

FLOOD RISK ASSESSMENT

**PROPOSED TWO STOREY EXTENSION
AND DETACHED GARAGE**

**THE COTTAGE, ORCHARD CLOSE,
HEREFORD**

1. Site Location and Proposal

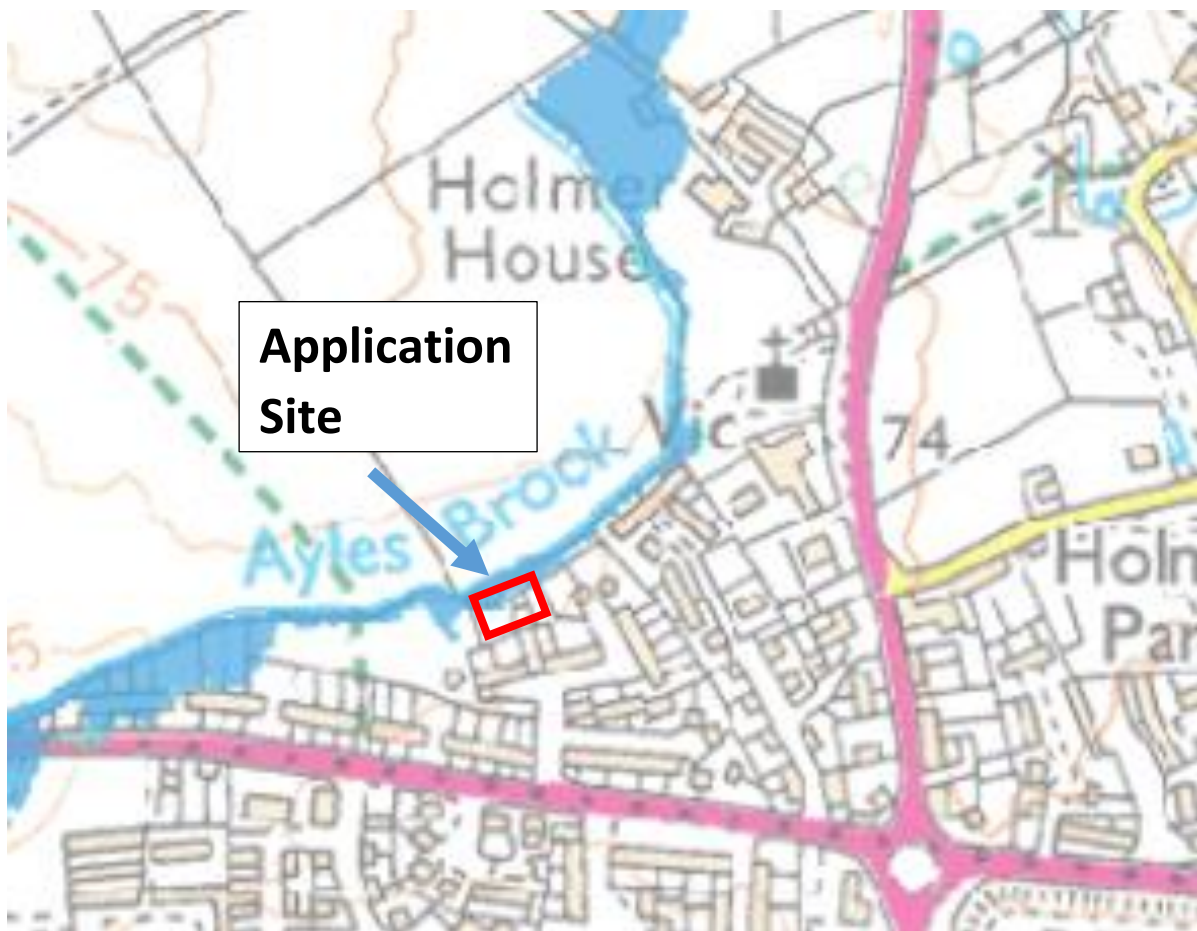
- 1.1 The Cottage is located at the end of a narrow track accessed off Orchard Close, which connects with Roman Road, around 200 metres west of the Starting Gate A49 roundabout.



