

FLOOD RISK ASSESSMENT

Full Application

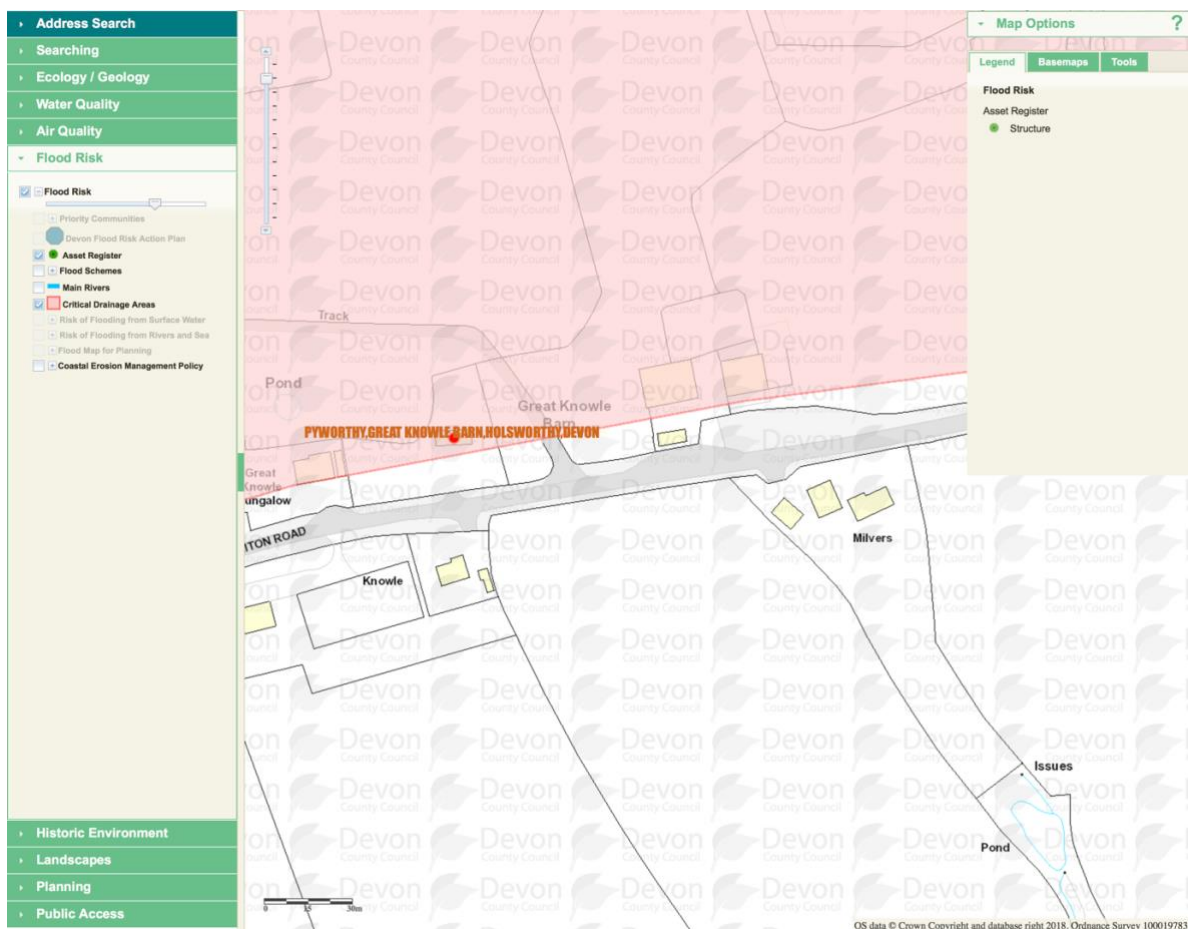
PROJECT: Annexe, Revised External Finishes and Increase to Domestic Curtilage
Great Knowle Barn, Derriton Road, Pyworthy. EX22 6JY

