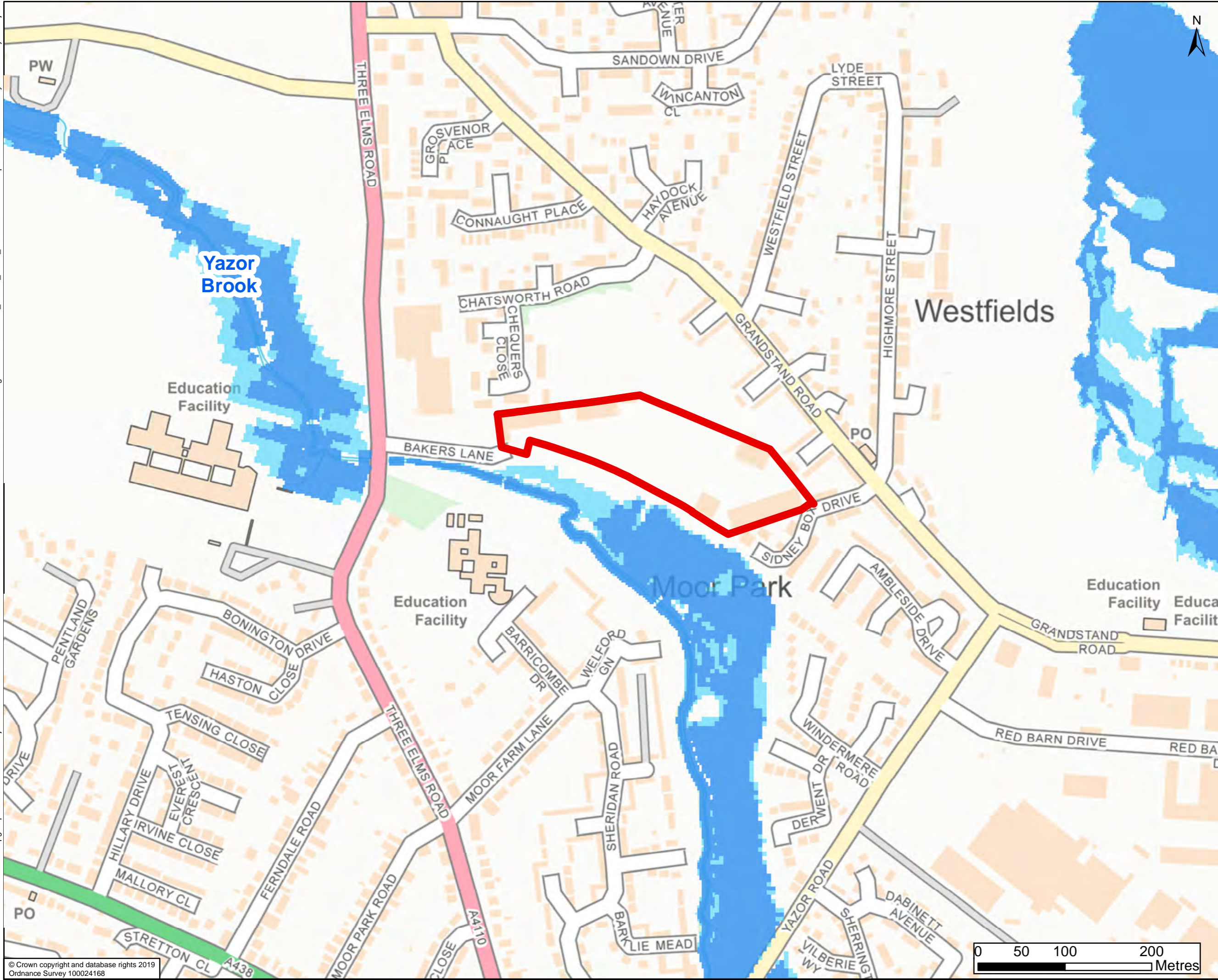




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printed on: 30 January 2020 by: ukshj003



- Site Location
- Flood Zone 2
- Flood Zone 3

The mapped Flood Zone 2 and Flood Zone 3 flood extents for the Yazor Brook are taken from the updated fluvial model of the Yazor Brook and its downstream bifurcations completed in 2019, with the Yazor Brook FAS in operation.

