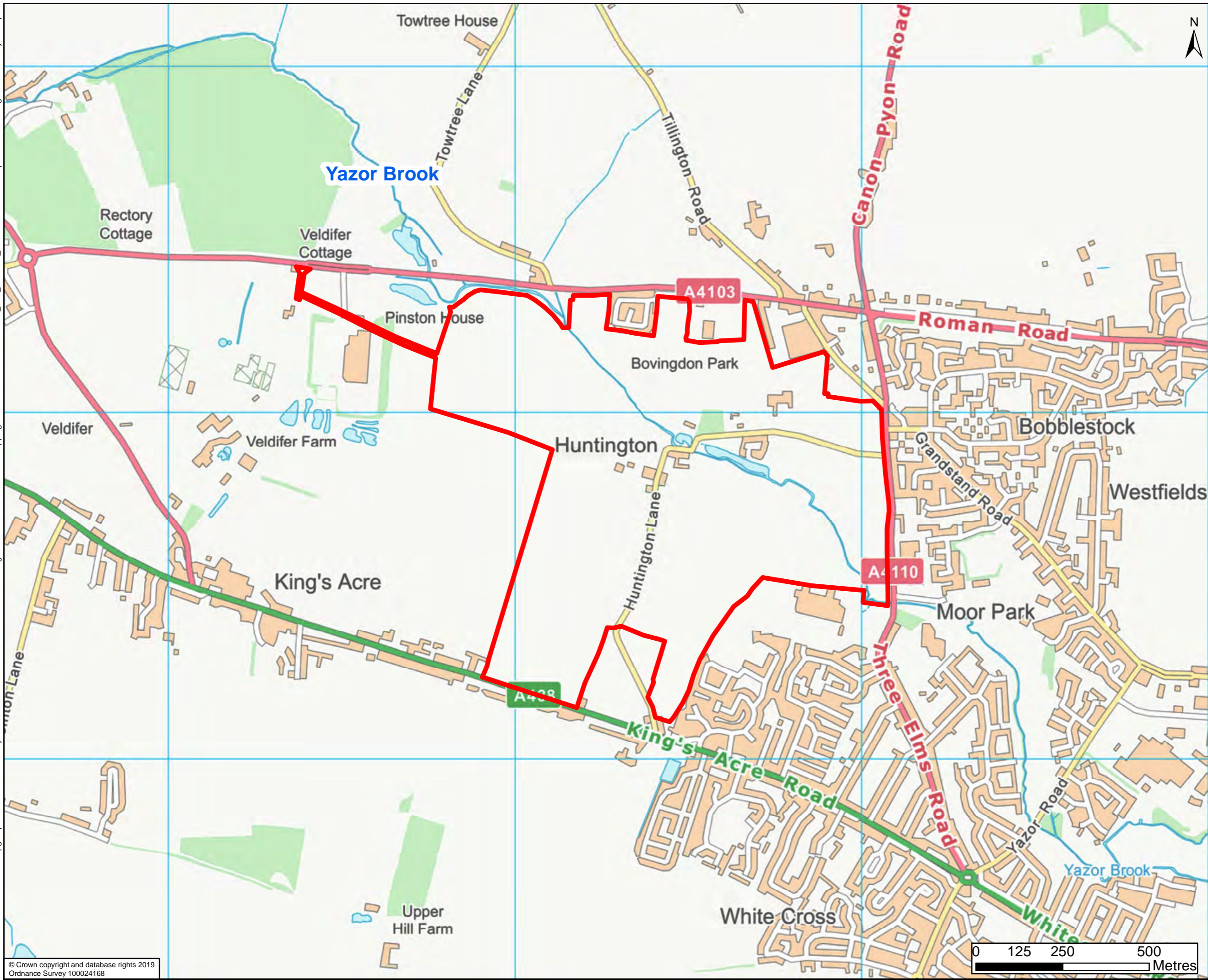


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Site Location



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SITE/PROJECT:  
THE HEREFORD CITY  
LEVEL 2 SFRA

