FLOOD RISK &

CRITICAL DRAINAGE ASSESSMENT PLANNING APPLICATION

Site Address:

Land West Of Hunters Moon Tredavoe Lane Tredavoe
Newlyn

Stage. Planning

Scale: January 2024

Prepared by: Cornwall Planning Group

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THE PROPOSAL

This assessment accompanies a full planning permission application for the following works;

Construction of Agricultural Barn

POLICY BACKGROUND

The main, national policy document for Flood Risk Assessments (FRAs) is the Government's Planning Policy Statement. Local policy guidance is provided by the Environment Agency's non-statutory 2010 document "Drainage Guidance for Cornwall Council" (DGCC).

The application accordingly needs a FRA only because of the last factor mentioned in this paragraph, which is that the Environment Agency has indicated that there may be drainage problems in the area.

ASSESSMENT

The nearest watercourse to the application site is the Newlyn Coombe River approx. 0.28 Miles to the north west. It would appear the Local Plan's Proposals Map and the Environment Agency's Indicative Flood Map both show the application site to be outside any flood plain and it is higher than the likely extent of any flooding along this minor watercourse. It is therefore considered that there is no risk of flooding affecting the proposed house.

SEA LEVEL

The application site lies approx. 0.66 miles west of the coast and at an elevation of about 82 meters AOD. Sea levels are currently estimated to be increasing in the order of 1 metre in 100 years. The proposed development is consequently well outside any areas of current or anticipated tidal flooding.

GROUNDWATER AND THE LAND

The topography in this locality means that the application site is situated on the edge of a hamlet of residential dwellings with modern mains drainage.

LIKELIHOOD OF FLOODING AS A RESULT OF THE PROPOSAL

The surface water drainage will be into a soakaway and managed within the application iste. Therefore, no impact in terms of increased drainage and water run-off will be caused.

CONCLUSION

The application site contains the following aspect;

1. It is sited 82 metres above sea level,
2. It is not sited within a Flood Zone
3. The nearest coast is approximately 0.66 mile from the application site.

In conclusion, the proposed development is considered acceptable with respect to flood risk.