The mapped Flood Zone 2 and Flood Zone 3 extents of the Ayles Brook are taken from the EA's Flood Map for Planning as downloaded from [www.data.gov.uk](http://www.data.gov.uk) in October 2019.

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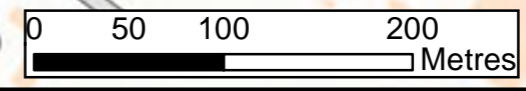
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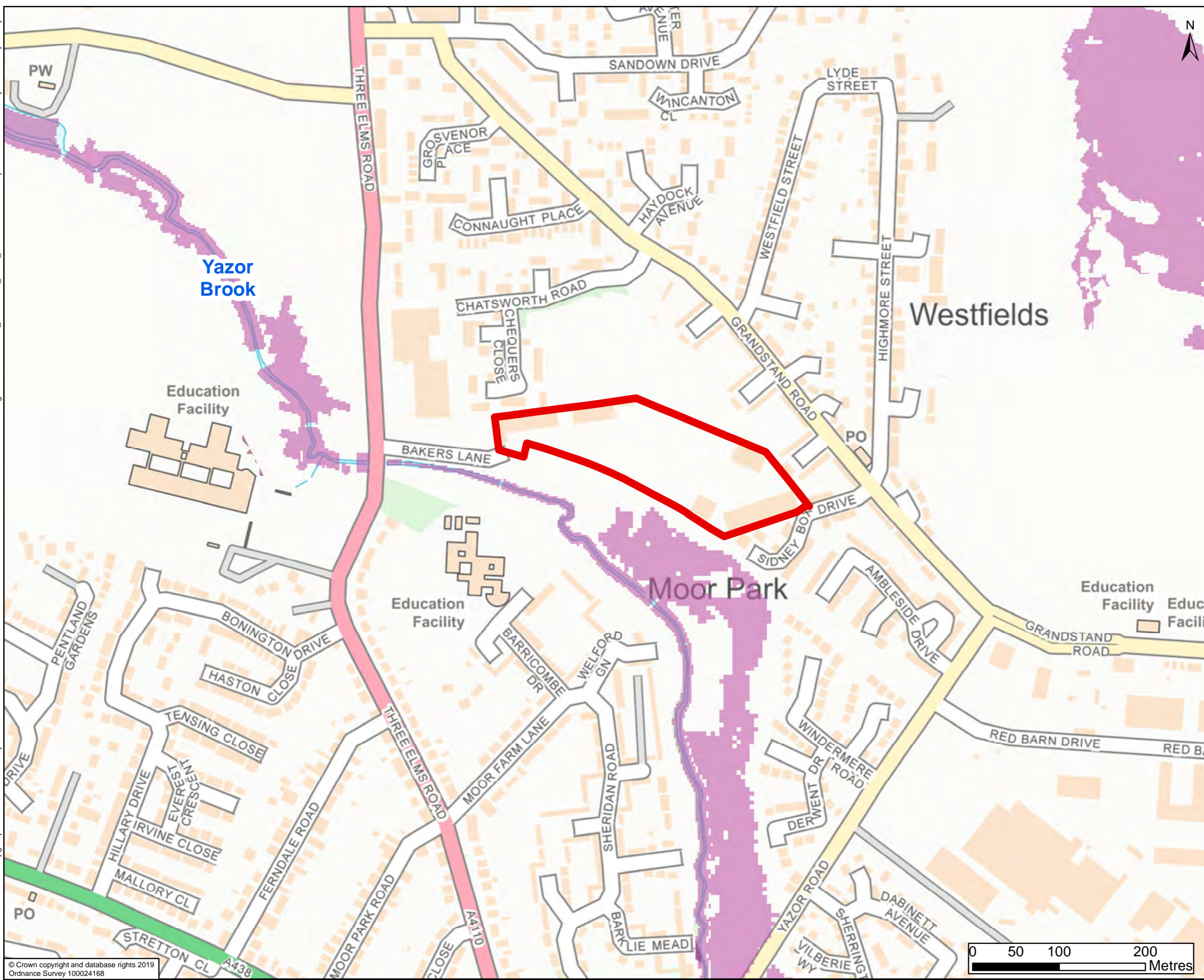
SITE/PROJECT: HEREFORDSHIRE MINERALS AND WASTE LEVEL 2 SFRA

