

**LAND AT TREE COTTAGES, CREDENHILL, HEREFORD
HR4 7ES:**

FLOOD RISK ASSESSMENT

FOR

Ms J Richards

Principal: Linden C.T. Alcock FRICS • chartered surveyor • expert witness

Associate: Mark G. Nicholls BSc MRICS • chartered building surveyor

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Registered Office: Palace Chambers, 3 King Street, Hereford. HR4 9BW Tel/Fax (01432) 344322

e-mail: linden@alcocks.net mark@alcocks.net www.alcocks-surveyors.co.uk

V.A.T. No. 594 1567 10



Our client Ms Jo Richards has applied for Planning permission for the erection of two bungalows with garages and construction of a new vehicular access and associated works on land forming part of tree cottages, Credenhill, Hereford. We have been asked by the Herefordshire Council Planning Department to supply a Flood Risk Assessment in view of the fact that the existing flood maps show the site being located in Flood Zone 3.

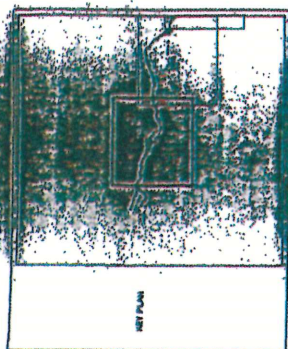
Recent work carried out on behalf of ESG (Hereford) by Capita shows that the site is in fact in Flood Zone 1.

We have discussed this matter with Graeme Irwin of the Environment Agency who has given great assistance in uncovering the recent information on which this statement is based and having concluded these investigations we understand that he is satisfied that there is therefore no further problem in respect of possible flooding at this site.

We are attaching as Appendices Flood Modelling maps recently supplied to ESG which give all the up-to-date relevant data which should please be read in connection with the block plan and site plan already submitted.

KEY

- Watercourse
- 5% AEP (100 Year Flood)
- 1% AEP (10 Year Flood)
- 0.1% AEP (100 Year Flood)



INSET PLAN

1. The purpose of this study is to determine the flood hazard to the proposed project and to provide a basis for the design of the project.

2. The study area is located in the City of Capita Symonds, and the project is located within the City limits.

3. The study area is bounded by the City limits to the north and south, and by the project limits to the east and west.

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CAPITA SYMONDS

PROJECT TITLE
YAZOR BROOK FLOOD ALLEVIATION

PROJECT NO.
FLOOD OUTLINES
(PRELIMINARY PRESENTATION)
(NOT FOR CONSTRUCTION)

DATE	BY	REVISION
01/11/2000	01	Initial Design
02/11/2000	02	Final Design
03/11/2000	03	Final Design
04/11/2000	04	Final Design
05/11/2000	05	Final Design
06/11/2000	06	Final Design
07/11/2000	07	Final Design
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01/11/2000

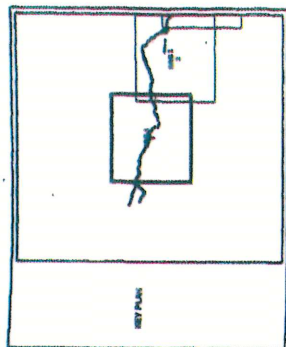


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KEY

Watercourse

- 0.1% AEP (1 in 1000yr) Post Scheme Flood Outline
- 0.1% AEP (1 in 1000yr) Baseline Flood Outline



NOTES

1. The flood outlines shown on this map are based on the results of a hydraulic model study carried out by Capita Symonds Ltd. The model was developed using the HEC-RAS software package and is based on the following assumptions:

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CAPITA SYMONDS

PROJECT FILE
YAZON BROOK FLOOD
ALLEGATION SCHEME

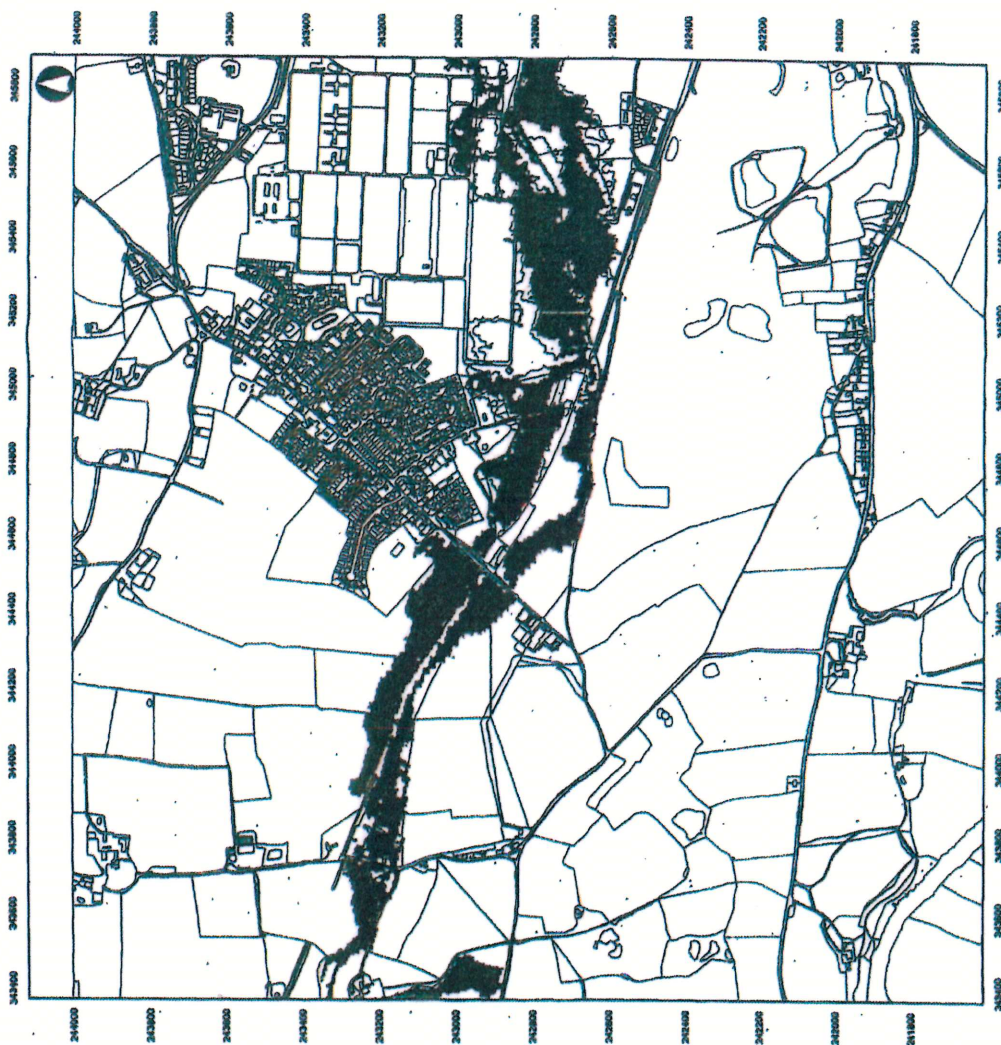
REVISIONS

FLOOD OUTLINES
0.1% AEP (1 in 1000yr)
3rd REVISION

REV	DATE	BY	CHK	APP	CR
1	22/08/06	AB	MC	AB	CR
2	22/08/06	AB	MC	AB	CR
3	22/08/06	AB	MC	AB	CR

Scale @ A3 1:10000

CSD0504_M02_001 - 1



Linden Alcock

From: Linden Alcock
Sent: 01 February 2017 15:45
To: 'Irwin, Graeme'
Subject: RE: Land at Tree Cottages, Credenhill

Good afternoon Graham

Thank you very much for your detailed response on 30th January and for the information contained. I very much appreciate the help given.

Kind regards,

Linden Alcock

From: Irwin, Graeme [mailto:graeme.irwin@environment-agency.gov.uk]
Sent: 30 January 2017 15:38
To: Linden Alcock <linden@alcocks.net>
Cc: Gibbons, Kelly <kgibbons@herefordshire.gov.uk>; Hockenhull, Joel <Joel.Hockenhull@bblivingplaces.com>
Subject: RE: Land at Tree Cottages, Credenhill

Good afternoon Linden.

Thank you for your email. However, please note that Environment Agency do not normally comment upon a development of this scale and nature (two dwellings within Flood Zone 3 of an Ordinary Watercourse) and were not consulted on the application. This application would normally be covered by our Standing Advice (copy attached), which should assist you in pulling together your Flood Risk Assessment (FRA).

However, looking at the current Yazor Brook Flood Model (**1 in 100yr Plus Climate Change, Baseline**) the proposed development is, in fact, shown to be located wholly within Flood Zone 1, the low risk Zone. Herefordshire Council hold the Flood Model for the Yazor Brook so you should seek confirmation from their Land Drainage team that this modelled data remains best available information (I am aware that they are re-running the model shortly). However, the flood model Maps that were produced to accompany the Flood Alleviation Scheme application (Council Ref: CD091717/F) in 2009 can be viewed via the following link. The Supporting Document: 'FLOOD RISK ASSESSMENT: APPENDIX A' link takes you to the maps which, as stated above, indicate that your site lies within Flood Zone 1, the low risk Zone.

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/search-and-comment-on-planning-applications/details?id=091717&search=0009/1595>

As such I would suggest that an assessment of fluvial flood risk is not required in this instance (I would defer to Herefordshire Council with regards surface water and foul drainage issues) but you should seek confirmation from the Council that the link above contains the most up to date flood risk information for the site.

Feel free to contact me to discuss further if necessary.

Kind regards.

Graeme Irwin

Senior Planning Officer - Sustainable Places
West Midlands Area
Environment Agency
Direct Dial: 02030 251624
Direct email: graeme.irwin@environment-agency.gov.uk

COPY

Linden Alcock

From: Gibbons, Kelly <kgibbons@herefordshire.gov.uk>
Sent: 02 February 2017 07:45
To: Linden Alcock
Subject: RE: Land at Tree Cottages, Credenhill

Linden,

Gieve that the EA have confirmed that the site does not lie in a Flood Zone 2 or 3 I don't think you need to go to the expense of buying the maps. Just do a very brief letter (or FRA) and print the maps from the website as was done on this application (see info in supporting docs) and include Mr Irwins email.

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=132828&search=132828>

In the same letter confirm your drainage arrangements please. (ie soakaways or other specified)

I can then process the application.

Kelly

From: Linden Alcock [mailto:linden@alcocks.net]
Sent: 01 February 2017 15:42
To: Gibbons, Kelly <kgibbons@herefordshire.gov.uk>
Subject: Land at Tree Cottages, Credenhill

Good afternoon Kelly

You will have received a copy of Graham Irwin's response, which is extremely helpful. As he suggests, I need confirmation from the Council that the modelled data at the link he has sent me is the most up to date with regard to flood risk information for the site. I am not sure how to get to the Land Drainage team – may I ask you to forward the correspondence to them with the request that they respond to me as soon as possible please?

Thank you very much for your referral to Mr Irwin, which seems to have done the trick.

Kind regards,

Linden

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