

## Flood Risk Assessment

**Site Address:** 4 Treganoon Road Mt Ambrose Redruth TR15 1NN



This Assessment accompanies an planning application

An initial inspection of the Environment Agency's (EA) indicative flood map shows that the application site is not located within any Flood Zone and is therefore at a low risk of flooding. Further investigation and inspection of Cornwall Council's flood mapping system shows that the application site is located within the Camborne, Redruth and Pool Critical Drainage Area, and as such it is required that the planning application is accompanied by a Flood Risk Assessment (FRA).

This FRA has been prepared in accordance with the Technical Guidance to the National Planning Policy Framework (NPPF) and with the guidance contained in the Council's Strategic Flood Risk Assessment Level 1 document. In accordance with the guidance contained in paragraph 5 of the Technical Guidance to the NPPF, a brief FRA is required, which has to identify how surface water run-off from the proposed development will be disposed of.

The site is not located close to any streams or major watercourses and therefore the site is not at risk of fluvial flooding. In addition to this the site is located at a general elevation of approximately 130m above ordnance Datum and as such would not be at risk of tidal flooding.

As a result of the size of the application site, which is 461m<sup>2</sup> in extent, it is considered the extent of the proposed development, which measure some 14m<sup>2</sup>, and is insignificant in size in terms of the potential for increasing flooding elsewhere.

It is evident from the submitted Proposed Floor Plan (drawing number 2315-PL-01-01) that whilst a very small portion of the site will be covered by the proposed, a significant portion of the site will remain undeveloped. The surface water from the proposed will be dealt with within the standards referred to in the Drainage Guidance for Cornwall document.

In conclusion, based on the findings of this Assessment, and following the standing advice issued by the EA and Cornwall Council, the application site has been shown to be not located within any Flood Zone and as such should be acceptable to Cornwall Council in terms of flood risk.

As the site is located within a Critical Drainage Area special consideration has to be given to any additional surface run-off water resulting from the proposed dwelling. All the proposed drainage infrastructure must be designed in accordance with the guidance outlined in the Drainage Guidance for Cornwall (DGfC) document, which also requires that such infrastructure complies with the relevant Building Regulations legislation.

This Assessment has demonstrated that the proposed development will not adversely impact on flood risk in any material respect. As such, there are no objections to this proposed development on flood risk grounds.