Planning

For and on behalf of
University of Huddersfield

Flood Risk Statement

Sir John Ramsden Court, Wakefield Rd, Aspley, Huddersfield HD1 3AQ

Prepared by
DLP Planning Ltd
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1.0 INTRODUCTION

1.1 This Flood Risk Assessment (FRA) has been prepared by DLP Planning Ltd on behalf of the University of Huddersfield in support of a planning application for the change of use of Sir John Ramsden Court, Wakefield Road, Huddersfield.

1.2 The proposal relates solely to the change of use of the existing building from Use Class F1 (Learning and Non-Residential Institutions) to Use Class E(g)(i) (Offices).

1.3 As set out in the Planning, Heritage and Sequential Statement, no internal alterations, external works, engineering operations or extensions are proposed as part of the application. The existing building, access arrangements, parking provision and surrounding hardstanding will remain unchanged.

1.4 The Environment Agency Flood Map for Planning identifies the application site as lying within Flood Zone 3 (see Figure 1 below). This Statement has been prepared to demonstrate that the proposal is acceptable in flood risk terms, having regard to the National Planning Policy Framework and Planning Practice Guidance.

1.5 The site lies within Flood Zone 3 as shown in Figure 1 owing to its proximity to the River Colne and Huddersfield Broad Canal.



Figure 1: Flood Risk Map for Planning (GOV.UK).

2.0 SITE DESCRIPTION

2.1 The site is located to the east of Huddersfield Town Centre and the University's Queensgate Campus, off Wakefield Road as shown at Figure 2.



Figure 2: Aerial View of Application Site.

2.2 To the west of the site is the University of Huddersfield Queensgate Campus which extends to the southwest, with the Business School and University Health Centre directly to the south. West of the site there are several other business and office buildings. North of the site, across Wakefield Road, there is a large portion of car parking associated with Sainsburys, and parking associated with Bridge House and the canal which runs from north to south of the site, passing under Wakefield Road. Shorehead Roundabout is to the northwest of the site.

2.3 The site is accessible for vehicles from Wakefield Road, leading to the Sir John Ramsden Court car parking area. The site is well located to public transport with several bus stops on Queensgate and Wakefield Road and is within walking distance (0.6 miles) (approx. 12. minutes), to Huddersfield Train Station.

2.4 The site is a Grade II* Listed Building listed as 'Canal Warehouse at Aspley Basin' but is not within a Conservation Area.

3.0 PLANNING HISTORY

3.1 The following planning history is available for the Sir John Ramsden Court site.

Application Reference	Proposal	Decision
2021/TNA/92323/W	Works to trees within a CA.	Approved – 8th July 2021.
2015/62/91478/W	Change of use from residential (C3) to educational (D1) and associated alterations including construction of pedestrian ramp.	Approved – 22nd July 2015.
2015/65/91479/W	Listed Building Consent for change of use from residential (C3) to educational (D1) and associated alterations.	Approved – 22nd July 2015.

Table 1: Planning History.

3.2 This demonstrates the previous change of use of the building from its former residential use. It is considered that the office use would generate a broadly comparable pattern and intensity of occupation to the educational administrative use.

3.3 Under the terms of the 2015/62/91478/W application it was noted that the proposals was for change of use from residential (C3) to educational (D1) and associated alterations including construction of pedestrian ramp. Officers at the time identified that the proposal was for a change of use which would result in a less vulnerable use in the flood zone and the drainage was to remain the same meaning there were no further comments to make (Appendix 1). The current proposal is directly comparable in flood risk terms. As with the 2015 permission, the proposal relates solely to a change of use, albeit now there are no alterations proposed to the existing drainage arrangements and there will be no increase in impermeable area or flood risk. The previous consultation response therefore provides a relevant material consideration in support of the current proposal.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development includes the change of use of Sir John Ramsden Court from its existing educational use (Class F1 – Learning and non-residential institutions) to offices under use class E(g)(1) (offices to carry out any operational or administrative functions).

