

**CRITICAL DRAINAGE AREA STATEMENT
TO ACCOMPANY PLANNING APPLICATION & LISTED BUILDING CONSENT**

PROJECT:

PLANNING APPLICATION & LISTED BUILDING CONSENT FOR DEMOLITION &
CONSTRUCTION OF ORANGERY, DOUBLE GLAZING TO MANOR HOUSE

SITE ADDRESS:

BOSCUNDLE MANOR, SAINT AUSTELL PL25 3RL

CLIENT:

BCM CORNWALL LTD

Critical Drainage Area Statement

Introduction

The proposal is for the demolition & construction of orangery, double glazing at Boscundle Manor, Saint Austell PL25 3RL.

Please refer to the accompanying proposed site and floor plans which indicate the intended proposals.

Technical guidance to the National Planning Policy Framework March 2012 states that a Flood Risk Assessment (FRA) is required where the proposed development is greater than 1ha in size or in an area where the Environment Agency (EA) have indicated there may be drainage problems.

The proposed site is smaller than 1ha however, as the application is within a Critical Drainage Area a statement is required to identify what measures will be taken to reduce the potential for surface water flooding.

Risk of flooding from rivers and sea

The site falls within Flood Zone 1, generally this means that the chance of flooding each year from rivers or sea is 0.1% (1 in 1000) or less.

Risk of flooding from surface water

There are no indications that site location will be subject to flooding from groundwater or sewers. There are no reservoirs, canals, or the artificial sources in the vicinity of the site which might give rise to a risk of flooding.

Drainage Strategy

The proposed drainage strategy involves connecting to the existing foul drainage run located on the main road.

Conclusion

It is concluded that the proposals do not significantly increase the risk of flooding given the existing conservatory on site. The proposals will be suitably designed to ensure additional surface water generated will comply with current technical guidance in accordance with the National Planning Policy Framework.

Flood Risk Assessment



Flood map for planning

| | | |
|------------------|-----------------------------|-------------------------|
| Your reference | Location (easting/northing) | Created |
| Boscundle | 204760/53284 | 6 Jun 2022 12:04 |

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

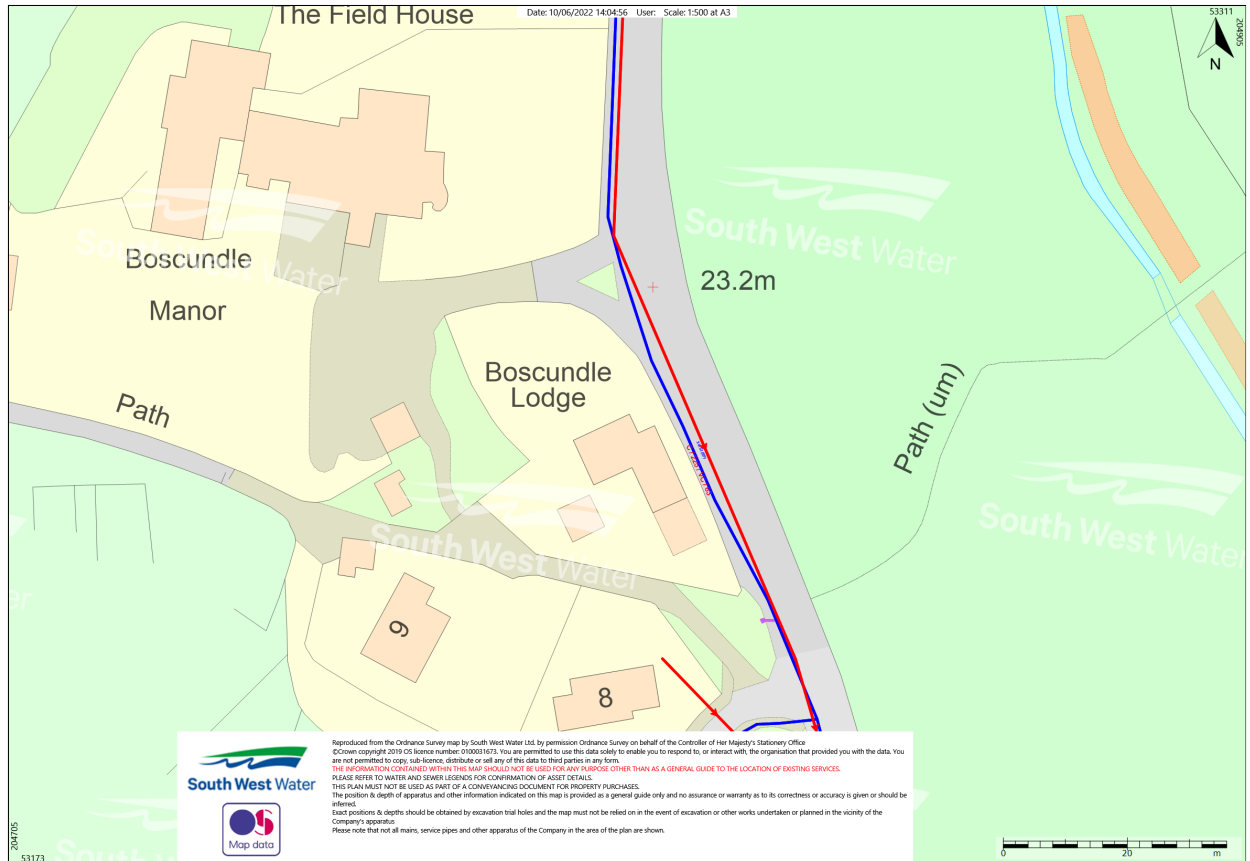
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