TITLE:  
Site Location Plan -  
Three Elms

SCALE @ A3: 1:10,000 CHECKED: SH APPROVED: JG

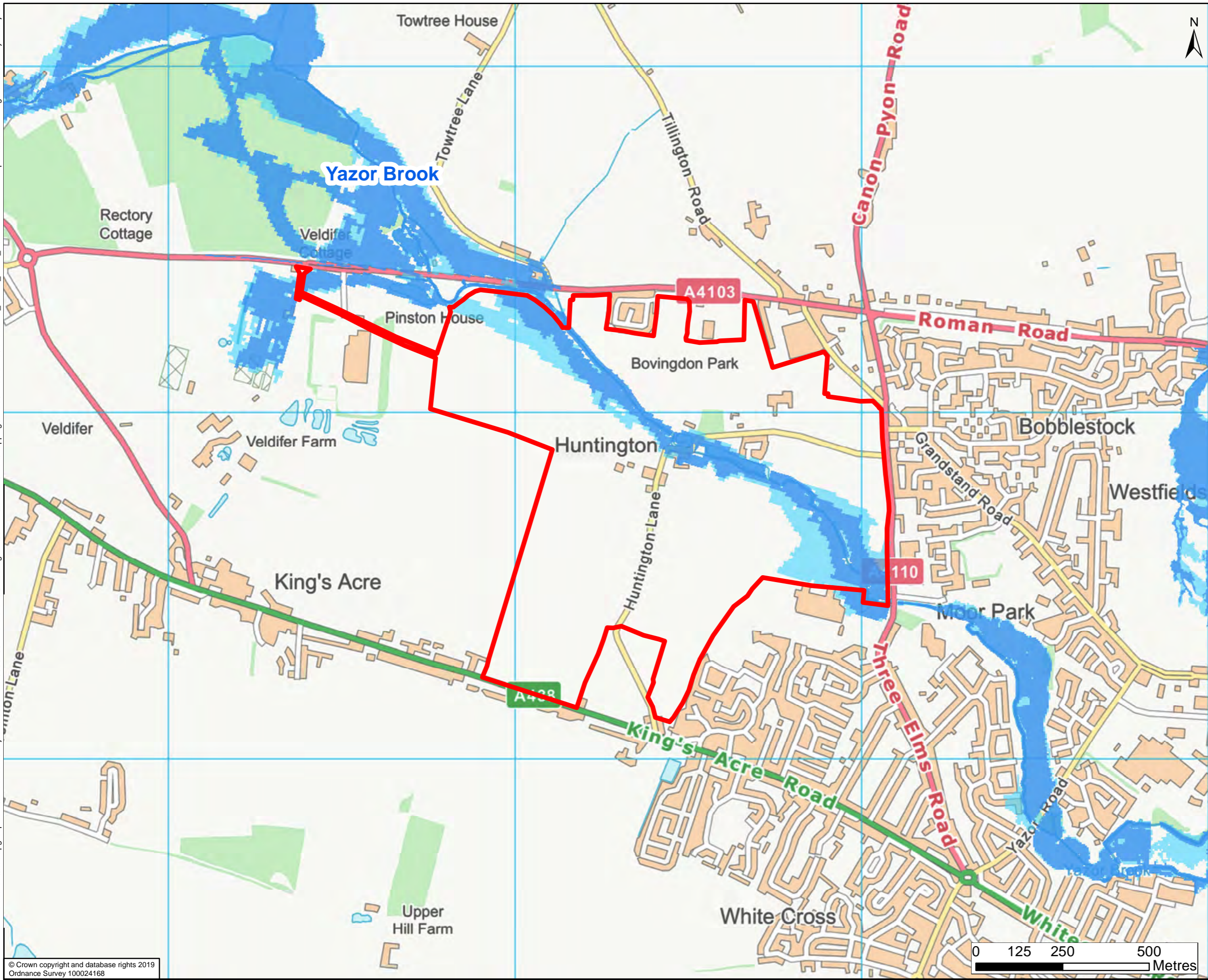
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- Site Location
- Flood Zone 2
- Flood Zone 3



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 not in operation.

