

Flood Risk Assessment

Greenacre Lodge
Ref: PP-12638548
December 2023

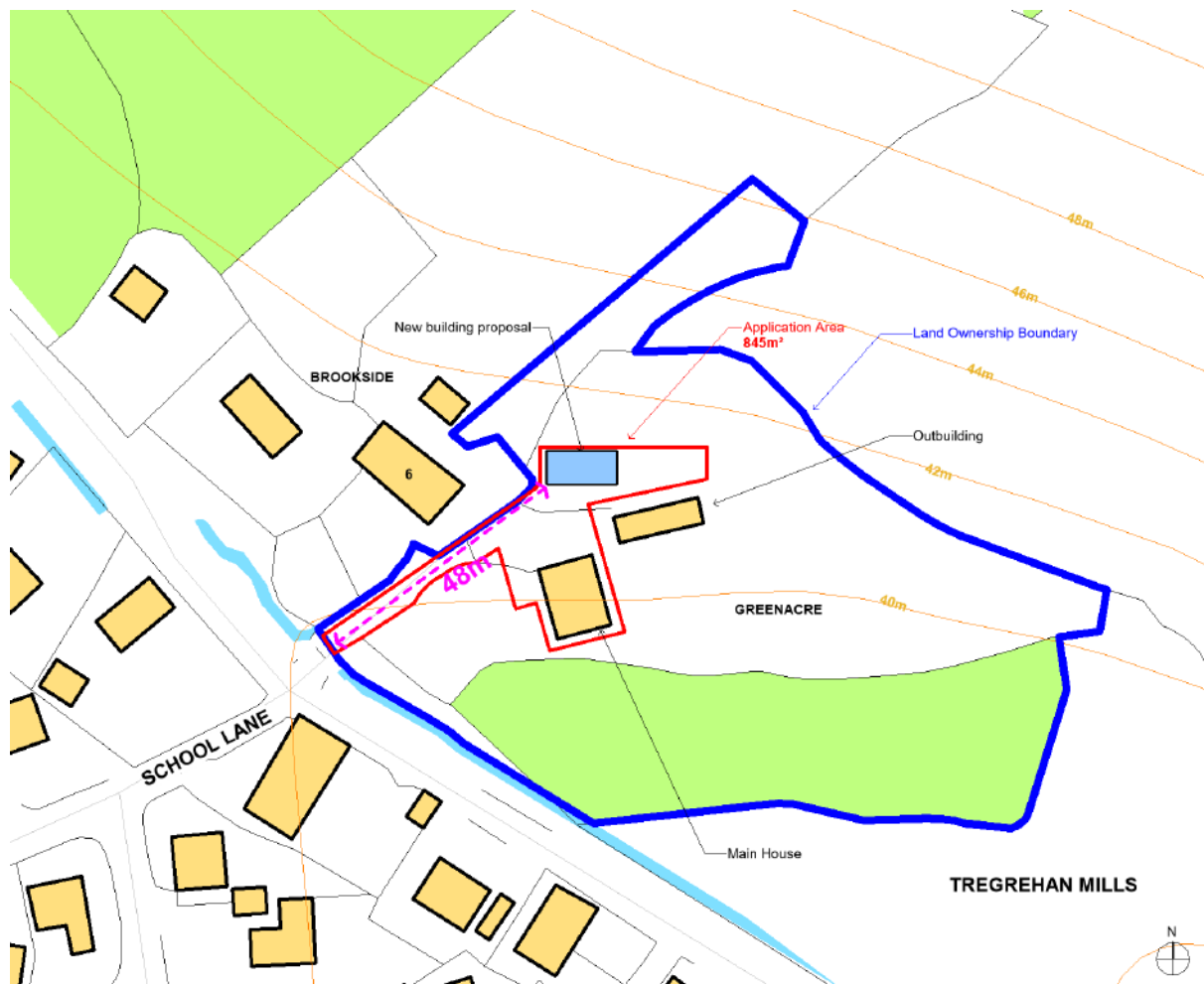
Introduction

This report assesses the flood risks and mitigation measures for a single storey annexe development proposal at Greenacre, Tregrehan Mills, St Austell, Cornwall, PL25 3TQ.

Site Description

The application area falls within a Critical Drainage Area as well as partially within Flood Zone 2 and 3 as highlighted in the Environment Agency Flood Map attached.

