

BRP Architecture Ltd.

Flood Risk Assessment

5/9/2024

Planning application - siting of a mobile food vending van & associated landscaping.

Land at 1 Waterloo Road, Kington, Herefordshire, HR5 3RB

O.S. Grid Reference: SO 30308 56936

Client/Applicant - Mrs. Susan Herdman

Description of the proposed development

Siting of a mobile food vending van & associated landscaping.

Assessment of flood risk

As shown on the Environment Agency's map (see page 2), the application site is within Flood Zone 2. This represents a medium risk of flooding from rivers / watercourses, the latter of which runs near to the site and is within 20 metres of it. The Applicant lives opposite the site at 22 Hatton Gardens and has owned the property for the last ■ years. During this time there has been no incidents of flooding at her residence, the site or immediately adjacent areas.

Site level & OS Datum

According to mapping data, the application site is at an average height of 152m above sea level.

Flood resistance and resilience plans

It may well be that flood resistance and resilience plans are in place for site and nearby residential properties & commercial premises - this has not been investigated during the course of this application process. Whether or not this is the case has little to no bearing on this application generally as it relates solely to the siting of a mobile food vending van & associated landscaping. Both the food vending van & landscaping would be largely unaffected by any flood event in that the site could be quickly evacuated in the event of a flood with the majority of non-fixed items easily removed. No sleeping accommodation is to be provided. The new hard landscaping would not differ greatly in nature from that which exists presently; and no alterations to the building on the site are proposed.

Conclusion

Whilst the available Environment Agency's data does demonstrate a risk of flooding, given the small scale nature of this application proposal and the fact that no changes to occupancy (i.e. persons within a building) are proposed, the impacts on flooding as a result of the siting of the mobile food vending van & associated landscaping are likely negligible in this instance.

