



laurence associates

Lander House, May Court
Threemilestone Business Park
Truro, Cornwall, TR4 9LD

w: www.laurenceassociates.co.uk

planning | architecture | landscape

Planning and Sustainable Development
Pydar House
Pydar Street
Truro
TR1 1XU

Our ref: 23068
12th December 2023

To whom it may concern,

**FLOOD RISK ASSESSMENT RELATING TO A PROPOSED ACCESS AT LAND AT CHANNEL VIEW FARM,
SANDY LANE, REDRUTH, TR15 2DJ**

This letter provides a Flood Risk Assessment (FRA) in support of the full application for the proposed formation of vehicular access ('the proposed development') on Land at Channel View Farm, Sandy Lane, Redruth, TR15 2DJ ('the application site').

The supporting information is supplied below.

Policy 26 of the CLP looks at flood risk and seeks for development to be sited, designed and of a type that increases flood resilience in the area, taking account of the area's vulnerability; minimises or reduces flood risk on site and in the area; replicates natural ground and surface water flows and decreases runoff. Policy CC3 of the Climate Change DPD sets out that development proposals shall be designed to reduce flood risk to the application site and its surroundings.

The site is located within the Camborne, Pool, Illogan and Redruth (CPIR) Critical Drainage Area. A Critical Drainage Area (CDA) is an area that has critical drainage problems, and which has been notified to the local planning authority as such by the Environment Agency.

Camborne, Pool, and Redruth are Priority Communities in Cornwall Council's Local Flood Risk Management Strategy. The Cornwall Local Plan is proposing 4,500 new dwellings in the CPIR area by 2020, with a Surface Water Management Plan (SWMP) having been developed in response to this proposed growth in the area, along with existing drainage concerns. The aim of the SWMP is to remove surface water from the combined (foul and surface) sewer system.

Within the section setting out minimum drainage standards, all new developments will have to play their part in reducing current rainfall runoff rates with on-site surface water being safely managed up to the 1 in 100 plus climate change conditions. This section goes on to state that surface water from new development should not be routed into a combined sewer as capacity in this system is required for new foul water connections.

It should be firstly noted that the proposal relates to a new access, that does not relate to foul water. Opportunity exists for enhanced landscaping to further reduce surface runoff the proposed access would allow for the surface water do discharge naturally into the ground. Given the minor nature and scale of the proposal and mitigation measures in place, the proposal will not increase the risk of flooding onsite or elsewhere.

Yours faithfully,



Chloe Pitt MA MRTPI
Planning Director