TITLE: Fluvial Flood Extents - Three Elms Trading Estate

SCALE @ A3: 1:4,000	CHECKED: SH	APPROVED: JG
PROJECT NO: 70060945	DESIGNED: CP	DRAWN: NG
DRAWING NO: Figure I.2		DATE: 30/01/2020
REV: P01		



File name: \\uk.wspgroup.com\central\_data\Projects\70060945 - Hereford MWLP SFRA\03 WIP\10 GISMXDST\Three Elms Trading Estate\ThreeElms\_Functional\_Flood\_P01.mxd  
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- Site Location
- Flood Zone 3b - Urban or Defended
- Flood Zone 3b - Functional Floodplain

Flood Zone 3b is indicative only and indicates areas that may flood during the 1 in 20 (5%) annual probability event, however urban or defended areas are not usually classified as Functional Floodplain. Areas identified to be urban and not considered to be floodplain are based on a review of OS mapping to illustrate indicative extents. The EA's Area Benefiting from Flood Defences and the previous Level 1 SFRA (2009) have been used to inform the Flood Zone 3b - urban or defended areas.

The mapped flood extents for the Ayles Brook are taken from broadscale JFLOW mapping used in the previous Level 1 SFRA.

The mapped flood extents for the Yazor Brook are taken from the updated fluvial model of the Yazor Brook and its downstream bifurcations completed in 2019, with the Yazor Brook FAS in operation.

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CLIENT:

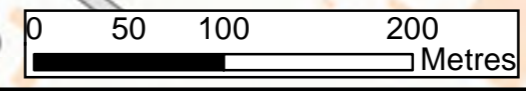
**Balfour Beatty** Herefordshire Council  
Working for Herefordshire