The mapped Flood Zone 2 and Flood Zone 3 extents of the Ayles Brook and River Wye 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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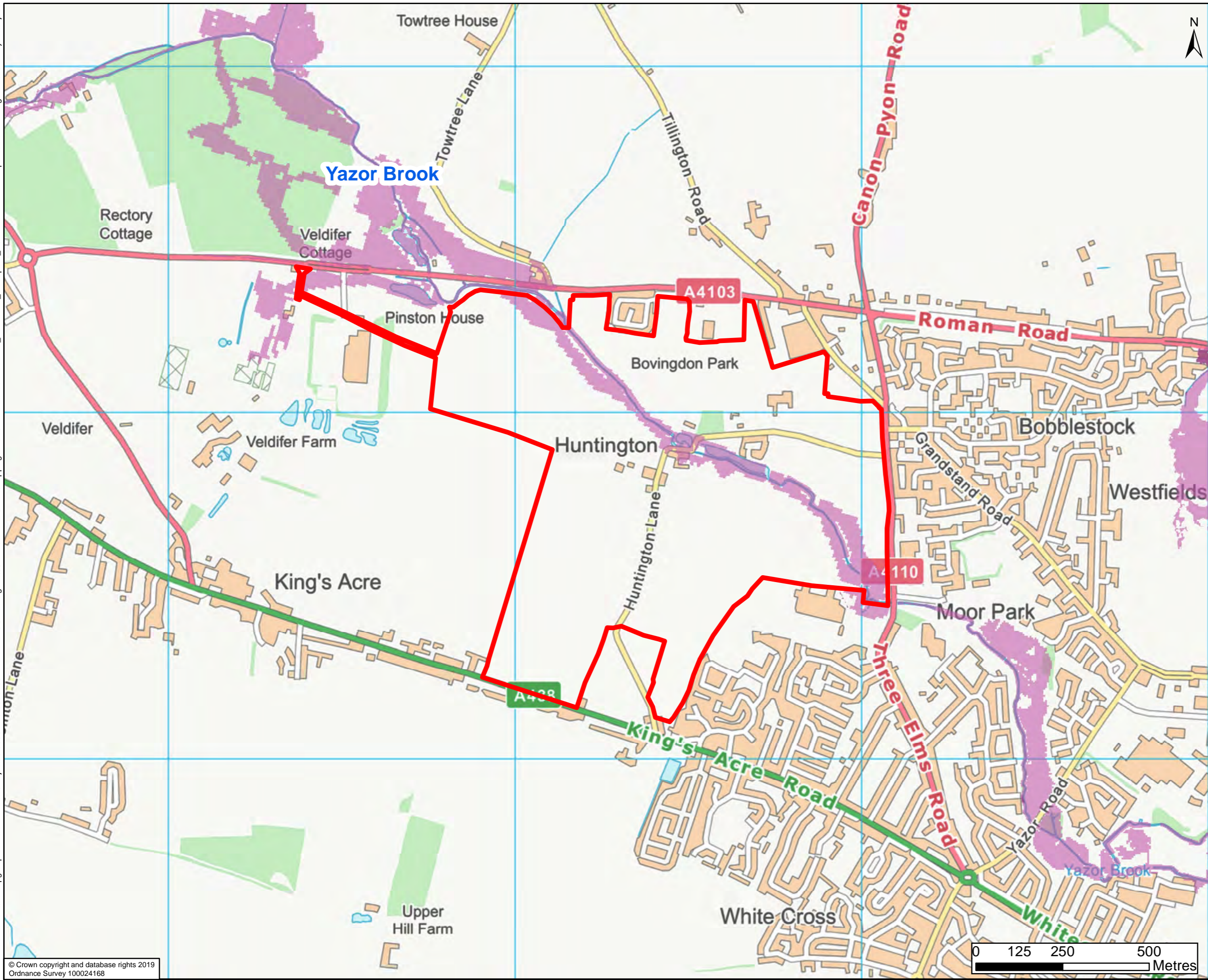
SITE/PROJECT: THE HEREFORD CITY LEVEL 2 SFRA

TITLE: Fluvial Flood Extents - Three Elms

SCALE @ A3: 1:10,000	CHECKED: SH	APPROVED: JG
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DRAWING NO: Figure A.2		DATE: 11/08/2020
REV: P02		

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- Site Location
- Flood Zone 3b - Functional Floodplain
- Flood Zone 3b - Urban or Defended

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 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 not in operation. The mapped flood extents of the Ayles Brook and River Wye are taken from broadscale JFLOW mapping used in the previous Level 1 SFRA.

