

## 41 Molewood Road, Hertford SG14 3AQ

### Flood Risk Assessment

April 2024

The proposal is for the addition of a single storey rear and side extension to a semi detached house located towards the far end of Molewood Road when approached from Beane Road.

With reference to the Environment Agency Flood Risk map, the site sits within a medium risk flood zone, adjacent to Beane Marsh and the River Beane beyond.

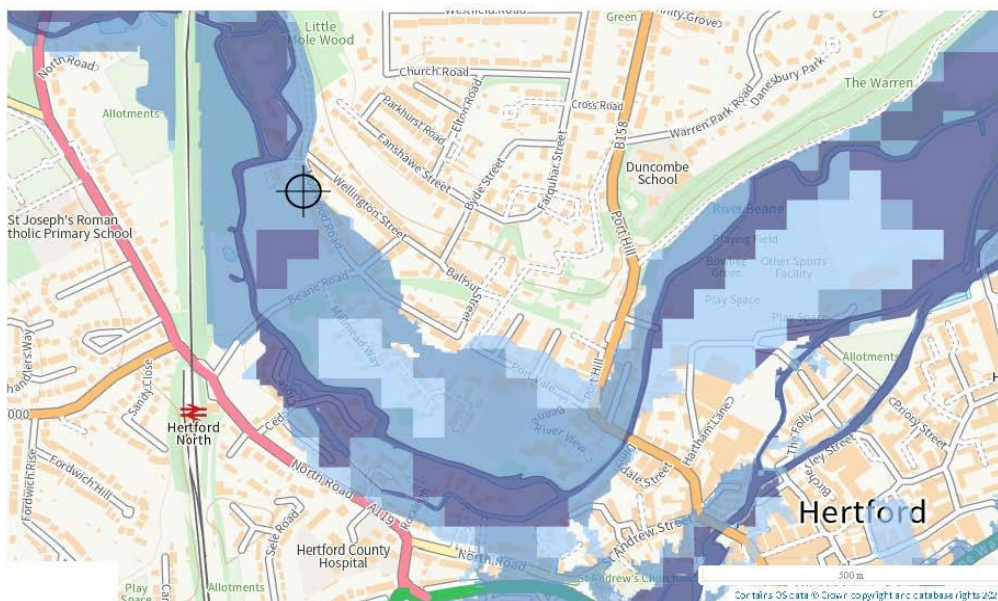
This section of the river Beane sits at the end of a series of natural flood plains, including Waterford Heath and beyond, which serves to moderate and retain river water build-up during periods of heavy rain.

Beane Marsh also acts as a smaller flood plain and has periodic water incursions, but there has not been a recorded flooding event to the houses/gardens in this part of Molewood Road for more than 40 years or so.

The rear garden to this property sits around 700mm above the ground level to Beane Marsh at the rear boundary, which provides additional protection.

The ground floor level to the extension will be the same as existing, so this development does present an additional risk to the current situation and accordingly has no impact on the current risk factor to this house.

Environment Agency Flood Map:



Extent of flooding from rivers or the sea

[High](#) [Medium](#) [Low](#) [Very low](#) Location you selected