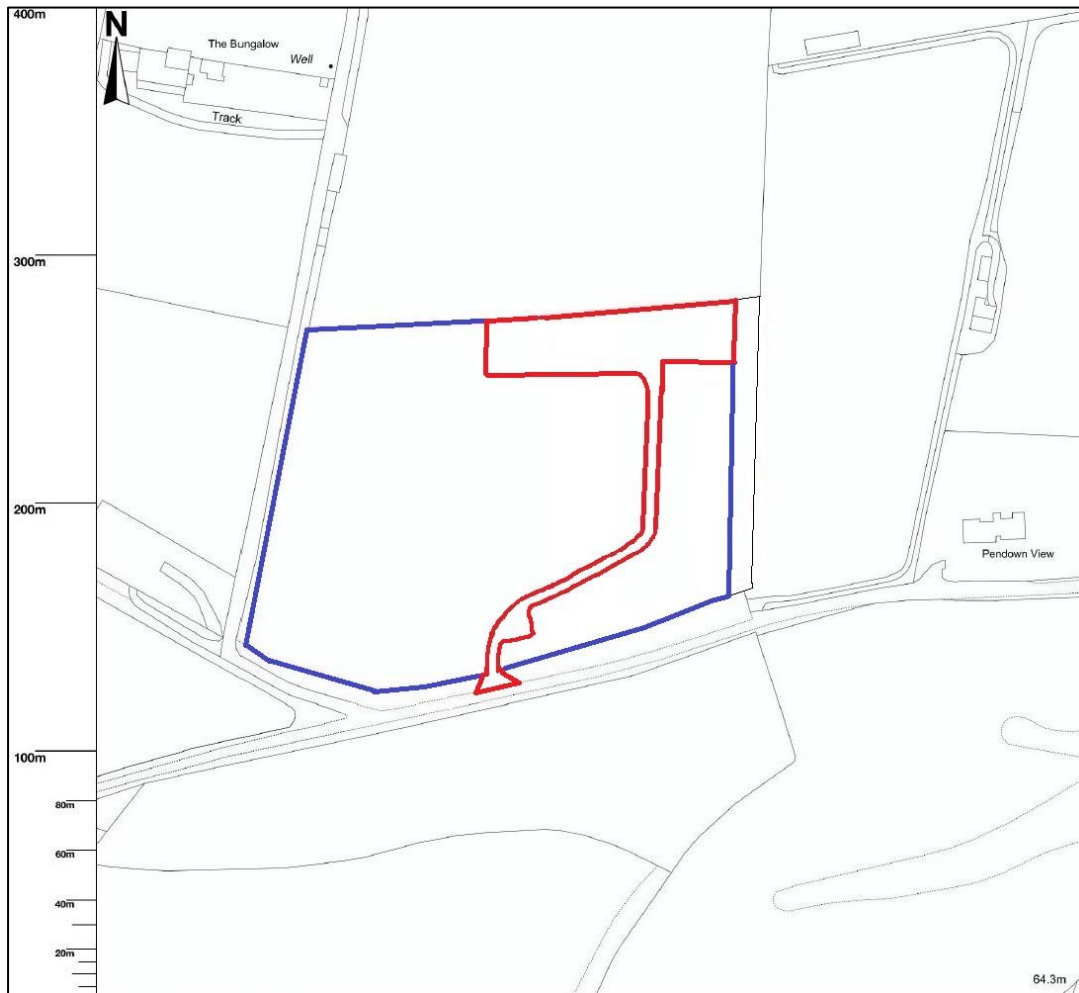


Flood Risk Assessment
for
new Planning Application
at
Land West of Pendown View
Killiw
Kea
Cornwall TR3 6AE
completed
5 March 2021



Development site and location

The location of the site in question is to the south west of Truro as indicated by the red outline on the location plan below, which is to the west of Pendown View TR3 6AE:



The current use of the land is agricultural. The whole site and the immediate surrounding area is within Flood Zone 1.

Development proposals

The proposed development involves the placement of an agricultural shed and two agricultural polytunnels onto agricultural land and the replacement of an existing non-residential caravan with a new non-residential caravan. No change of use is proposed. The proposed site layout is as on the plans accompanying the planning application submitted to Cornwall Council on 5 March 2021. The levels (above the OS datum) for the new buildings are:

polytunnels - proposed floor levels: 86.0m, current max ground height: 86.5m
shed - proposed floor level: 86.9m, current max ground height: 87.2m

Given that this proposal falls within the category of "land and buildings used for agriculture" the proposal comes under the "less vulnerable" to flooding classification.

Sequential test

Given this site is within Flood Zone 1, no sequential test is required.

Climate Change

According to the Strategic Flood Risk Assessment for Cornwall, the site is not at risk of any surface water flood risk event in any of the three categories of 1 in 30 year, 1 in 100 year nor 1 in 1000 year event likelihoods.

The site is not affected by tidal extremes including projected sea level rises over any period into the future including the medium risk in 100 years' time.

Site specific flood risk

According to the Strategic Flood Risk Assessment for Cornwall, the site is within the "Truro - River Tinney, type red" Critical Drainage Area and the "Upper Fal & Carnon" CFMP policy unit area for Policy 6, which states "take positive action to increase the frequency of flooding to deliver benefits locally or elsewhere".

Surface water management

Surface water from all the proposed structures will be allowed to drain to soakaways or infiltration systems designed in accordance with the latest regulations, using at least a 30 year return period storm forecast criteria. External areas will be finished with permeable materials to allow free movement and drainage of surface water. No foul drainage is proposed on the site.

Occupants and users of the development

There will be no residential occupants of the site and the employees working on the site will go from 1 FTE to 3.75 FTE (estimated). There would appear to be no significant flood risk that would affect these employees.

Exception test

Given this site is within Flood Zone 1, no exception test is required.

Residual risk

Given that the site does not rely on any significant flood management infrastructure, it is assessed that there is minimal residual flood risk remaining after taking mitigating actions.