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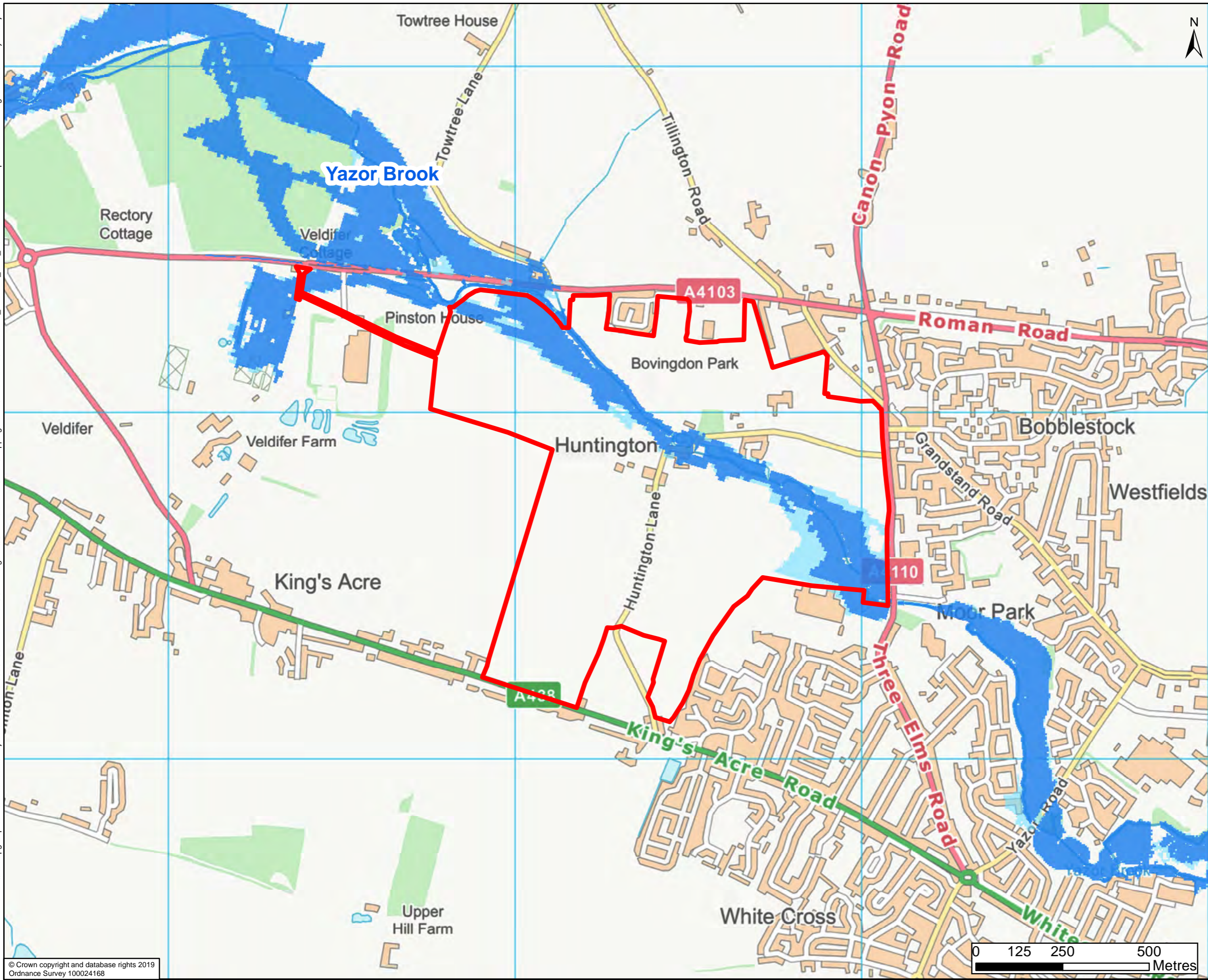
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SITE/PROJECT: THE HEREFORD CITY LEVEL 2 SFRA

TITLE: Functional Floodplain Extents - Three Elms

SCALE @ A3: 1:10,000	CHECKED: SH	APPROVED: JG	
PROJECT NO: 70056468	DESIGNED: CP	DRAWN: NG	DATE: 11/08/2020
DRAWING NO: Figure A.3			REV: P02

File name: \\uk.wspgroup.com\central\_data\Projects\70056468 - Hereford ICS Package H03 WIP\Level 2 SFRA\Mapping\MxDs\Three Elms\ThreeElms\_Residual\_Risk\_P01.mxd  
 printed on: 11 August 2020 by: ukshj003



