

**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

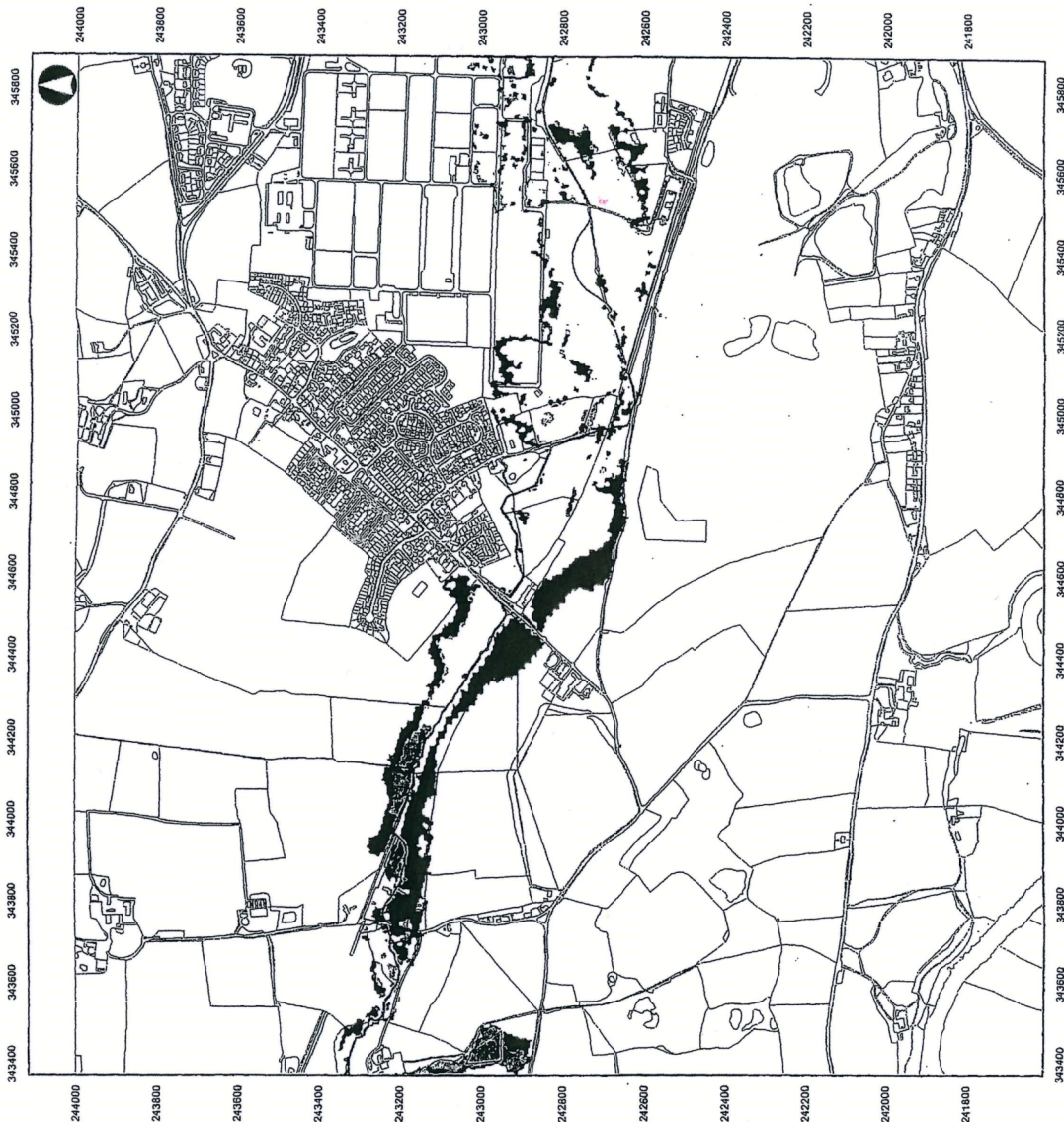


Our client [REDACTED] has applied for Planning permission for the erection of two bungalows with garages and construction of a new vehicular access and associated works on land forming part of tree cottages, Credenhill, Hereford. We have been asked by the Herefordshire Council Planning Department to 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.

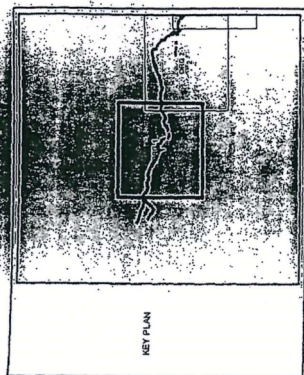
We have discussed this matter with Graeme Irwin of the Environment Agency who has given great assistance in uncovering the recent information on which this statement is based and having concluded these investigations we understand that he is satisfied that there is therefore no further problem in respect 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 (1 in 20y) Baseline
- 1% AEP (1 in 100y) Baseline
- 0.1% AEP (1 in 1000y) Baseline



TECHNICAL NOTE

It should be noted that technical notes on drawings are for information only and should not be used as a basis for design or construction. The design is the responsibility of the client and the design team. The design team is not responsible for the accuracy of the information provided on this drawing. The design team is not responsible for the accuracy of the information provided on this drawing. The design team is not responsible for the accuracy of the information provided on this drawing.

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CAPITA SYMONDS

PROJECT TITLE
YAZOR BROOK FLOOD
ALLEVIATION

DRAWING TITLE
FLOOD OUTLINES
(PRE SCHEME PRESENT
DAY SCENARIO)
3RD REVISION

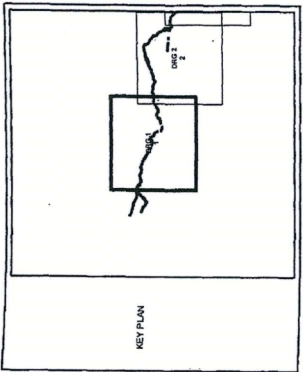
NO.	DATE	BY	CHECKED BY	APPROVED BY
1	22/06/09	AB	AB	GB
2	22/06/09	AB	AB	GB
3	22/06/09	AB	AB	GB

Scale @ A3 1:15000
CS029394_MOD_004 -1

KEY

Watercourse

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



TECHNICAL NOTE
 It should be noted that certain locations and flows may be at risk of flooding from other sources (groundwater, surface water, etc.) and from other watercourses not shown in this study.
 The flood risk assessment is based on the use of the model results and does not take account of any flood defences or other measures that may be in place.
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CAPITA SYMONDS

PROJECT TITLE
 YAZOR BROOK FLOOD
 ALLEVIATION SCHEME

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

DESIGNED BY	CHECKED BY	APPROVED BY
AB	VK	GB
DATE	DATE	DATE
22/06/09	22/06/09	22/06/09

Scale @ A3 1:10000
 CS029394_M00_003 - 1

