

Flood Risk and Critical Drainage Assessment

FOR THE PROPOSED NEW DWELLING TO
PLOT 4A, TREVARRICK ROAD
ST. AUSTELL

January 2024
document no. **23009-3-0051**

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This document is submitted in support of a detailed application for a private dwelling at Plot 4a, Trevarrick Road, St. Austell.

FLOOD RISK

The site is located in Flood Zone 1 / 2 and 3. This is confirmed in the below Environment Agency documentation. Most of the site is located within Flood Zone 1 that is identified an area of low risk of flooding. Flood Zone 2 and 3 are only shown along the edge of the stream that is along the North Eastern boundary of the site. As the proposed works are all shown within the area indicated as Flood Zone 1, there are no issues relating to Flood Risk on the site.

It is concluded that there is no adverse additional risk for these proposals in regard to flooding.



Flood map for planning

Your reference <Unspecified> Location (easting/northing) 200734/52514 Created 27 Sep 2023 22:00

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

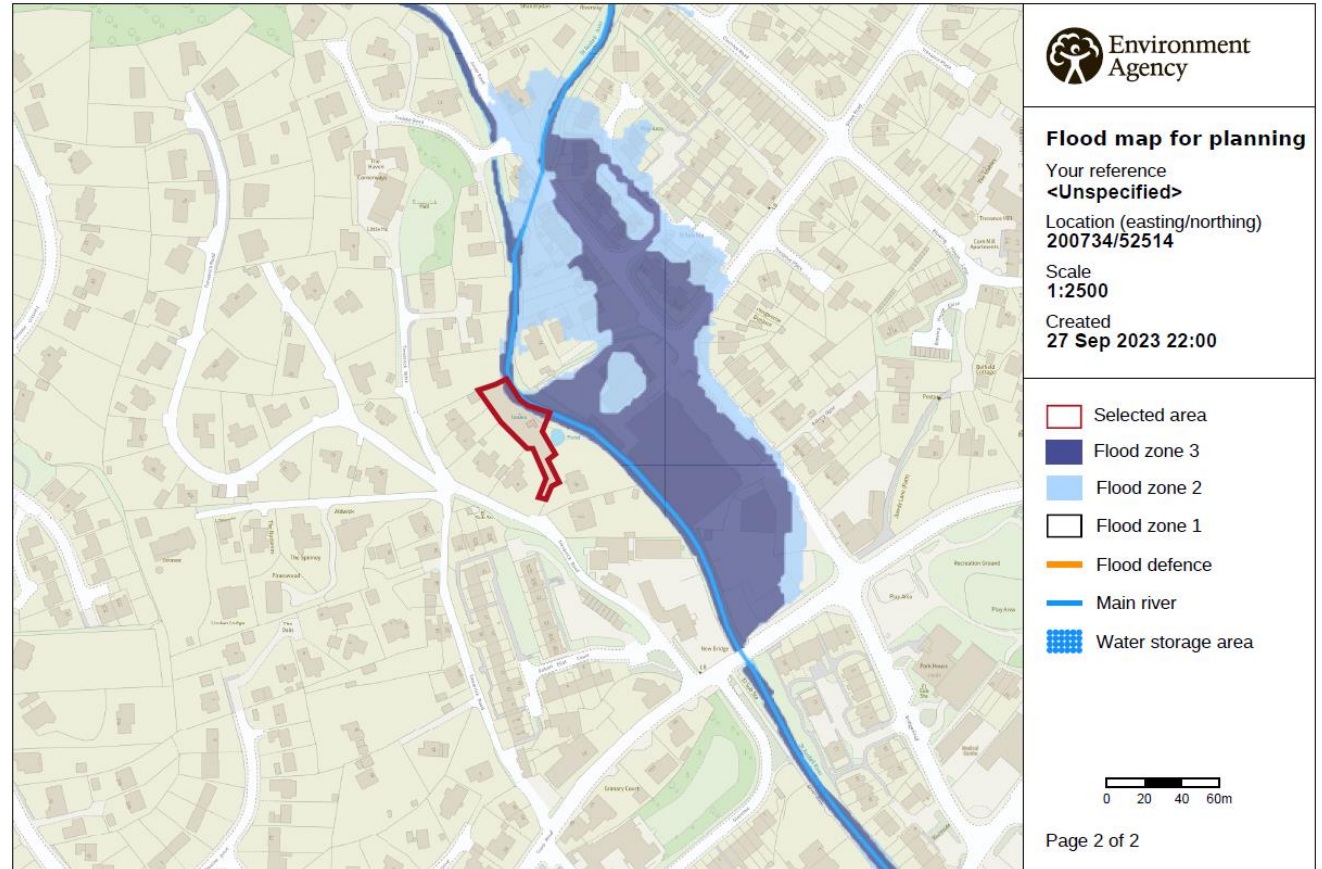
Notes

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 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



SURFACE WATER DRAINAGE

St. Austell is located within a Critical Drainage Area. From the SSW map below, you can see that a combined sewer is located within the road running past the entrance to the site. All the new proposed foul drainage will be pumped up the driveway to the mains sewer.

