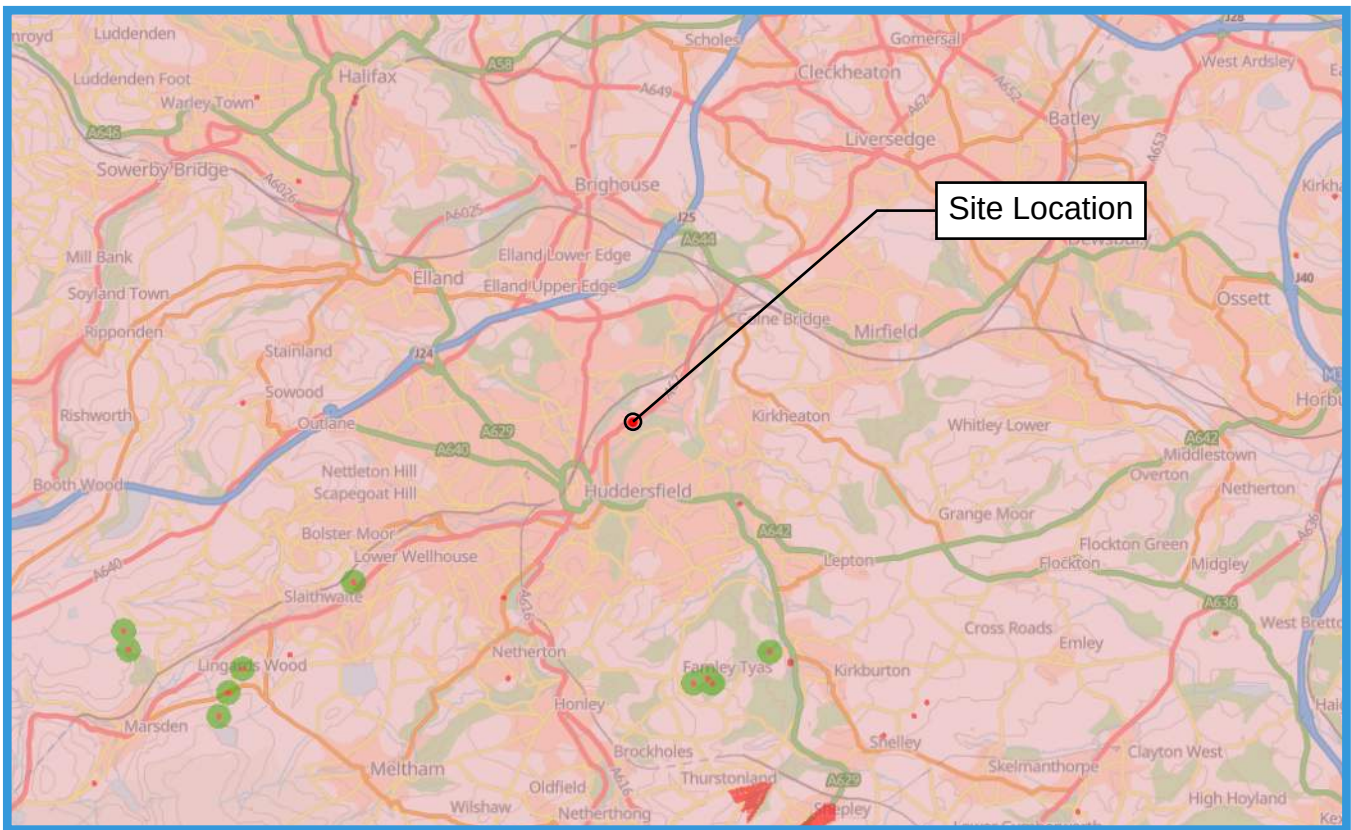
Likelihood of defence failure unsuitable and depth info does not provide the design flood depth needed for planning approval.

DEPTH



Zone 3b - Rivers_1in30_Sea_1in30_defended_extents_CCP1





Site Check Results

Site Check Report generated on Fri Aug 07 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SE15611809

Aquifer Designation Map (Superficial Drift) (England)

