

Paul Smith Associates

Chartered Town and Country Planners

Miss Elena Maos,
Planning Registration,
Planning Services,
Herefordshire Council,
Blueschool Street,
Hereford. HR1 2XB

My ref: PMS/H/Wood/16/02

Your ref: **162891**

21 September 2016

Dear Miss Maos,

**Flood Risk Assessment: Change of Use of Land to Residential Curtilage. Retention of Garden Room, Decking, Timber Stairs and Steps.
11 Hartland Close, Belmont, Hereford. HR2 7SL**

I refer to your letter dated 13 September 2016.

In response, I would ask that the description of development refers to the 'change of use of land to residential curtilage.

Secondly, I do not believe there is a discrepancy between the submitted block plan and location plan. The tree line on the location plan does not accurately reflect the situation on the ground and it is this that may have indicated a discrepancy between the two plans.

Lastly, as requested, I attach to this letter a Flood Risk Assessment. The purpose of this report is to assess flood risk at the site in relation to the development that has been carried for which planning permission is sought.


On Environment Agency flood map show (see attached) the northernmost segment of the application site closest to the river lies within Flood Zone 2 and 3. The remainder of the application site upon which the great majority of operational development has occurred lies within Flood Zone 1. By virtue of this, the submitted Flood Risk Assessment addresses only that part of the application site that lies within Flood Zones 2 and 3 ie its northernmost extremity (referred to as the "relevant area").

That small part of the application site within Flood Zones 2 and 3 comprises the lowest portion of the site is occupied only by a low timber picket fence. By virtue of the minimal nature of this permeable development, the development complies with the flood risk requirements of the NPPF.

Yours sincerely,


Paul Smith MRTPI

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
22 SEP 2016
To: _____

Principal: Paul M. Smith B.A.(Hons.), B.Sc.(Hons.), Dip. Des. & Env't.  MR, FPI

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