SITE/PROJECT: HEREFORDSHIRE MINERALS AND WASTE LEVEL 2 SFRA

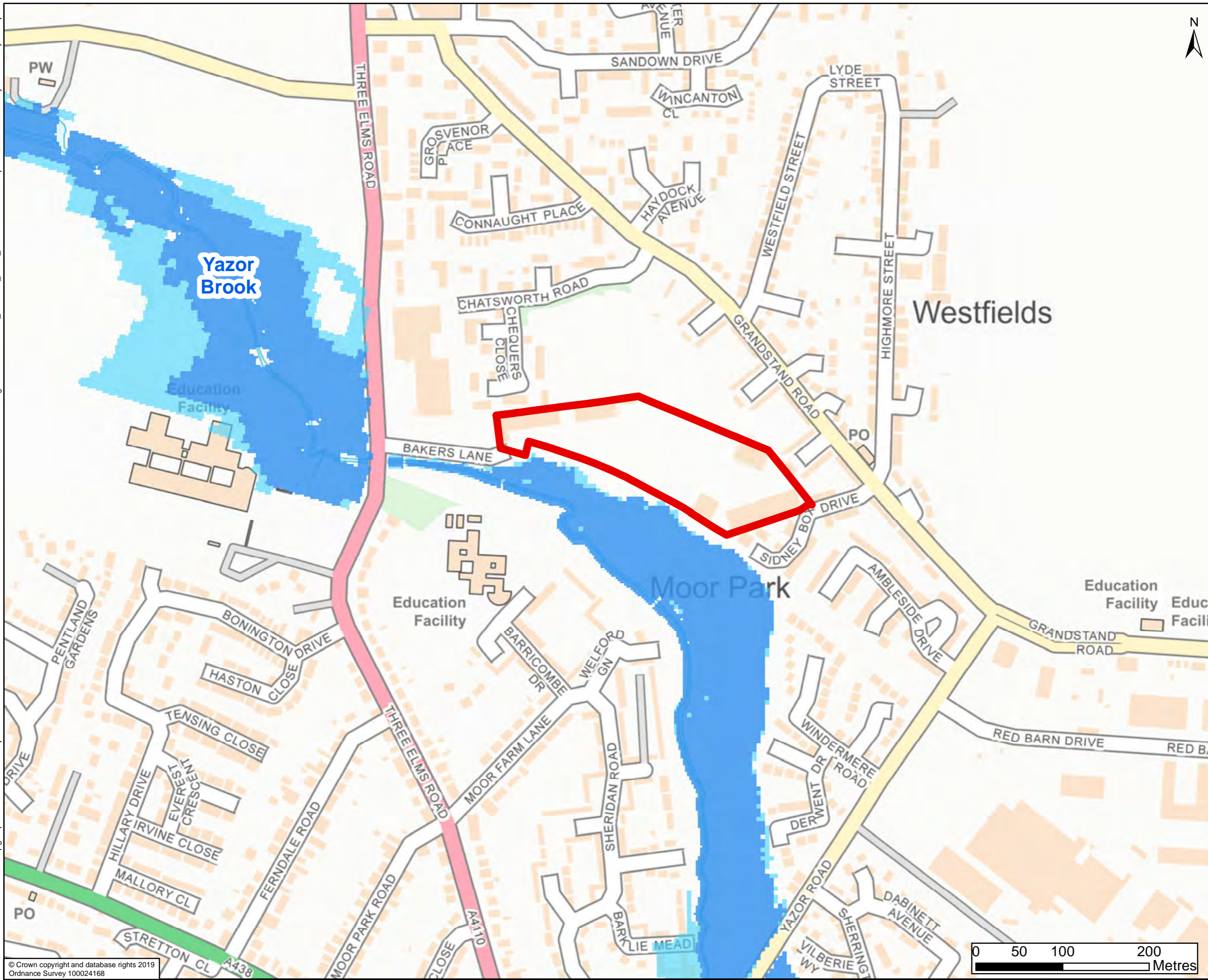
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SCALE @ A3: 1:4,000	CHECKED: SH	APPROVED: JG	
PROJECT NO: 70060945	DESIGNED: CP	DRAWN: NG	DATE: 31/01/2020

DRAWING No: Figure I.3 REV: P01



File name: \\uk.wspgroup.com\central\_data\Projects\70060945 - Hereford MWLP SFRA\03 WIP\10 GISMXDS\Three Elms Trading Estate\Three Elms Trading Estate\Three Elms Trading Estate\Three Elms Trading Estate\Flood\_P01.mxd  
 printed on: 30 January 2020 by: ukshj003



- Site Location
- 1% (1 in 100) plus 70% CC annual probability of fluvial flooding without FAS
- 1% (1 in 100) plus 35% CC annual probability of fluvial flooding without FAS

The mapped flood extents for the Yazor Brook are taken from the updated fluvial model of the Yazor Brook and its downstream bifurcations completed in 2019, without the Yazor Brook FAS in operation. This map only shows the flood extents associated with the Yazor Brook.