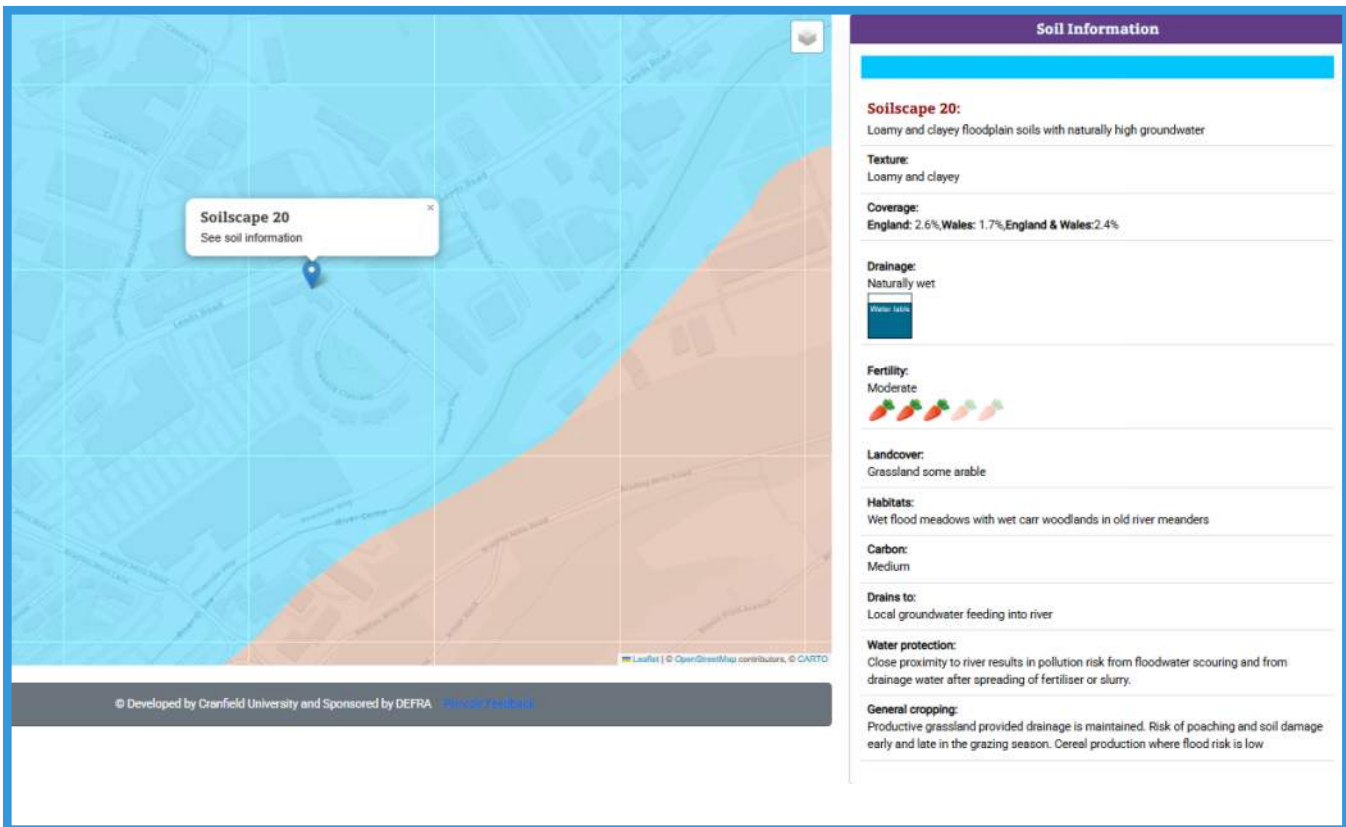
TYPOLOGY Secondary A

Aquifer Designation Map (Bedrock) (England)