- 1.2 The Cottage is a detached two storey dwelling with a brick plinth and half-timbered with painted brick infill panel elevations under a hipped slate roof. The property is relatively small but located within a large curtilage. The boundaries of the curtilage are enclosed with a mixture of garden hedging, trees and close boarded fence.
- 1.3 The property is surrounded by detached and semi-detached properties to the south, east and west and backs on to the Bloor Homes future residential development to the north.
- 1.4 Ayles Brook is an 'Ordinary Watercourse' and runs along the norther boundary of the site.
- 1.5 Planning permission is sought for a two storey side and rear extension to create a four bed property and a detached garage.

2. Flood Risk

- 2.1 The Environment Agency floodzone mapping indicates that the northern boundary of the curtilage of the property falls within flood zone 2 and 3 associated with Ayles Brook.
- 2.2 However, the footprint of the existing property falls within floodzone 1.



EA Floodzones area for Ayles Brook

- 2.3 The planning application for the approved housing development by Bloor Homes on land north of the site was accompanied by a detailed flood risk assessment, which included the hydraulic modelling of Ayles Brook to better define the extent of the flood zones. The image on the following page identifies the modelled

extent of the flood zone areas across a 1 in a 20 year flood probability to a 1 in a 1000 year probability. The results of this modelling have been accepted by both Herefordshire Council and the Environment Agency.

