

<b>Report:</b>	<b>Flood Risk Assessment</b>		
<b>Client:</b>	<b>Quietpresence Ltd</b>		
<b>Site:</b>	<b>Yard at Masonic Hall, Duncombe Place York, Y01 7DX</b>		
<b>Reference:</b>	<b>JEH041/FRA</b>	<b>Date:</b>	<b>November 2021</b>



## Introduction

JEH Planning are instructed on behalf of Quietpresence Ltd to prepare and submit a planning and listed building consent application for minor widening alteration works to an existing gate in the boundary wall to provided improved levels of accessibility into the Masonic Yard area. The increase in width to the opening would allow access for small plant equipment to treat Japanese Knotweed which had invaded the garden area and requires managing.

This statement has been prepared to accompany the application submission and it provides a review of the flood risks aspects of the site and proposal.

## The Application Site

The site lies within the City Centre of York close the York Minister.

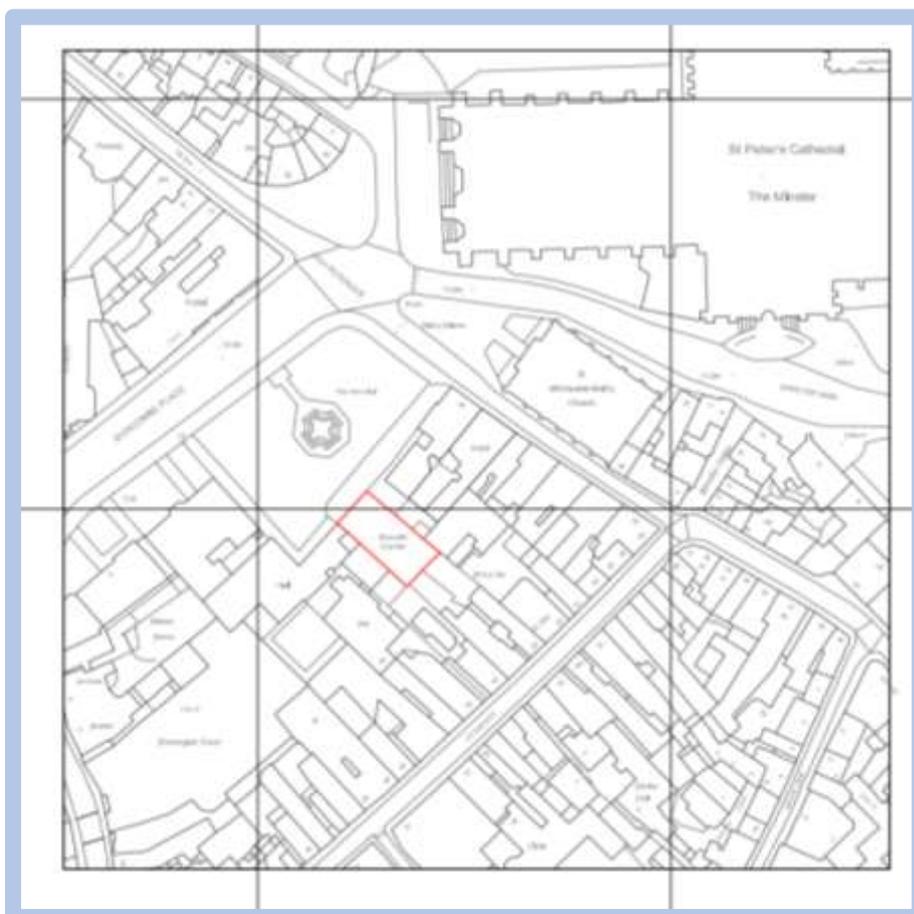


Fig 1: Site Location edged Red

The vacant yard area lies immediately to the rear of No 23 High Petergate and forms part of the Masonic Hall planning unit which is a Grade II listed building. This garden is rectangular in shape extending to approximately 264 sq m in area. It is unkempt in appearance with overgrown vegetation occupying the site. There is currently no physical link between this element of the site and either No 23 Petergate or the adjoining Guy Fawkes Inn.