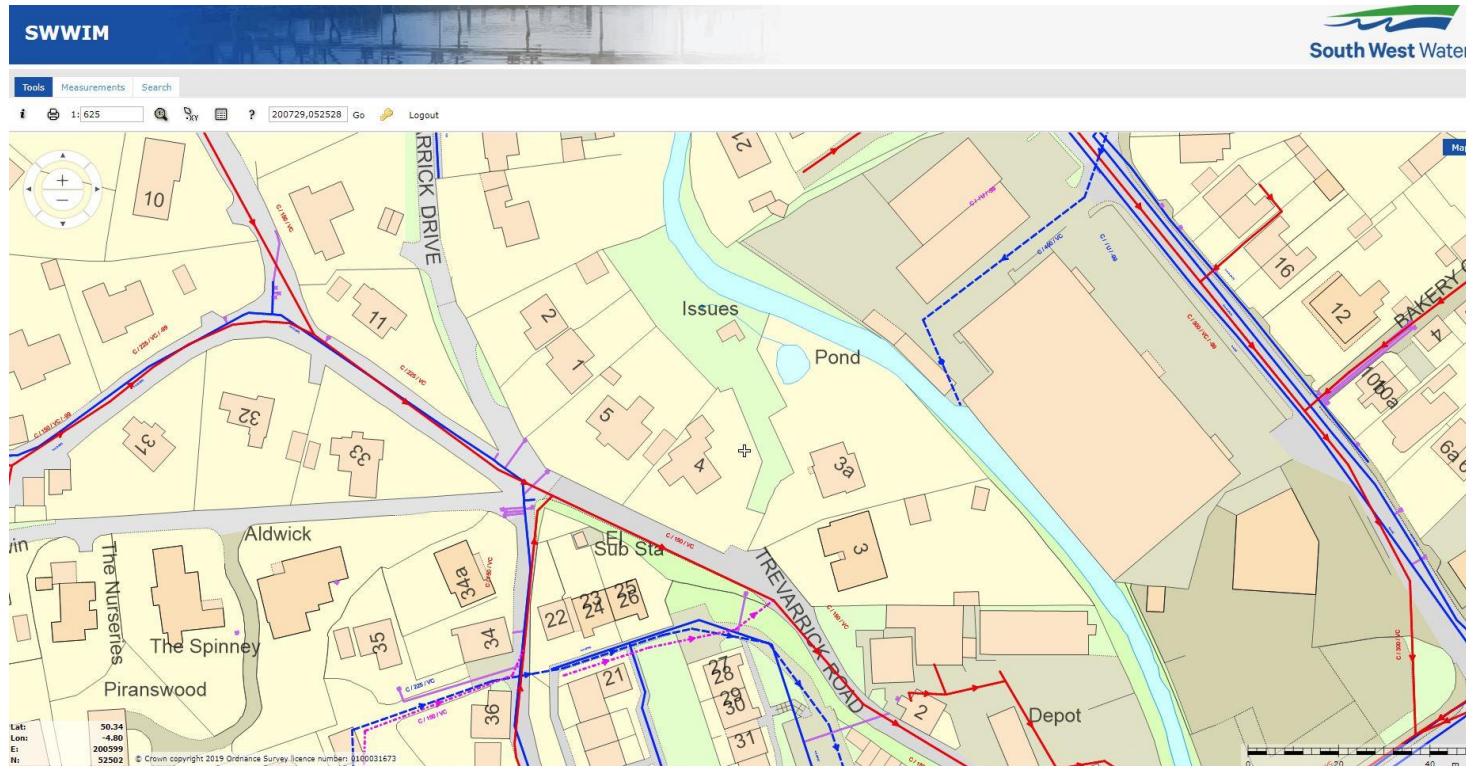
SOUTH WEST WATER HIERARCHY OF DRAINAGE OPTIONS FOR SURFACE WATER RUN-OFF

Discharge into the ground (infiltration); or where not reasonably practicable,

Provide written evidence as to why Infiltration devices, including Soakaways, Swales, Infiltration Basins and Filter Drains do not meet the design standards as specified in either H3 Building Regulation standards for areas less than 100m². Soakaways serving larger areas must meet the design standard specified in BS EN 752-4 (para 3.36) or BRE Digest 365 Soakaway Design.

As is defined under the Building Regulations Approved Document Part H the initial requirement is to provide a soakaway on the site to deal with surface water run-off. The site is of a size that the soakaway can be provided. This has been indicated on the Site Layout Plan. As we can provide the soakaway, we have not reviewed the alternative options.

The area of non-permeable space will keep to a minimum with the driveway being from a permeable surface. As noted on the proposed site plan there is adequate space for a soakaway to be installed to comply with the Building Regulations. The system to be designed by a specialist will comply with the infiltration guidance in BRE 365 or CIRIA 156 with a 10 year return period for maintenance.



Drainage Design

At this stage the detailed design is not being progressed and this application has been made to confirm South West Water's acceptance for the proposed method of drainage for surface water in order to discharge the Planning Condition as noted at the beginning of this document.