- Site Location
- 1% (1 in 100) plus 35% CC annual probability of fluvial flooding without FAS
- 1% (1 in 100) plus 70% 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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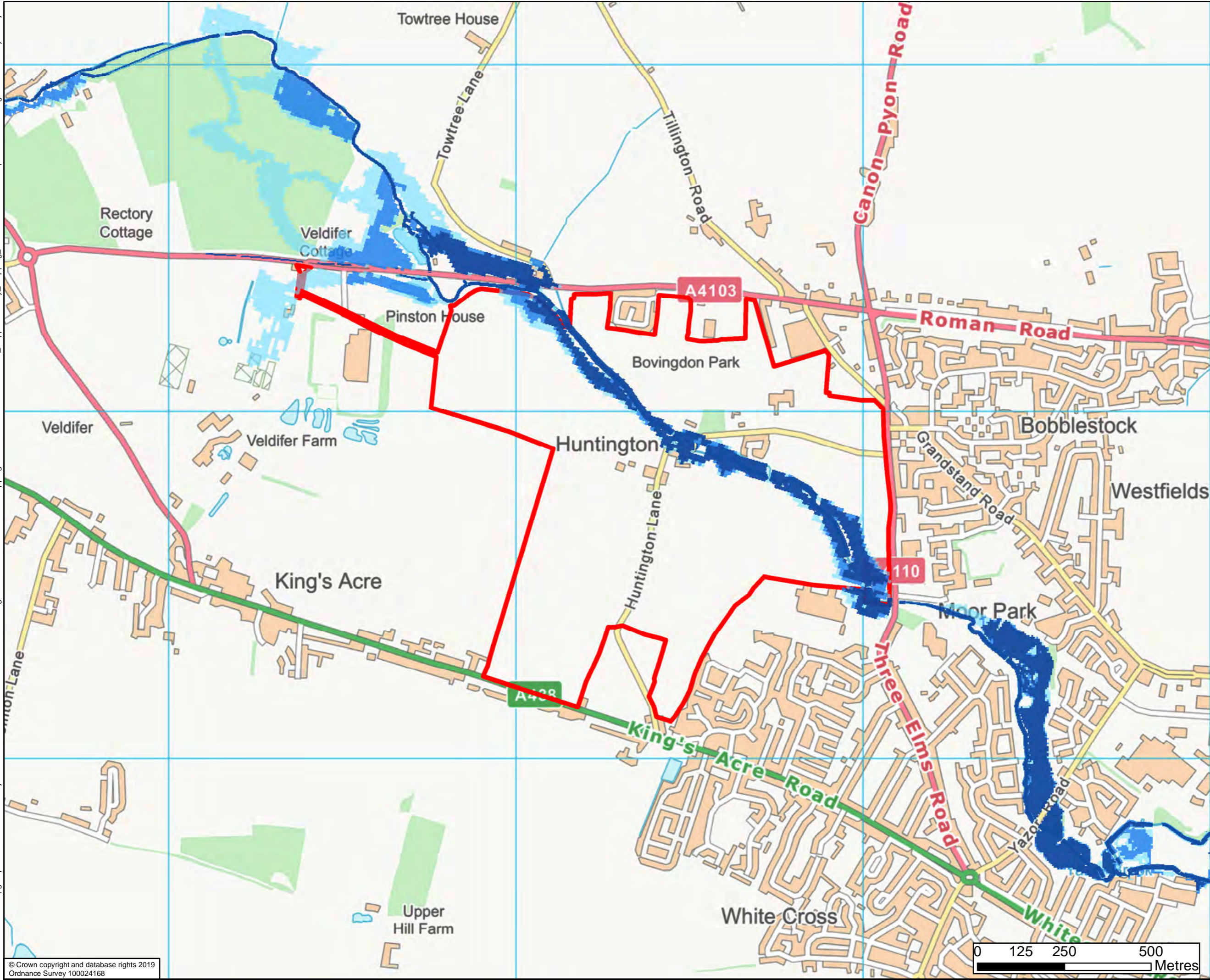
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SITE/PROJECT:  
 THE HEREFORD CITY  
 LEVEL 2 SFRA

TITLE:  
 Climate Change Fluvial Flood Risk Extents -  
 Three Elms

SCALE @ A3: 1:10,000	CHECKED: SH	APPROVED: JG
PROJECT NO: 70056468	DESIGNED: CP	DATE: 11/08/2020
DRAWING NO: Figure A.4		REV: P02

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- Site Location
- 1% (1 in 100) annual probability of fluvial flooding +70% CC with FAS in operation
- 1% (1 in 100) annual probability of fluvial flooding +35% CC with FAS in operation
- 1% (1 in 100) annual probability of fluvial flooding with FAS in operation

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. This map only shows the flood extents associated with the Yazor Brook.

