SITE SPECIFIC FLOOD RISK ASSESSMENT FOR: -
THE ELEPHANT & CASTLE INN, HOLLOWGATE, HOLMFIRTH HD9 2DG

PROPOSAL ERECTION OF FIXED TIMBER FRAMED PERGOLA (CANOPY SHELTER) WITHIN EXISTING REAR TERRACE AREA INCLUDING ASSOCIATED HARD & SOFT LANDSCAPING WORKS

Introduction
This Flood Risk Assessment has been prepared with reference to:

- NPPF (2026)
- Kirklees Local Flood Risk Management Strategy (LFRMS)
- EA Flood Map for Planning

This Statement should be read in conjunction with ADP drawing no's 1357-01 to 1357-05 (incl.), Appendix A (Photographs) and Appendix B (Design Details)

Site Location
Please see Flood Map for Planning (on Page 2)
Indicates that the area to be developed is assessed by the Flood Map for Planning as **in Flood Zone 2**

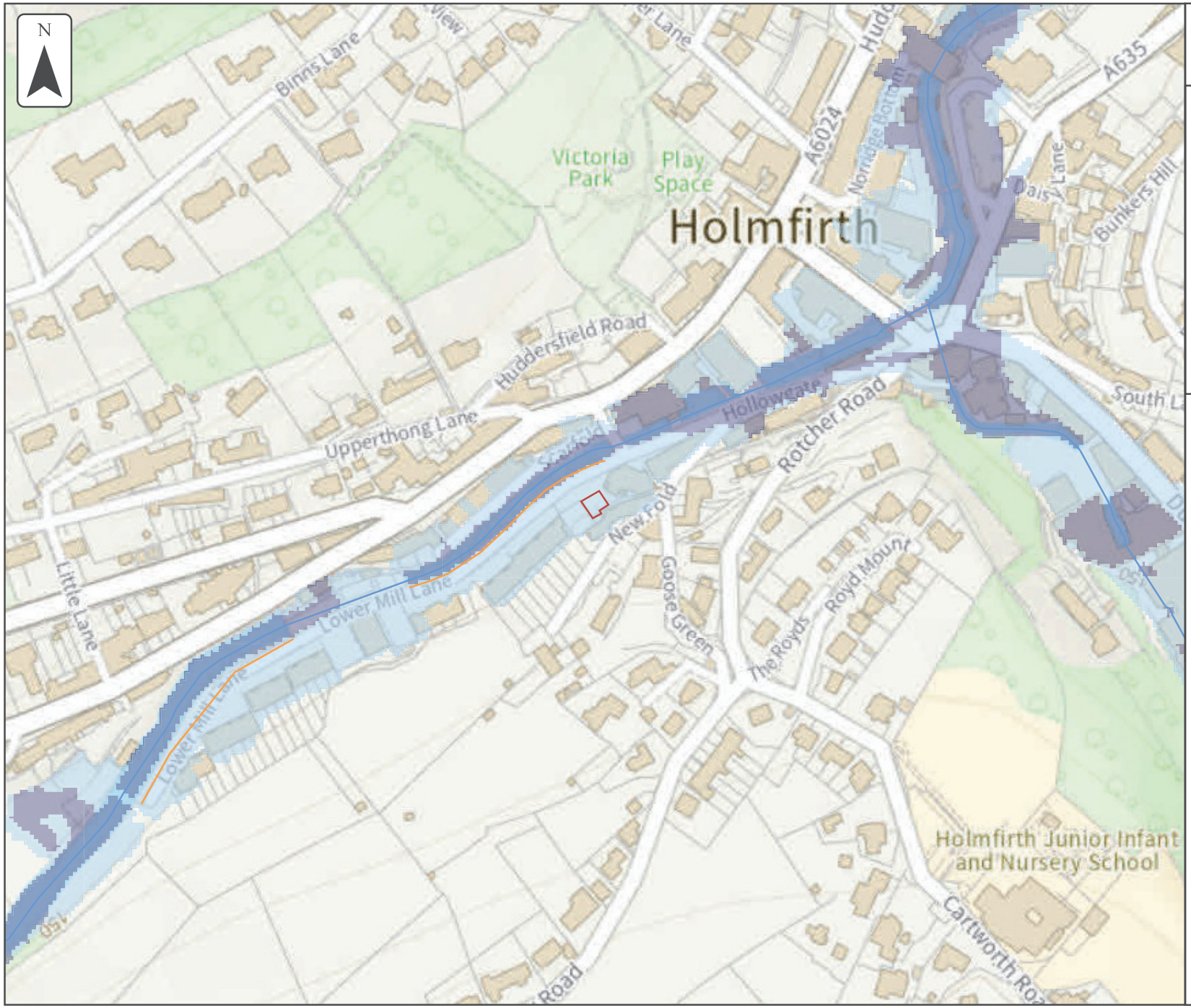
Site Classification
Drinking Establishment - More Vulnerable

Site Assessment
This application site lies to the south side of the River Holme on Lower Mill Lane
The proposal is ancillary to the existing public house use and relates only to enhance the existing offer to those customers wishing to take advantage of an improved external seating area
The proposal is for external improvements only.

The proposed works comprise:

- The erection of a stained and treated fixed timber framed pergola to the rear of the existing terrace (outside seating area)
- Create a level surface finish to the existing terrace (outside seating area) by providing both paved and composite decking areas over the existing tarmacadam surface finish.
- The existing flexibly paved tarmacadam surface treatment to the existing terrace area will be retained.
- Refer also to ADP Drawing No. 1357-04 Block Plan

Flood Mitigation
Finishes - No increase in the area of hard surface finishes are proposed and therefore no mitigation measures are necessary, in this instance.
Services - There are no new electrical wiring and socket outlets associated with the works and therefore no mitigation measures are necessary, in this instance.
NPPF and EA Guidance information is to be fully adhered to.
No flood water will be displaced due to the development with no increase of flooding to neighbouring land or property.
Surface water run-off currently discharges to existing watercourses and is to remain as existing.
The peak surface water flow from the post-development site will not exceed the pre-development site situation



Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
414073/408067

Scale
1:2,500

Created
27 Oct 2026 14:53

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

0 20 40 60m

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