## Proposed Development

Drawing JMDA1585/109 demonstrates how the proposed gate widening works would be undertaken.

An external access into the site is restricted to a single narrow gate front on to the War Memorial Garden. This will require widening to facilitate the machinery and plant equipment required to remove all the invasive Japanese Knotweeds and remediate the ground.

The proposal is to widen the existing gateway to the eastern side of the opening from a current width of 1160mm to 1300mm (an increase of 140mm). Once the Japanese Knotweed has been treated and disposed of offsite then the opening would be fitted with a new frame and timber gate in the widen opening as proposed on the drawings.

## Flood Risk Assessment

The site lies within Flood Zone 1, the lowest risk of flooding as shown on the extract from Government Flood Maps below.

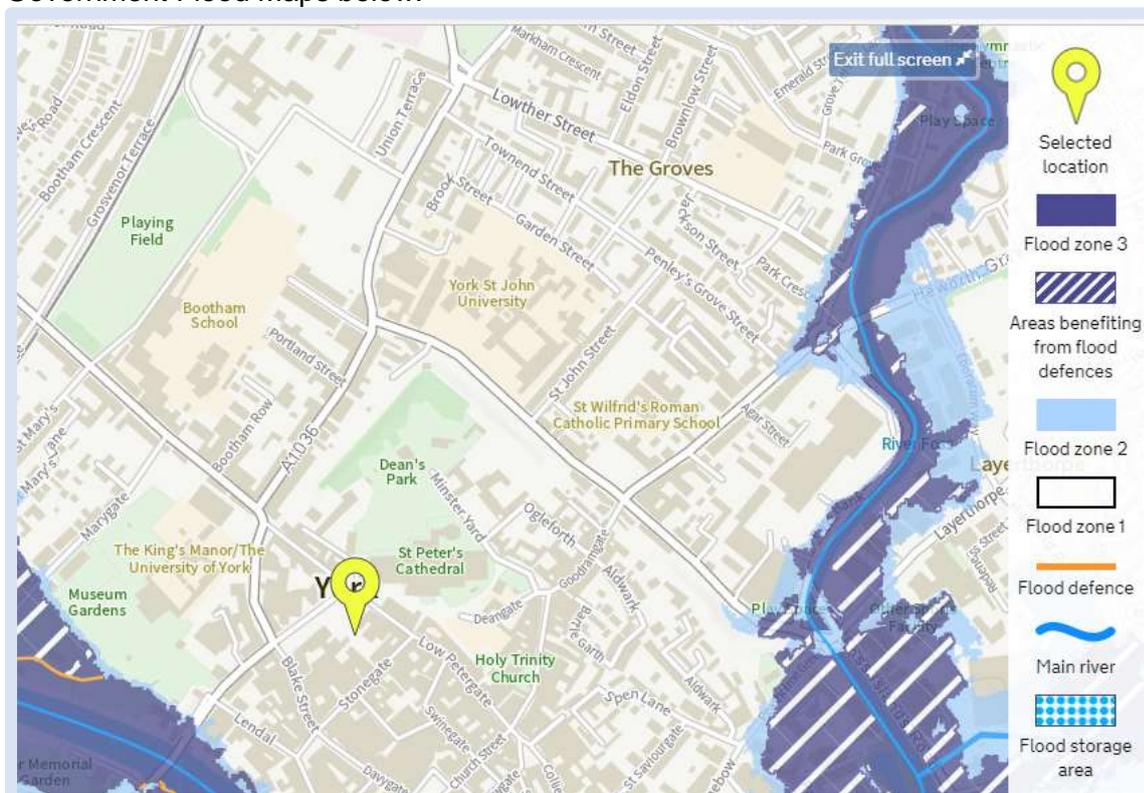


Figure 2: Extract from Government Website Flood Map



The site has a low vulnerability to flooding. Furthermore, the proposed development is minor in scale and nature. As the development does not fall within any the Flood Risk Vulnerability Classifications set out in Annex 3 of the NPPF and flood risk would not increase elsewhere we consider the development would not adverse effect areas at risk of flooding. The development is therefore in accordance with both National and Local Plan policies.

**Date: November 2021**