CLIENT: Mr Cleave

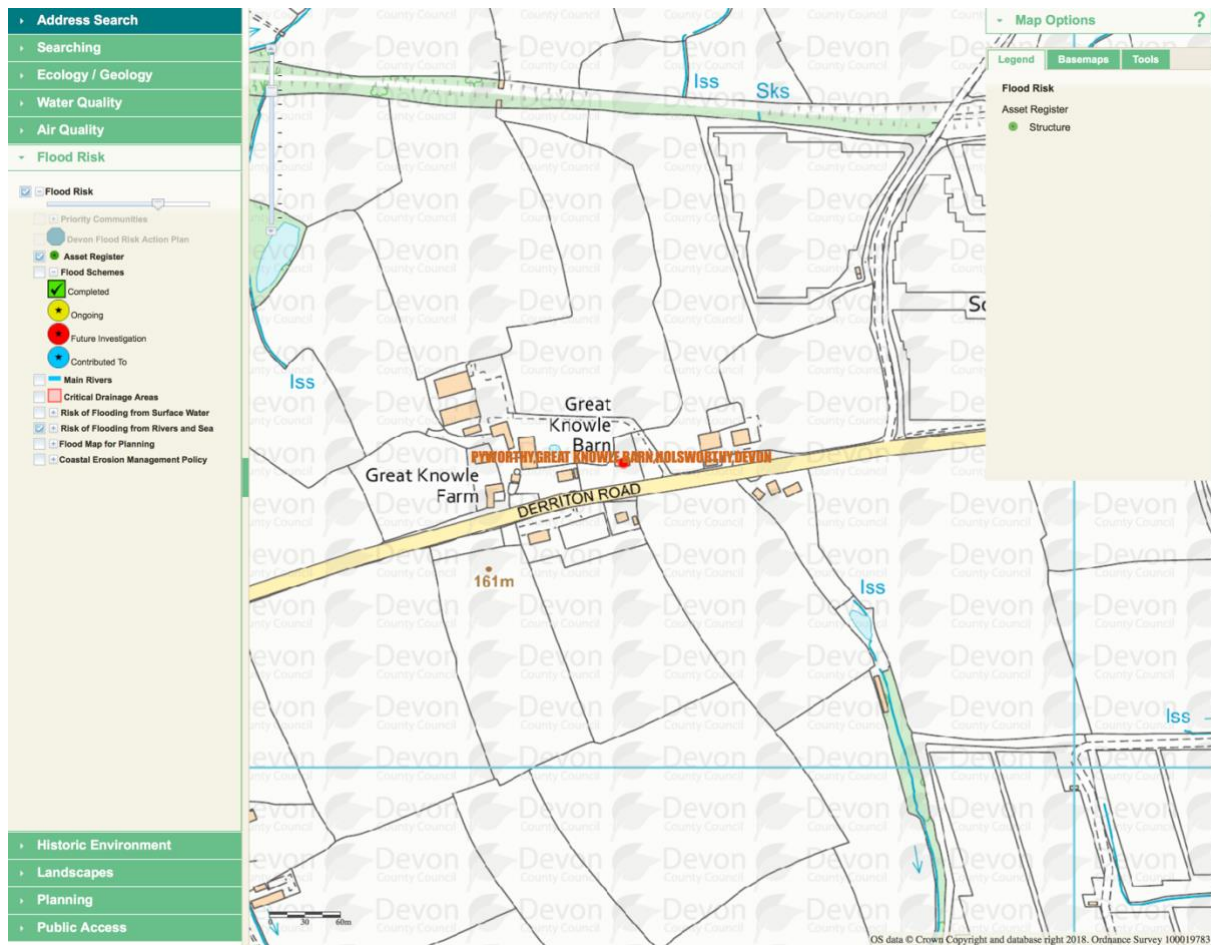
DATE: 25 June 2021

Under application 1/0836/2020/AGMB the existing barn was given consent for conversion to a dwelling. The attached application is to create an attached annexe on the east side of the new dwelling, to change the external metal cladding to timber cladding and to increase the domestic curtilage of the property all as shown on the submitted drawings. The proposed annexe will be located in an area that was previously a concrete yard for storing silage. Previously water would have been allowed to run-off the yard straight into the ground. The proposed annexe will mean that the rainwater will be collected and diverted to a soakaway. There have been no reported problems with surface water run-off causing flooding or any similar issues so it is deemed that the existing arrangements for the barn already work well and as there are no further changes to the building it should continue to do so. At building regulations stage the capacity of the existing soakaway will be measured to ensure it has the capacity and continues to hold the rainwater from both the barn and the proposed annexe if it doesn't the size will be adjusted accordingly. There is sufficient land under the ownership of the applicant to allow for this and the land is away from both the highway and any immediate neighbours.

