

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

2026/92146 315, Bradford Road, Batley, WF17 6HY

**Change of use from ground floor cafe and first floor hostel to supported living facility,
including associated internal and external alterations and extension**

Date Responded: 07/09/2026

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Novl Studio:

- 26-009-PL21, Proposed Site Plan, Rev – dated 10/07/26

Holdgate Consulting:

- 26-538, Flood Risk Assessment, Rev P01 dated 22/07/26

Drainage Summary:

The existing building to be renovated is within Flood Zone 2 and the front curtilage, adjacent to Bradford Road, is in Flood Zone 3. The ground floor will be used for meeting rooms, offices, kitchens, etc. and will not be used for accommodation. The first floor will remain as self-contained apartments.

Flood Risk: As stated in the FRA, 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.

The developer is advised to prepare and publish a Flood Evacuation Plan so that staff, residents and visitors will be informed of the procedure to leave the building in the event of a flooding event which is to be implemented 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 & 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 (including residents) shall be produced to be shared with any future occupants.