4.2 There are no external or internal works proposed to the building. As such there are no alterations to the building's special architectural or historic interest or its setting and therefore Listed Building Consent is not required. Existing surface water and foul drainage arrangements will remain unchanged.

4.3 Car parking is associated with Sir John Ramsden Court which will be retained.

5.0 FLOOD RISK

5.1 Chapter 14 of the National Planning Policy Framework seeks to ensure that inappropriate development is directed away from areas at greatest risk of flooding and that development is made safe for its lifetime without increasing flood risk elsewhere.

5.2 Planning Practice Guidance advises that site-specific Flood Risk Assessments should demonstrate:

- whether a development will be safe;
- whether flood risk elsewhere will increase;
- whether the proposal incorporates suitable flood risk management measures.

5.3 The existing lawful use comprises educational accommodation falling within Class F1, whilst the proposed use comprises offices within Class E(g)(i). Both uses fall within the Less Vulnerable Development classification contained within the Planning Practice Guidance Flood Risk Vulnerability Classification. Accordingly, the proposal does not introduce a more vulnerable form of development than presently exists.

5.4 Whilst the application site is within Flood Zone 3, no alterations are proposed which would alter flood flow routes or reduce floodplain storage. The proposal therefore has no impact upon fluvial flood risk. No additional impermeable surfaces are proposed and therefore surface water runoff rates and runoff volumes would remain unchanged. No excavations or below-ground development are proposed and therefore groundwater flood risk is unaffected. No alterations are proposed to the existing foul or surface water drainage systems and therefore the proposal will not increase flows to the public sewer network.

5.5 As no operational development is proposed, no physical flood mitigation measures are required. The proposal will facilitate the continued beneficial occupation of an existing listed building. Existing pedestrian and vehicular access arrangements will remain unchanged. No alterations are proposed which would prejudice existing means of access or evacuation.

5.6 This Flood Risk Assessment has been prepared in support of the proposed change of use of Sir John Ramsden Court from Class F1 (Learning and Non-Residential Institutions) to Class E(g)(i) (Offices).

6.0 CONCLUSIONS

6.1 This Flood Risk Assessment has been prepared in support of the proposed change of use of Sir John Ramsden Court from Class F1 (Learning and Non-Residential Institutions) to Class E(g)(i) (Offices).

6.2 The Environment Agency Flood Map identifies the site within Flood Zone 3. However, the proposal comprises a change of use only and does not include any operational development.

6.3 No extensions, engineering operations, alterations to ground levels, drainage works or additional hardstanding are proposed. Existing access arrangements and parking provision will remain unchanged.

6.4 Consequently:

- there will be no increase in flood risk on-site;
- there will be no increase in flood risk elsewhere;
- flood flows will remain unobstructed;
- surface water runoff rates and runoff volumes will remain unchanged;
- existing drainage infrastructure will continue to operate as at present.

6.5 The proposal comprises a change of use only and does not involve operational development, alterations to site levels, extensions, engineering works or changes to the existing drainage infrastructure. Consequently, the proposal will not increase flood risk on site or elsewhere and will not alter existing runoff rates or drainage characteristics.

6.6 The proposed office use remains classified as 'Less Vulnerable Development' and therefore does not introduce a more vulnerable use within Flood Zone 3. Furthermore, the Local Planning Authority's Drainage Engineer previously concluded that a comparable change of use at the site raised no drainage concerns where drainage arrangements remained unchanged. The same circumstances apply to the current proposal.

6.7 Accordingly, it is concluded that the proposed development satisfies the requirements of Chapter 14 of the National Planning Policy Framework and the Planning Practice Guidance. The proposal will be safe for its lifetime, will not increase flood risk elsewhere and is acceptable in flood risk terms.

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ISEP Institute of Sustainability & Environmental Professionals

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