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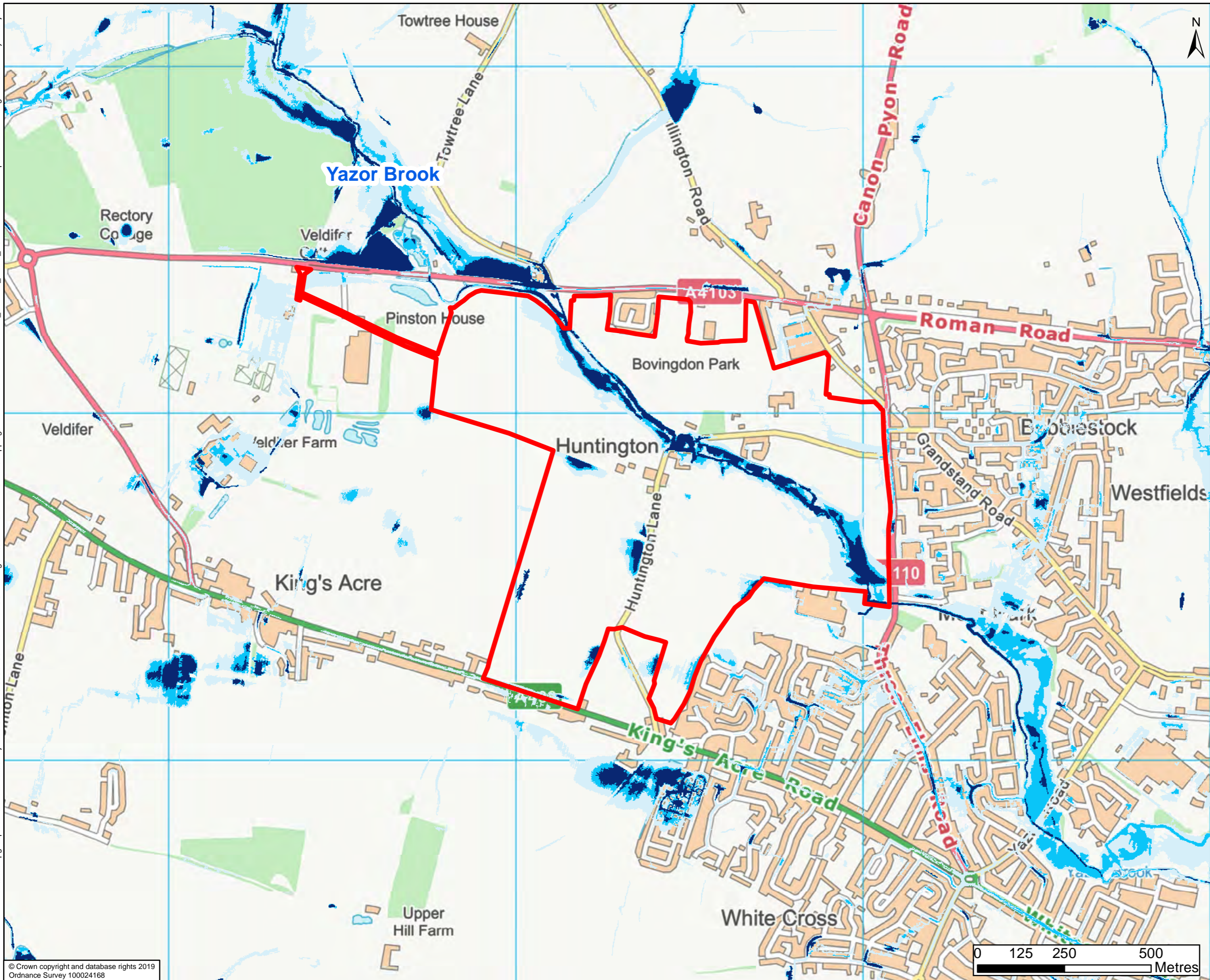


SITE/PROJECT: THE HEREFORD CITY LEVEL 2 SFRA

TITLE: Supplementary Fluvial Flood Extents - Three Elms

SCALE @ A3: 1:10,000	CHECKED: SH	APPROVED: JG
PROJECT NO: 70056468	DESIGNED: CP	DATE: 11/08/2020
DRAWING NO: Figure A.5		REV: P02

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- Site
- 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 October 2019.

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SITE/PROJECT: THE HERFORD CITY LEVEL 2 SFRA

TITLE: Surface Water Flood Extents - Three Elms

SCALE @ A3: 1:10,000 CHECKED: SH APPROVED: JG

PROJECT NO: 70056468 DESIGNED: CP DRAWN: NG DATE: 11/08/2020

DRAWING NO: Figure A.7 REV: P01