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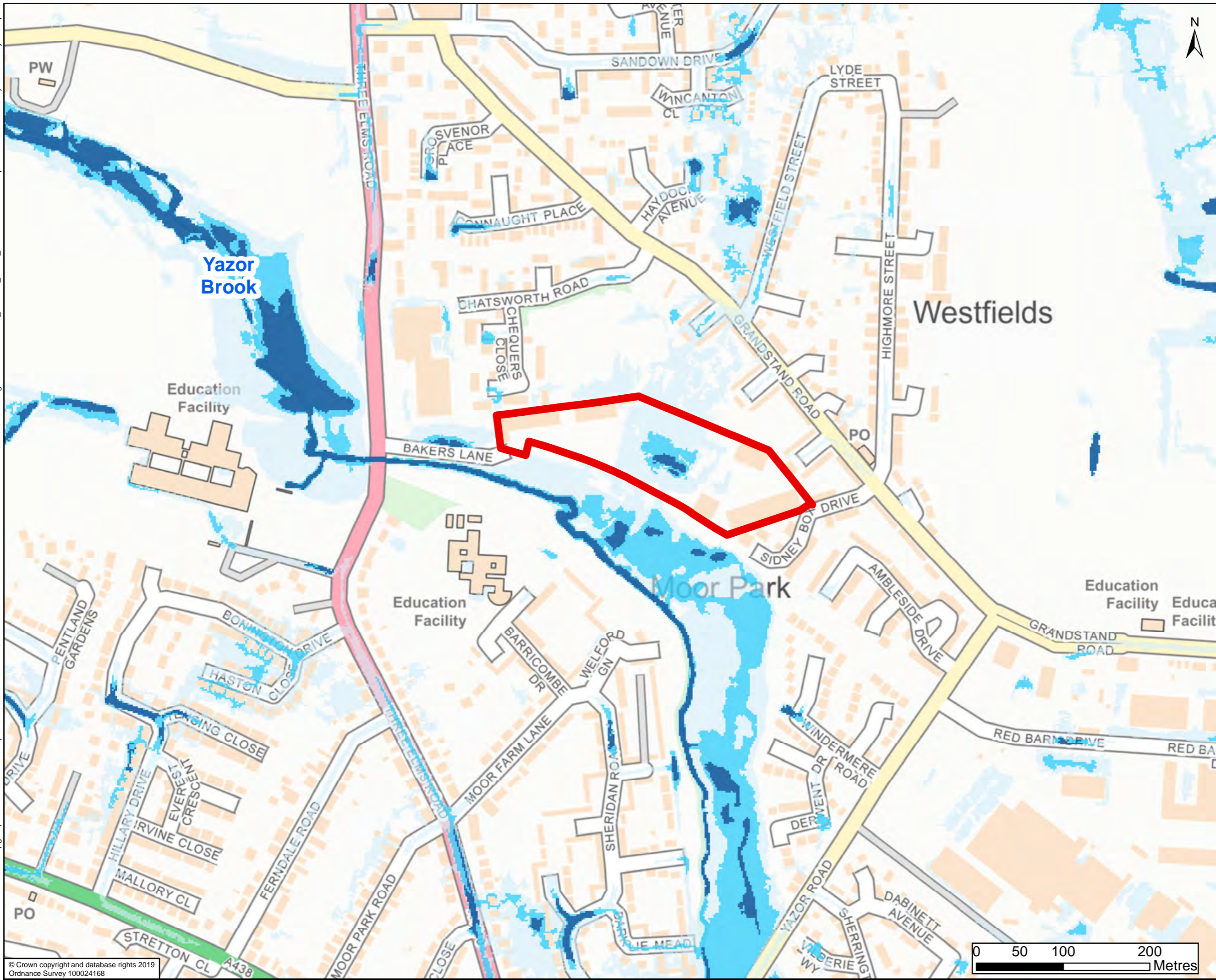
SITE/PROJECT: HEREFORDSHIRE MINERALS AND WASTE LEVEL 2 SFRA

TITLE: Residual Flood Risk Extents - Three Elms Trading Estate

SCALE @ A3: 1:4,000	CHECKED: SH	APPROVED: JG	
PROJECT NO: 70060945	DESIGNED: CP	DRAWN: NG	DATE: 30/01/2020

DRAWING NO: Figure I.4	REV: P01
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- Site Location
- Low Risk
- Medium Risk
- High Risk

The mapped risk of flooding from surface water flood extents were downloaded from [www.data.gov.uk](http://www.data.gov.uk) in December 2019.

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SITE/PROJECT: HEREFORDSHIRE MINERALS AND WASTE LEVEL 2 SFRA

TITLE: Surface Water Flood Extents - Three Elms Trading Estate

SCALE @ A3: 1:4,000	CHECKED: SH	APPROVED: JG
PROJECT NO: 70060945	DESIGNED: CP	DATE: 30/01/2020

DRAWING NO: Figure I.5	REV: P01
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