

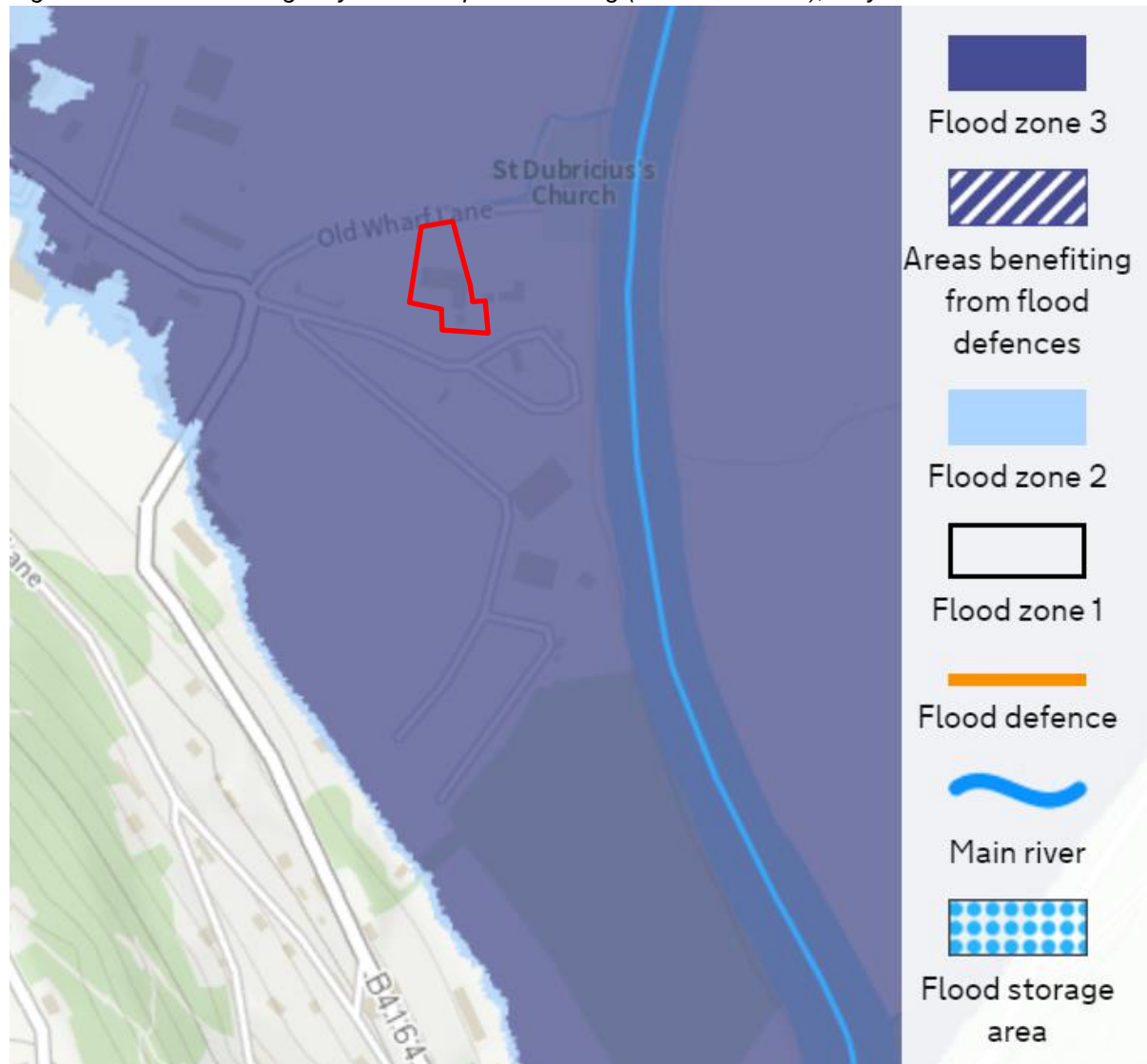
SITE: Whitchurch House Care Home, Whitchurch, Ross-On-Wye, Herefordshire
HR9 6BZ
TYPE: Planning Permission
DESCRIPTION: Proposed increase in height of flood defence and associated works
APPLICATION NO: 221222
GRID REFERENCE: OS 355526, 217431
APPLICANT: Mr Brown
AGENT: Mr Gerallt Davies

Our knowledge of the development proposals has been obtained from the following sources:

- Planning Permission request;
- Site Location Plan (Ref: 001);
- Flood Risk Assessment (F01 – 30/11/2020);
- Proposed Block Plan (Ref: 003);
- Proposed Flood Wall (Ref: 100).

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), May 2022



Overview of the Proposal

The Applicant proposes to raise the existing flood wall that is present around the care home building at the site, which helps to provide a level of protection against flooding from the River Wye (to the

east of the site). Spaces in the wall for access are blocked prior to any projected flooding in the locality through emplacing demountable flood barriers at these points. The site covers an area of approx. 0.37ha.

Flood Risk

Fluvial Flood Risk

The site is located within a high risk Flood Zone 3.

The existing flood wall was overtopped during Storm Dennis in February 2020 and resulted in the care home being flooded throughout (up to 1m in depth). An initial Flood Risk Assessment (FRA) has been undertaken that focuses on better understanding the risk from the River Wye and identifying how much higher the wall would need to be set above existing level to be able to provide protection from different magnitude flood events.

Due to the vulnerability of the care home (more vulnerable), it is proposed to raise the existing flood wall up to a crest height of 23.76mAOD, which is 0.73m higher than present and would be the same height as the neighbour's flood wall which has already been raised. This would provide a standard of protection to between a 1 in 75 year and a 1 in 100 year event.

The submitted FRA has not appeared to address potential third party impacts during larger events. Correspondence from the EA has suggested that due to the extent of the floodplain of the River Wye in this location and the wider flooding regime, it is unlikely that significant concerns about an increased standard of protection by raising the level of the wall will be raised.

As the proposals are for a new flood defence wall, in certain sections, we understand that the Applicant has proposed to keep the structure closer to the property, to ensure a flow path to the east of the building is maintained. However, raising the existing wall does not raise concerns.

We remind the Applicant that the wall will be subject to hydraulic pressure and so the raised wall will be at increased risk of collapse. The wall will require specialist design. A collapse would lead to a wave of water that could cause damage within the premises.

Surface Water Drainage

We understand that surface water drainage would not be required as part of the proposed raised wall development.

Foul Water Drainage

We understand that foul water drainage would not be required as part of the proposed raised wall development.

Overall Comments

We have no objections to the proposed development.