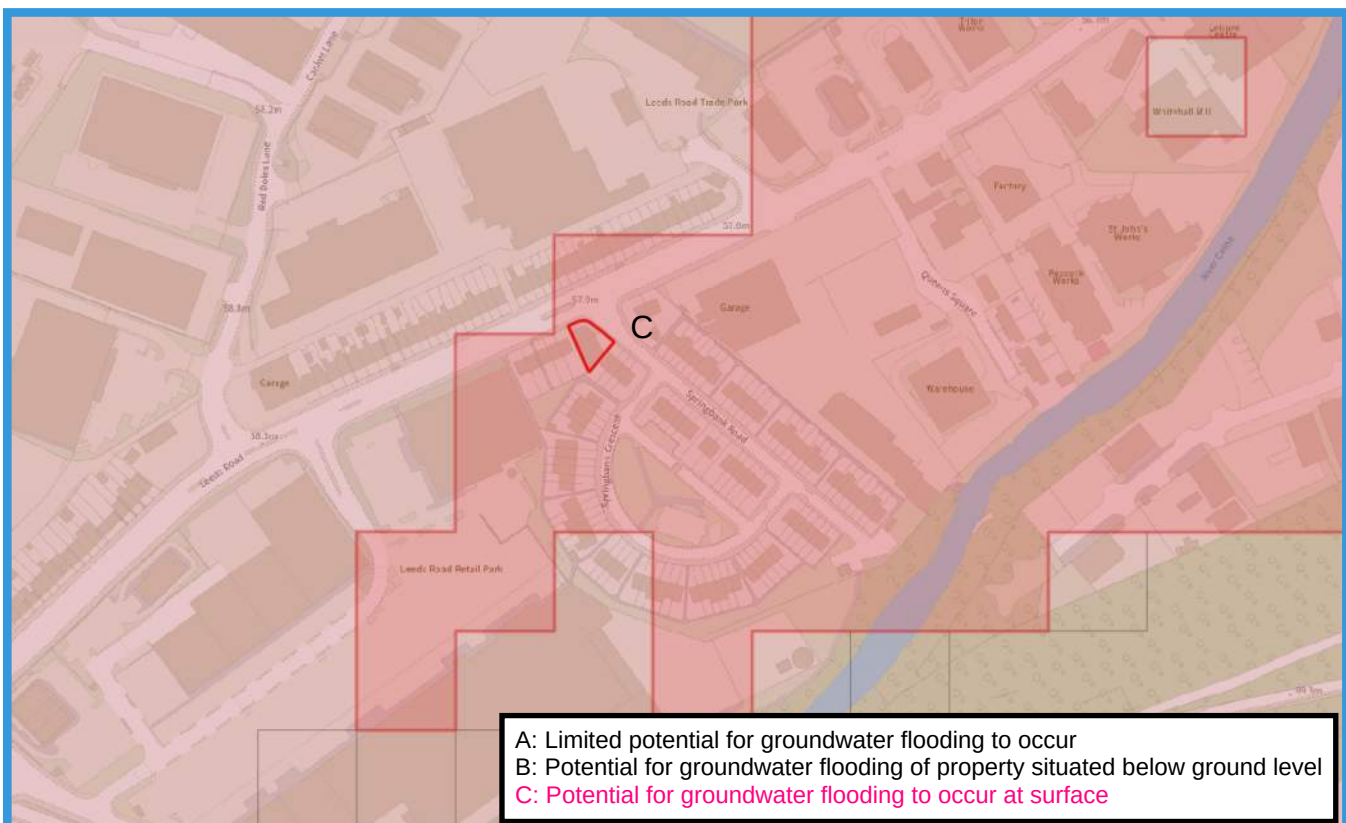
TYPOLOGY Secondary A

Source Protection Zones merged (England)

