

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

2026/91975 25, Lee Road, Ravensthorpe, Dewsbury, WF13 3AX

Erection of two storey side extension, single storey front extension, first floor rear extension, front and rear dormers, including formation of parking area to front elevation and associated alterations

Date Responded: 27/08/2026

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Sami Architectural Design:

- Proposed Plans and Elevations- Lee Road 09.07.26
- Existing Plans and Elevations -Lee Road 09.07.26
- FRAHH and Minor FRA form - 25 Lee Road.

Drainage Summary:

The development does not increase the drained area and therefore will not increase flood risk and does not require attenuation of surface water run-off. However, it is in Flood Zone 2 and has a culvert passing through the site.

Culvert: The proposed extensions do not appear to affect the culvert which is adjacent to the existing ground floor south-east end wall. However, the developer will need to ensure any construction traffic/craneage/material storage/etc. do not impose additional loading onto the culvert

Flood Zone 2:

Flood Evacuation Plan

The developer of the new building shall provide an Evacuation Plan for residents and their visitors which is to be implemented when flooding of Lea 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 and safe route to follow. 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 & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the comments above and the recommended condition set out below.

DR200 Flood Evacuation Plan

Prior to occupation of the approved development a flood evacuation plan for all occupants, particularly the occupants of the lower ground apartment shall be shared with any future occupants.