

Flood Risk Assessment

Application by: Tilly Parker
Site Address: Chanstone Court Farm, Vowchurch,
Herefordshire, HR2 0QE
Proposal: Change of use of workshop/store to holiday
let



RTPI

mediation of space · making of place

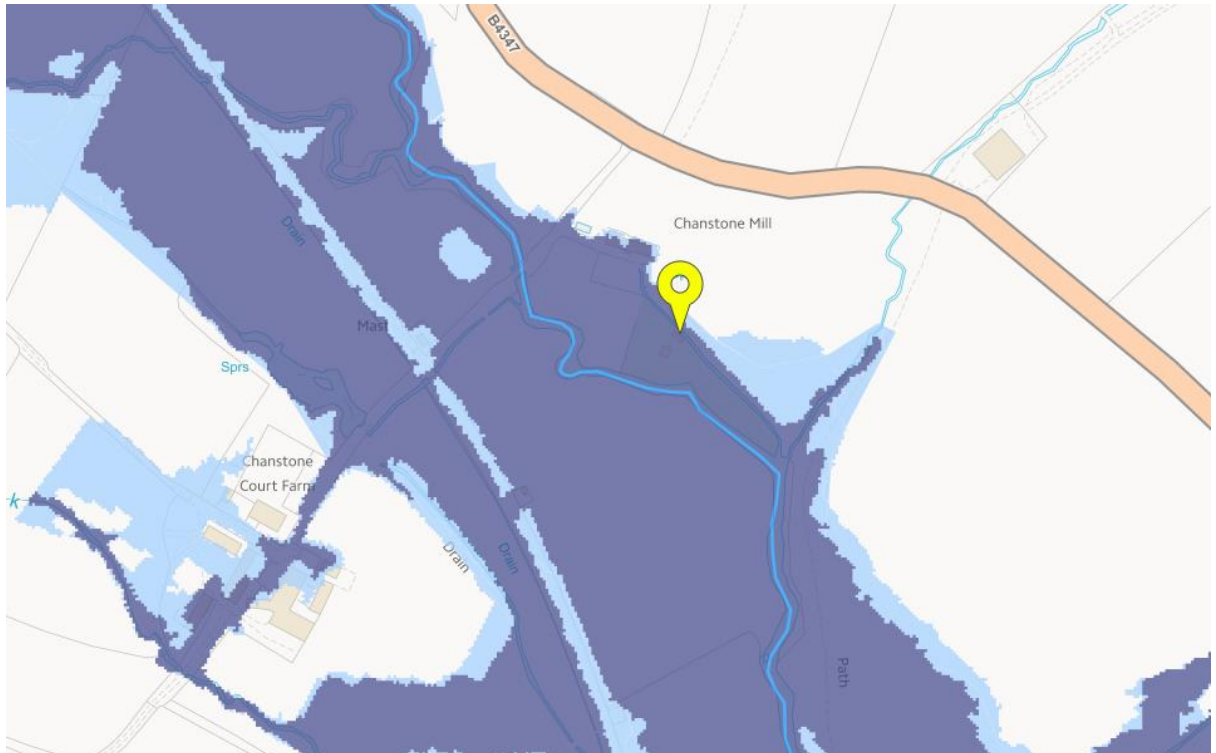
Hereford

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1. Overview

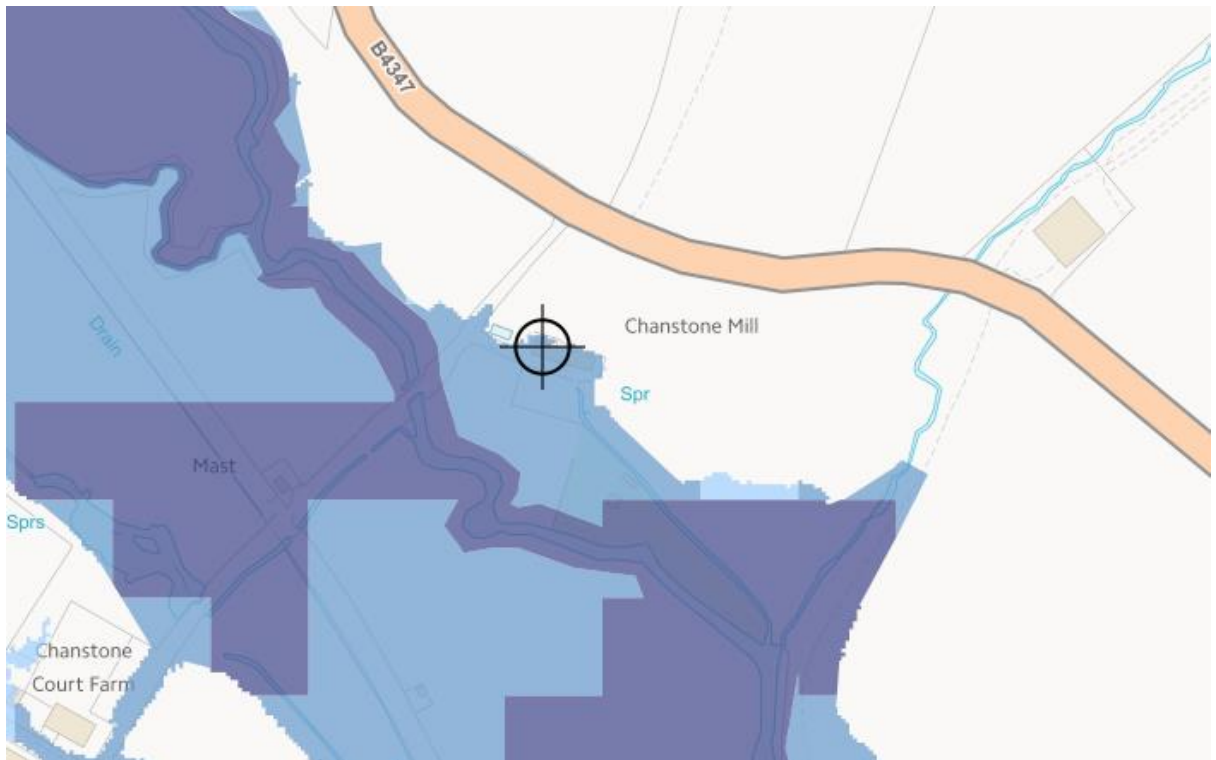
- 1.1. The site comprises a small wooden cabin set within a meadow lying to the south east of Chanstone Mill. The former mill race runs along the boundary directly to the rear (north) of the building, this boundary comprising mature hedgerow interspersed with trees. The river Dore lies approximately 30m to the south.
- 1.2. The site is identified as being on the extreme northern edge of Flood Zones 2 & 3 as identified on the Environment Agency Flood Map:



- 1.3. The building is single storey with an open plan internal arrangement. A covered veranda wraps the building with open storage for logs and other chattels.
- 1.4. The building was erected in 2007, replacing an older building, and was adapted at some point in the past to provide a summerhouse for the family. It is now used as a workshop for wood working and gardening.
- 1.5. The application seeks change of use of the building, in its current form, to a holiday let.

2. Assessment of Flood Risk

- 2.1. Although the site is shown on the EA Flood Map as falling within Flood Zones 2 & 3, analysis using the Government's Long Term Flood Risk Information Service provides a more details analysis. The extent of land shown to flood, and the zones allocated is slightly different to that shown on the EA maps – see below:



- 2.2. The above image shows the site to be on the extreme edge of the 'medium' risk flood zone. However, the 'extent of flooding' from surface water removes the application building, and access to and from the building, out of the flood zone completely:



- 2.3. The Long Term Flood Risk Information service (acknowledged to be in BETA form) appears to provide a more details assessment/analysis of flooding. It also confirms that the site is not actually within the flood zone – this is certainly supported by anecdotal evidence from the applicant's family who have farmed this land for over 106 years.

- 2.4. Overall, having used the latest publically available flooding information, it would appear that the site is not within a flood zone and if it is, the site is on the extreme edge of the flood zone and not, therefore, not liable to be totally inundated.