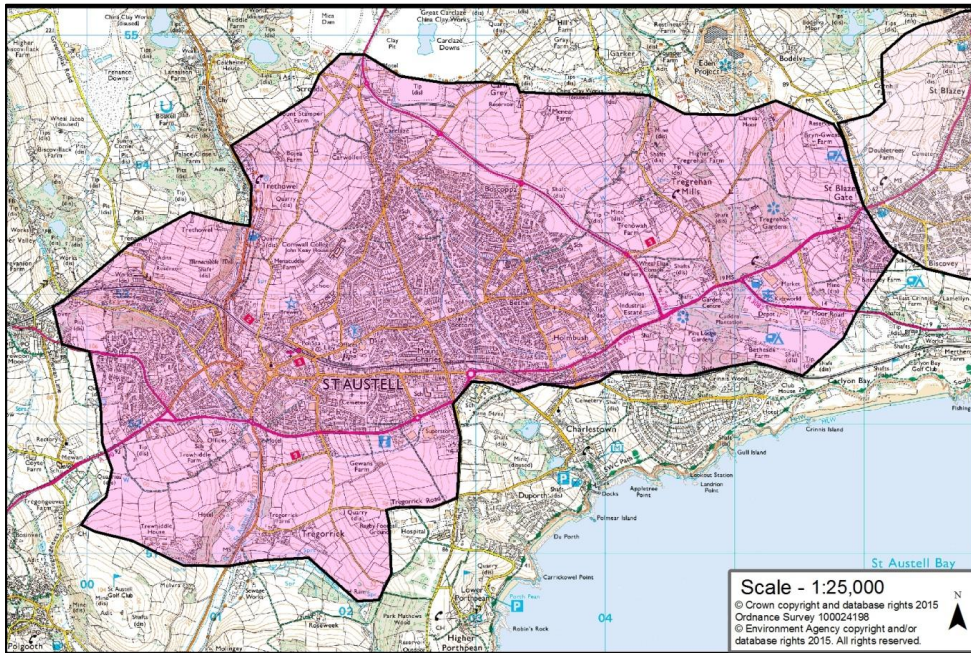
South West Water Records of Sewers



Critical Drainage Area (CDA)

Cornwall – St Austell

May 2015



Catchment Drainage / Flooding Issues

Cornwall Council's Local Flood Risk Management Strategy (Strategy) identifies St Austell as a Priority Community. A strategy covering St Austell, Par and St Blazey will be undertaken to investigate opportunities to improve existing flood alleviation schemes. It will also research impacts of mine and mineral workings on flood risk as well as the link between land use practice and run-off.

This may show that in addition to controlling run-off from new development there is the need for infrastructure changes such as construction of new sewers. Detailed actions to address this will be developed in partnership through the Strategy. Therefore as well as following this guidance, applicants should refer to Cornwall Council on the development of the Strategy.

The St Austell area spreads across the Sandy River, St Austell River and Tregrehan Stream catchments. The mining history means that through the town the watercourses are highly modified. Historic mining in the catchment has resulted in perched and diverted channels as well as disused adits. These watercourses are designated Main River and require ongoing maintenance. Flood Alleviation Schemes have been constructed in the Sandy Bottom, Holmbush, Par Moor and Pentewan.

Flooding problems exist across the catchments associated with small constrained channels and culverts and natural floodplain areas which are obstructed and developed.

Continued

