



Thomas Studio

## **Flood Risk Assessment**

Project Name

**3 Mill Lane, Cottages**

Project Number

**377**

Client

**Carol Barker**

Date

**July 2024**

## 1. Introduction

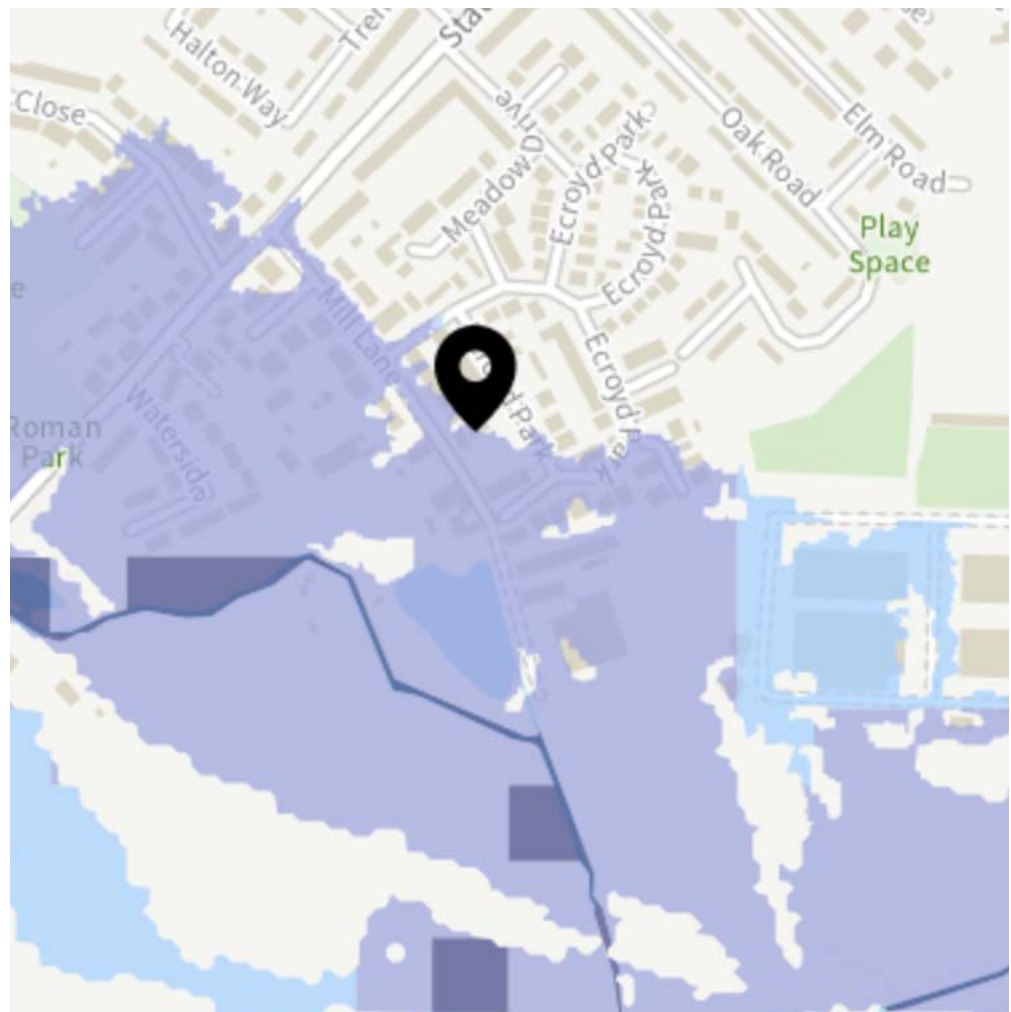
This Flood Risk Assessment (FRA) has been prepared for a proposed extension to an existing dwelling at 3 Mill Lane, Credenhill, Herefordshire. The site is located on the edge of a designated flood plain, but it is important to note that the site itself lies within a Low Risk Flood Zone 1 area. The access road and surrounding area are within a Medium Risk Flood Plain.

## 2. Development Site

**Location: 3 Mill Lane, Credenhill, Herefordshire**

**Current Use: Residential dwelling**

**Flood Zone:** The site is within Flood Zone 1 (Low Risk). The access road and approach to the site are within a Medium Risk flood plain.



**PLATE 1 : Medium Risk Flood Zone**

### **3. Development Proposals**

The proposed development involves a replacement extension to the existing residential dwelling. This development falls under the “more vulnerable” flood risk category as per the Planning Practice Guidance. The lifetime of the proposed development is assumed to be 100 years, consistent with residential use.

### **4. Sequential Test**

The Sequential Test does not apply to this development due to its nature as a minor extension to an existing dwelling.

### **5. Exception Test**

The Exception Test is not required for this development as it is a minor extension and does not constitute a “highly vulnerable” development.

### **6. Site Specific Flood Hazards**

Although the development site itself is in Flood Zone 1, the access road falls within a Medium Risk flood plain. The primary flood risks associated with this location are:

- Fluvial Flooding: From nearby watercourses during periods of heavy rainfall.
- Surface Water Flooding: Potential surface water runoff during storm events.

### **7. Flood Risk Management**

#### **Flood Control Measures:**

- The proposed extension will be constructed in accordance with modern building standards to ensure resilience against potential flooding.
- Finished floor levels of the new extension will be set at the same level as the residential dwelling so that flood risk potential is not made worse than the existing dwelling.

**Flood Mitigation Measures:**

- The applicant will sign up for the Environment Agency's Flood Warning Scheme to receive early alerts of potential flooding.
- A flood evacuation plan will be developed to ensure safe access and egress during flood events.
- Use of flood-resistant materials in the construction of the extension.
- Landscaping around the property to direct surface water away from the dwelling.

**8. Conclusions**

- The site at 3 Mill Lane, Credenhill, Herefordshire, is situated within a Low Risk Flood Zone 1 area.
- The primary risk involves the access road, which lies within a Medium Risk flood plain.
- Appropriate flood control and mitigation measures will be implemented to ensure the safety and resilience of the proposed extension.
- Signing up for the Environment Agency's Flood Warning Scheme and developing a flood evacuation plan are crucial steps in managing flood risk.

Given the measures outlined, the proposed extension at 3 Mill Lane is considered to be at an acceptable level of flood risk and should not exacerbate flood risk elsewhere.

**Appendix**

- Location Map (Refer to the attached planning application)
- Existing and Proposed Block Plan (Refer to the attached planning application)
- Environment Agency Flood Risk Map (Refer to Plate 1)

