

Flood Risk Assessment for Retrospective Planning Application at 2 Lugg Green Cottages, Kingsland, HR6 9SW

Site Address

2 Lugg Green Cottages, Kingsland, HR6 9SW

Introduction:

This paper has been prepared to assess the likelihood of flood risk and any mitigating measures required in connection with the reinstatement of a porch at the above address.

Background & Discussion:

The applicant owns the property outlined in red.



Site location is identified below



A flood map zone showing the property location



Summary of the flood risk from Government website

GOV.UK
Check your long term flood risk

BETA This is a new service – your [feedback](#) will help us to improve it.

Flood risk summary for the area around:

**2 LUGG GREEN COTTAGES,
KINGSLAND, LEOMINSTER, HR6 9SW**

Rivers and the sea

Medium risk

[What this information means](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.
[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

[What this information means](#)

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Herefordshire, County of council**.
[View a map of the risk of flooding from surface water](#)

Prior to Storm Dennis in February 2020, 2 Lugg Green had a porch erected in 1997 (floor dimensions 2700cm x 1900cm) this was built of brick base on a concrete pad, with UPV wall and pent roof with no flood defence or provisions.



Reinstated porch works have started (floor dimensions 2100cm x 2400cm)
Block work base on raised concrete pad with oak framing and pitch roof to bring the porch more in keeping with the original property.



Flood control measures and management:

- The concrete base has been raised to above ground level and had a waterproofing compound put into it
- The block brick work has had tanking slurry externally and internally
- The raised base and door into the house have been moved 50cm closer to the boundary to prevent water ingress from lower lying land to the east.
- Between the boundary wall and the porch wall a waterproof cement compound has been put to stop water access from lower lying land.
- Applicant is signed up to the Environmental Agency's Flood Warning Service
- A new exterior flood wall has been built to the front of the property with outlet drain with lock valve and at the main gate in to the property will house a substantial floodgate which can therefore be shut to keep water out in the event of a similar storm / flood.
- A drainage chamber has been moved to a lower lying point and eliminates a weak spot at the east of original porch which was noted from the recent floods.
- The chamber houses a sump pump to remove any surface water quickly and preventing flooding.
- The porch entrance door will be a flood safe composite door
- The door from the porch to the main house will also have a flood safe composite door.

Conclusion:

- Ground area of porch has decreased
- There is no adverse effect to the watercourse
- Flood defences are improved through gates, compounds and tanking
- The property is in Flood Zone 3 but described by WtFR Ltd as being at very low risk of surface water flooding.
- The property will have 3 substantial flood defences at the entrance.
- The development is at low risk of flooding from groundwater.
- The development is not at risk from reservoir failure.
- Based on the likely flooding risk, it is considered that the reinstatement of the porch can be operated safely in flood risk terms, without increasing.