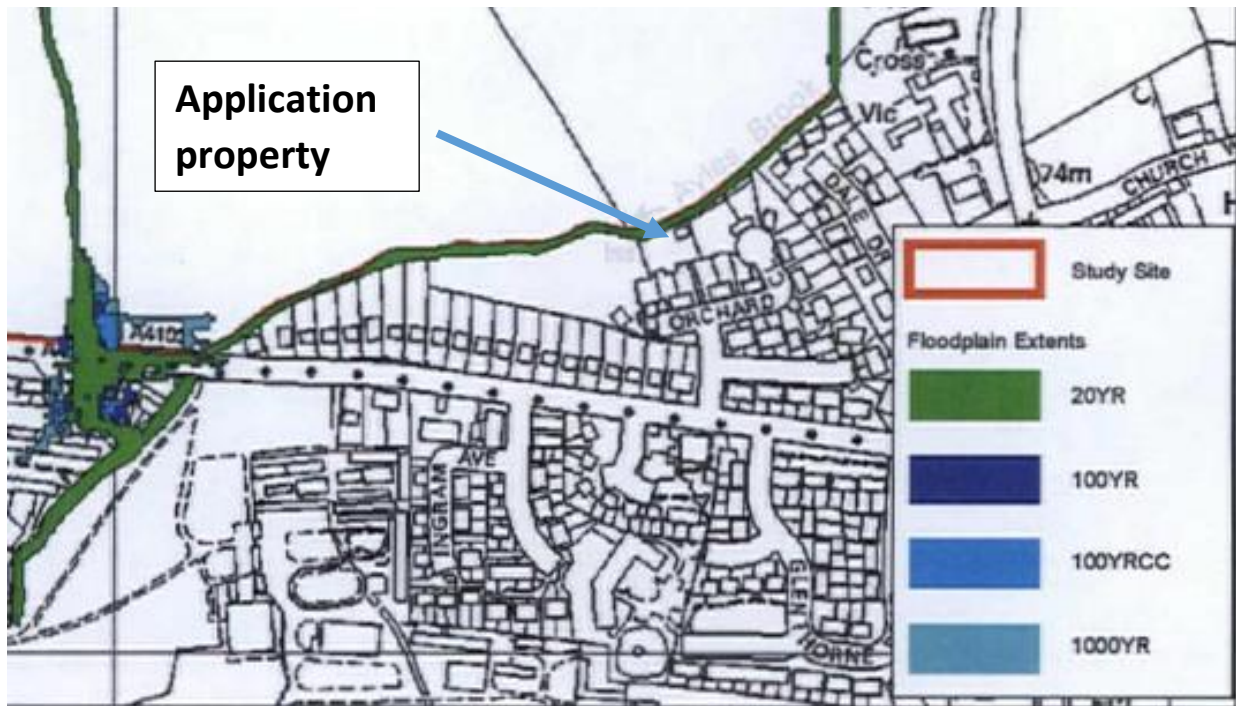
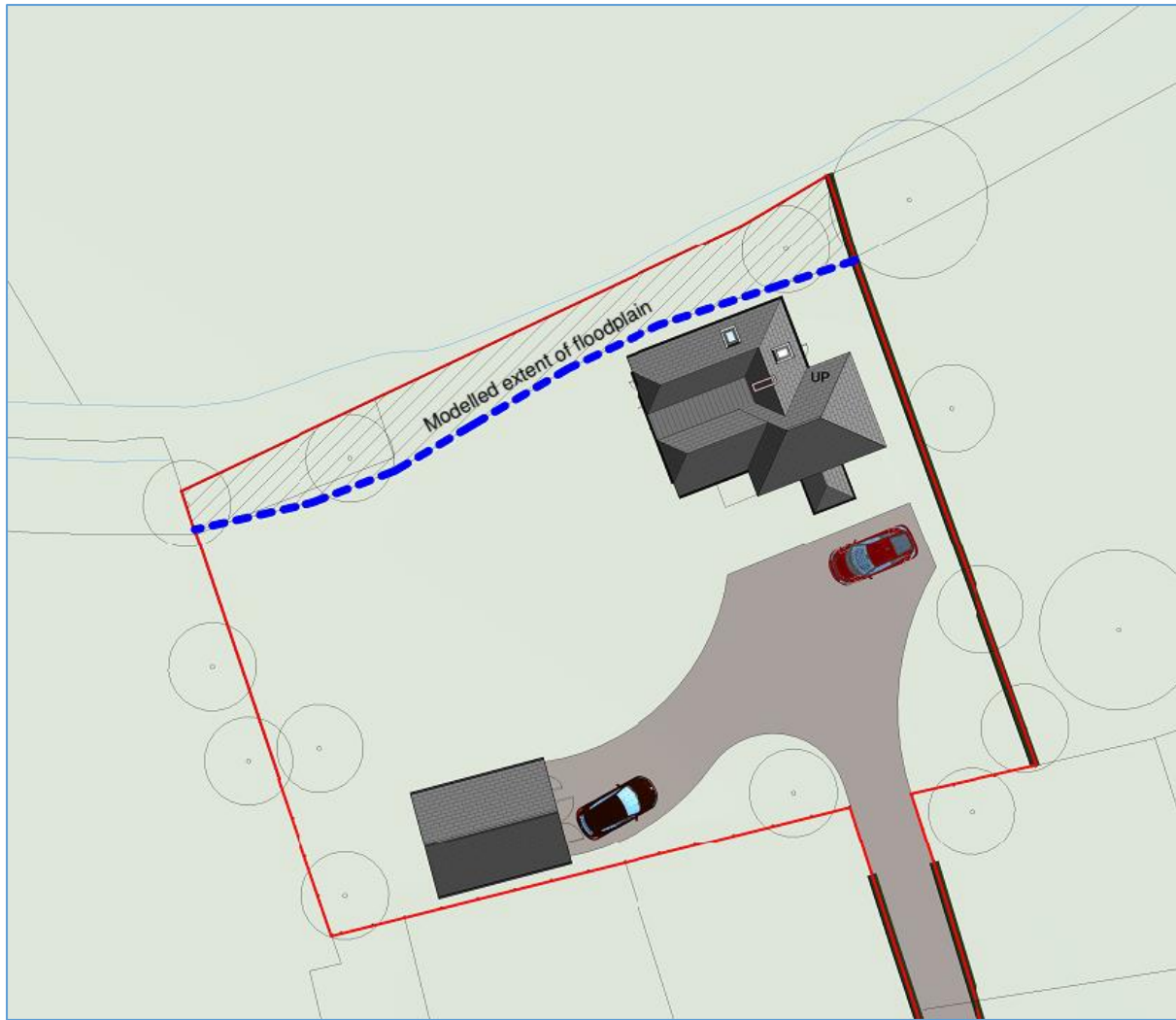


Figure 2.1 – Modelled Fluvial Floodplain Extents

Extract from FRA prepared by BWB flood risk consultants

2.2 These results have then be more accurately transferred to the application site. The image below illustrates that whilst the northern boundary of the curtilage falls within flood zone 2 and 3, none of the proposed building works falls within either floodzone 2 or 3. This is because the site levels rise away from the flood zone area towards the property.



- 2.3 There are no known other sources of flood risk that will impact on the development and no residual risks that need to be considered.
- 2.4 Surface water from the garage and extension will managed sustainably via soakaways located to the southern end of the site.
- 2.5 Safe flood free access exits to and from the site via Orchard Close

3. Summary

- 3.1 This FRA demonstrates that all proposed buildings works fall within flood zone 1 and consequently are not at risk of flooding in 1 in a 100 year or 1 in a 1000 year flood event. There are therefore no flood reasons why planning cannot be granted.