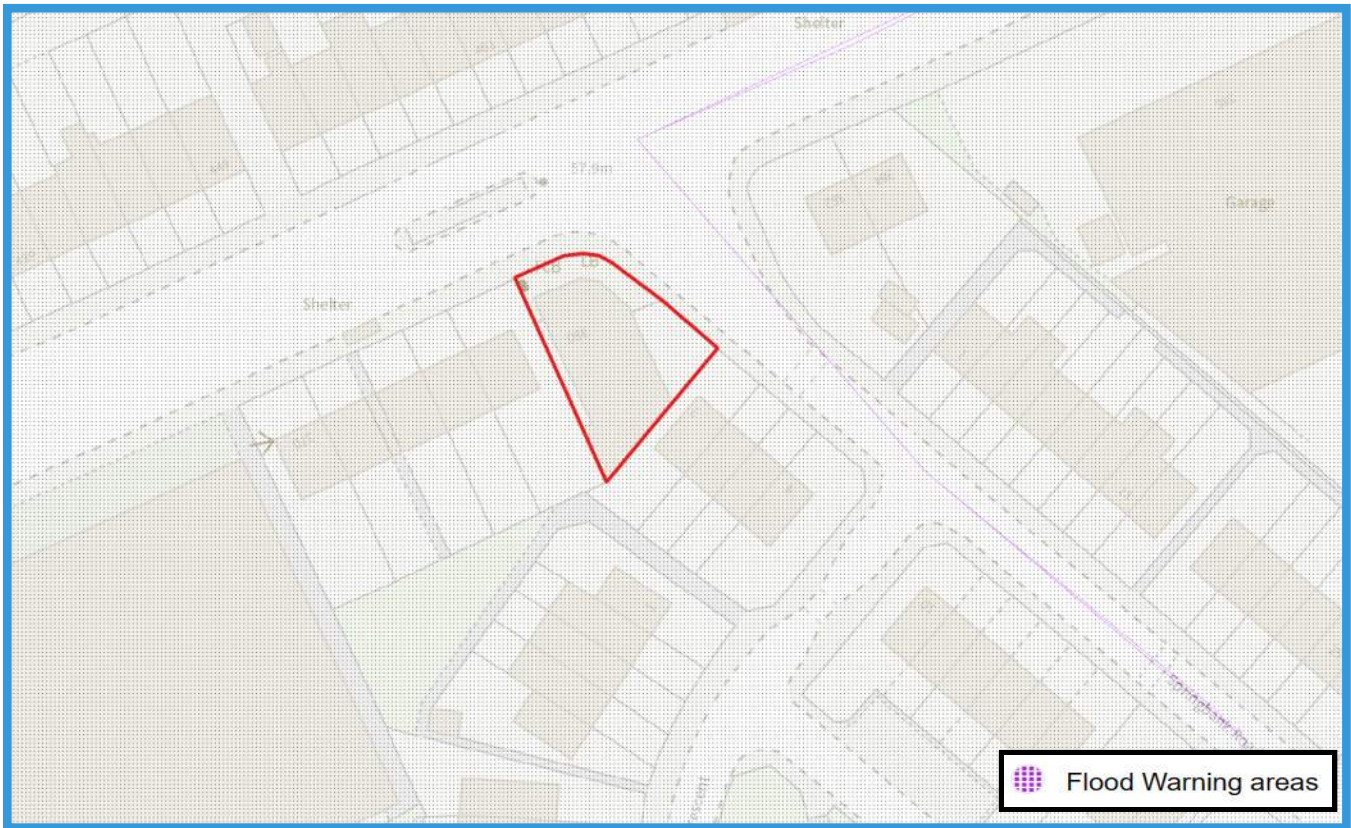
No Features found



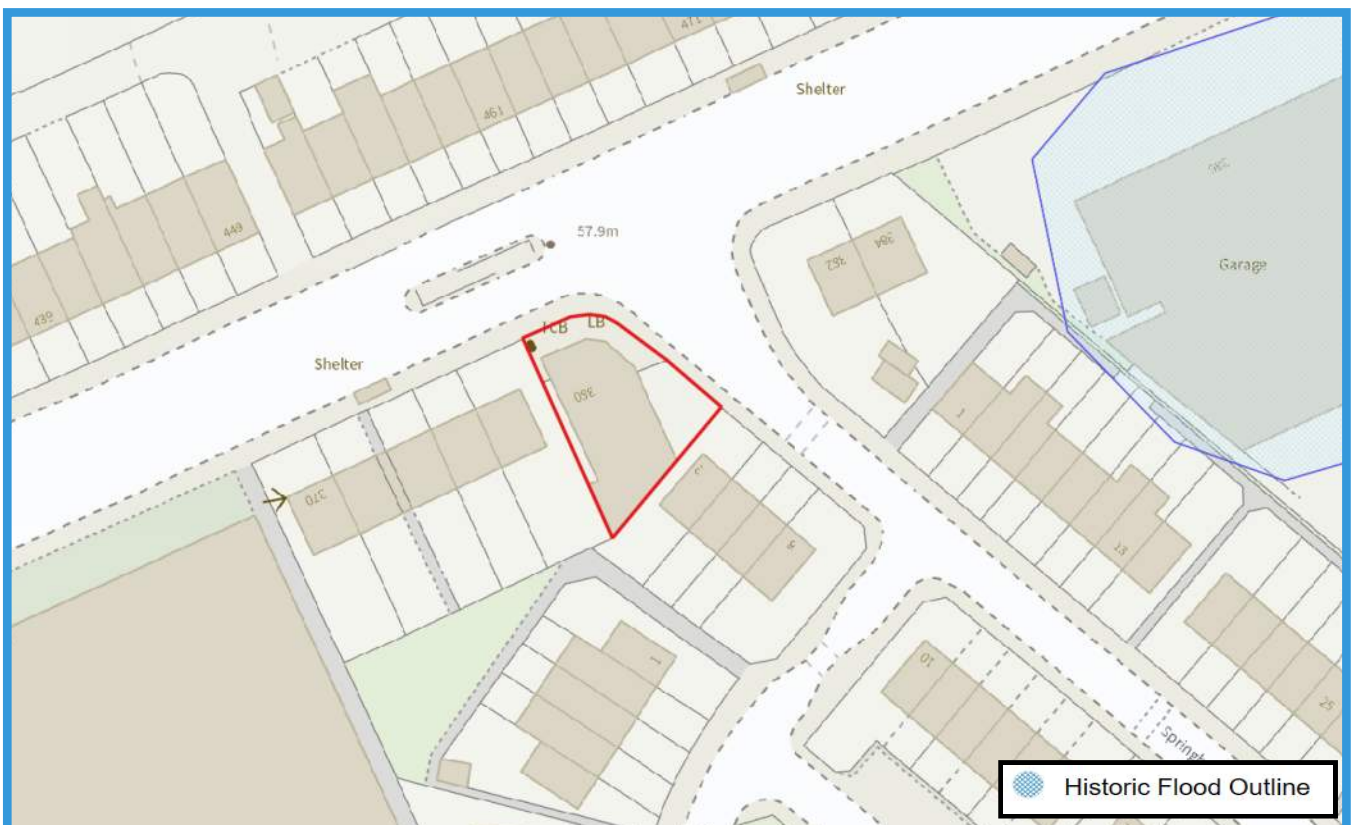
GROUND WATER FLOOD RISK



FLOOD WARNING AREA



HISTORIC FLOOD MAP



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
415618/418095

Created
7 August 2026 09:31

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
415618/418095

Scale
1:2,500

Created
7 Aug 2026 09:31

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m