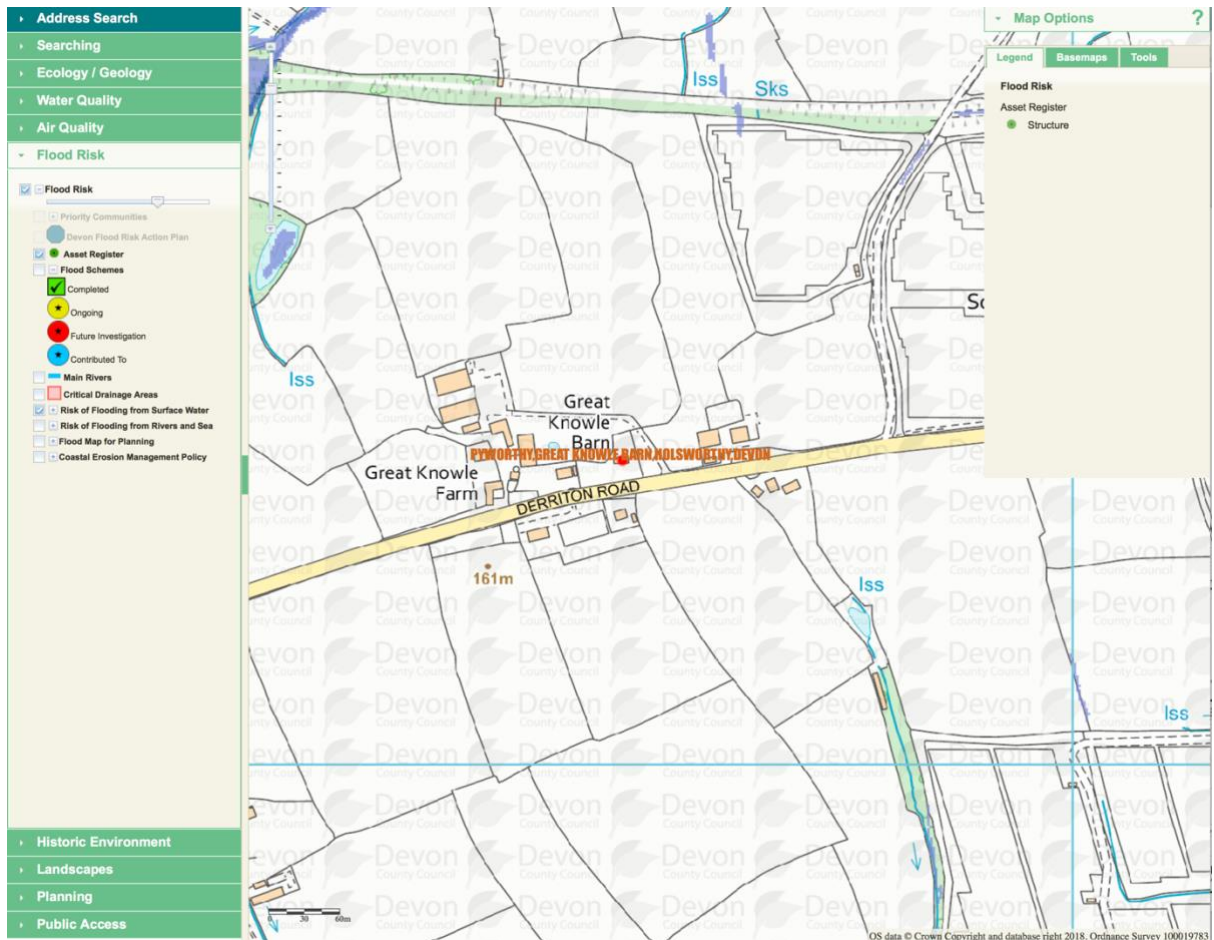
Technical guidance to the National Planning Policy Framework states that a Flood Risk Assessment (FRA) is required where the proposals are in an area where the Environment Agency (EA) have indicated there may be drainage problems or the size of the site is greater than 0.1 ha. This particular site is less than 0.1 ha but lies within an area of Holsworthy which has been classed as a Critical Drainage Area. The map below shows that the site actually sits right on the border of the Critical Drainage Area.



The map below shows that the site doesn't fall within a Flood Zone meaning there is no chance of flooding each year from rivers or sea.



Similarly, the map below indicates the site is not in an area recorded as flooding from surface water. There are no nearby water sources that may give rise to a risk of flooding such as reservoirs, canals or artificial water sources meaning the site will not be subject to flooding from groundwater.



The drainage strategy is to utilise the existing surface water soakaway and its size will be checked at building regulations stage. If it is found to be undersized or not in line with current guidelines listed below attenuation will be added to the surface water drainage to comply with the details listed.

The proposed soakaway design is to comply with the guidance published for sites located within 'Critical Drainage Area' – Catchment, Issue and Guidance. The document states that the surface water should:

- Drain to a soakaway or infiltration system designed in accordance with the SUDS Manual – CIRIA C2697, with a capacity based on a 30-year design storm but with measures to detain surface water on site for up to the 1 in 100 year storm
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The Technical Guidance for the National Planning Policy Framework recommends that a 30% increase in the rainfall intensities be allowed for future climate change over the next 100 years.