

17<sup>th</sup> April 2020

## Flood Risk Assessment

Accompanying an application for a Full Planning Permission  
for a new dwelling attached to 81 Ecroyd Park, Credenhill, Hereford, HR4 7EN

on behalf of Miss A C H Houlker

### **Introduction**

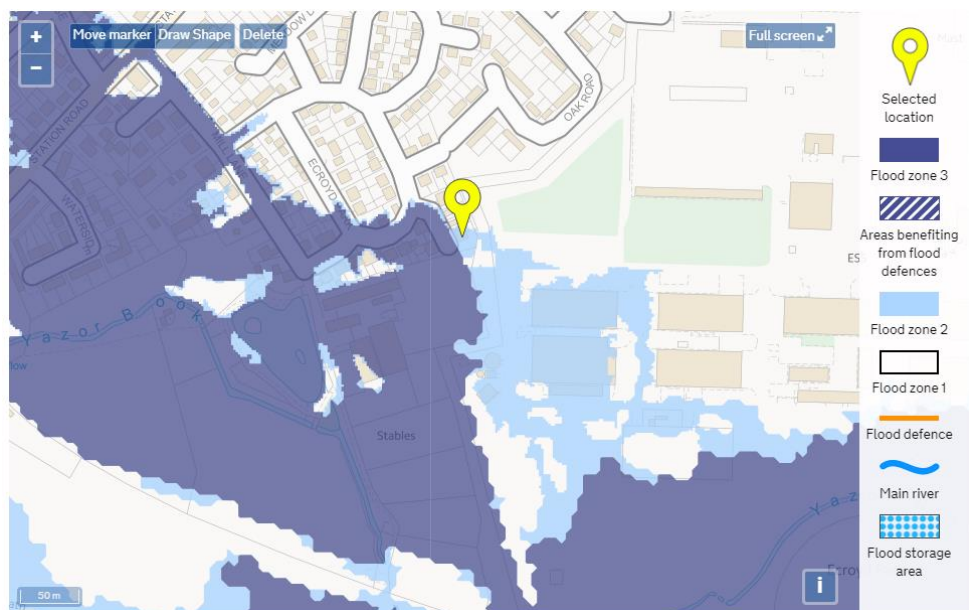
81 Ecroyd Park lies at the end of a cul de sac off Ecroyd Park, at the edge of but within the village boundary of Credenhill. The is bounded to the side by Mill Lane and at the rear by stabling.

The proposals seek permission for the construction of a new dwelling attached to no81 in the space currently occupied by an attached double garage. Permission for an extension occupying the same footprint was granted on 13<sup>th</sup> March 2020 (ref 194228).

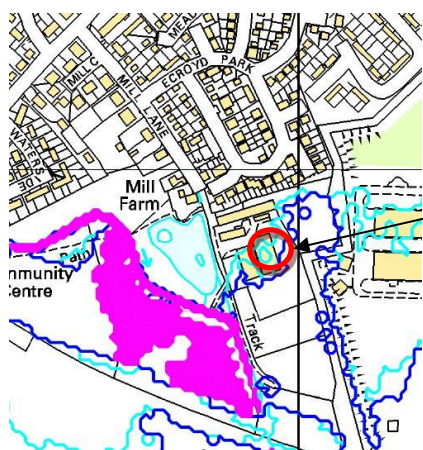
### **The Site**

The application site presently consists of the existing semi-detached 81 Ecroyd Park, attached double garage and its garden curtilage giving a combined floor area of approximately 304m<sup>2</sup>.

Herefordshire Council contend that the site lies within a flood zone and the relevant EA mapping would appear to bear this out as below, indicating that the property lies within flood zone 2.



However, as can be clearly seen from the plan at Annex A and the partial extract below, since the Yazor Brook flood defence scheme approved by the council (Ref E09/1595/F) has been implemented the site is no longer within a recognised flood zone.



The application site is circled in red.  
The light blue line indicates the extent of the 1/1000yr risk area prior to the implementation of the scheme; the dark blue line shows the 1/100yr risk area pre-scheme and the pink line show the risk area following the implementation of the scheme

The delegated report to a previous application on this site (163639FUL) also states the following:

“While in a designated flood zone 2/3 and in a vulnerable development type, in practice the site is considered now to be in a low risk Flood Zone 1 following improvements along Yazor Brook. As such new housing proposals need not incorporate any flood mitigation measures at this location.”

This was confirmed in the delegated report to application 194228:

“The property lies within the notional flood plain associated with the Yazor Brook (Flood Zone 2) although it is recognised that the alleviation works carried out have resulted in this area being protected. *It is now in essence Flood Zone 1.* This together with the limited scale of the extension is such that there is no known risk of flooding to the property and no evidence to indicate that it will increase the risk of flooding to other in accordance with CS policy SD3.” (italics added)

## **Access**

Access to the site is along the cul de sac from Ecroyd Park and will remain unaltered. The whole access lies without any flood zone identified in the Yazor Brook scheme.

Floor levels within the proposals will match those of the existing dwelling.

## **Water Management**

The proposals represent a larger footprint than the existing attached garage, an increase of slightly over 22m<sup>2</sup>. This increase in footprint will be off-set by the following measures:

- 2x 100litre water butts will collect rain water from the roof and further attenuate run-off and provide water for garden plants
- Water efficient taps and WCs will be used within the proposals

Accordingly, no additional load on land drainage and surface run-off will be imposed on either this or neighbouring sites.

## **Summary**

As a function of the implementation of the Yazor Brook scheme, the acknowledgment by the LPA that the site is now *de facto* in a zone 1 area and the proposed water management measures incorporated within the proposals, it is contended that there is no increased flood risk to the existing property or others as a result of the proposals.

Malvern Architecture,  
April 2020

Annex A – Updated flood map subsequent to the implementation of the Yazor Brook floor defence scheme