The site plan below indicates the building proposal within the application area and in relation to the nearby river and wider context.



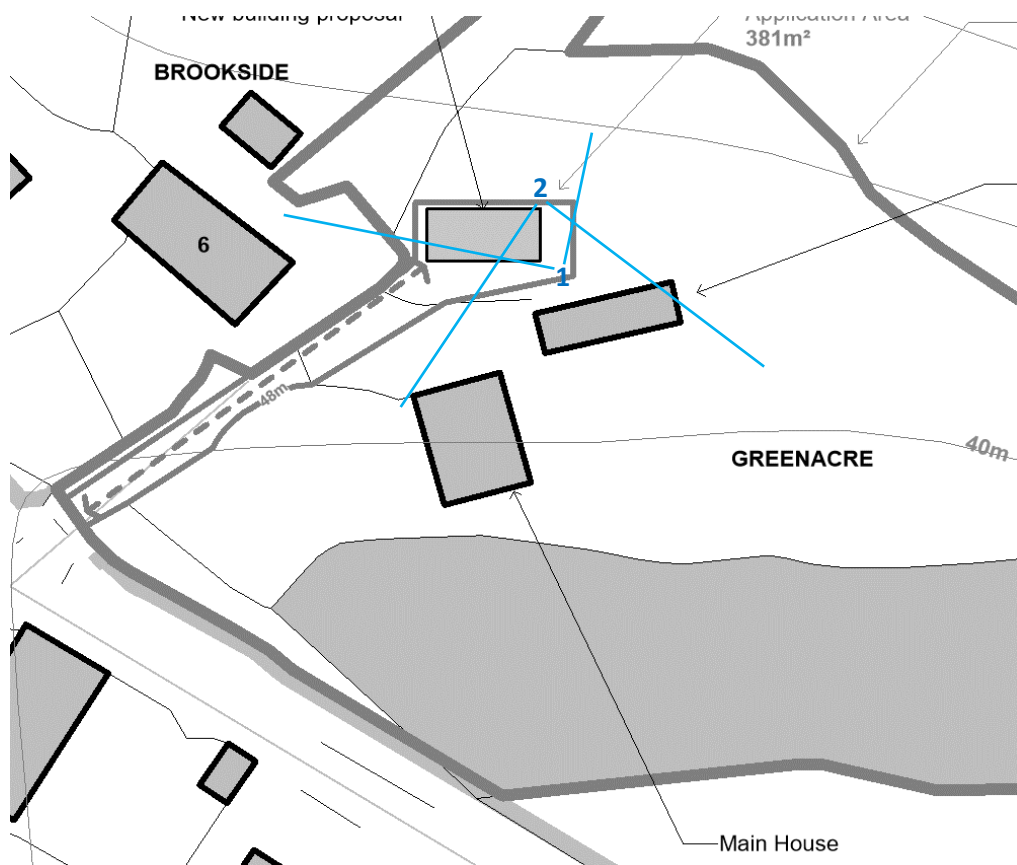
The site where the new annexe is to be located is shown in the photographs below:



Photo 1 – View Looking North-West



Photo 2 – View Looking South-East



Identified Risks, Considerations and Mitigation Measures

The below information describes the possible flood risks associated with the project proposals as well as considerations and mitigation measures that the development will be implementing.

Risk:

Property Flooding From Nearby River

Considerations and Mitigation Measures:

Building proposal is approximately 48 metres distance away from the river and topography slopes upwards towards the new property with over 2 metres height difference. It is considered highly unlikely that the new annexe would be flooded from the river.

The internal floor level of the building will be a minimum of 450mm above exterior ground level and includes a suspended floor which further reduces the risk of flooding from external sources.

Risk:

New Development Proposal Flooding Neighbouring Properties

Considerations and Mitigation Measures:

The development will not be adding any external hard landscaping as part of proposals so risk of flooding from stormwater run-off from hard surfaces will not be increased.

All exterior ground levels will also remain unchanged as part of the developments.

Rainwater collection butts will be utilised to harvest rainwater from the newly proposal mono-pitch roof run-off. Any excess water will be diverted to sustainable drainage soakaways in the hedges and shrubbery adjacent to the annexe.

Summary

The site falls within a Critical Drainage Area however, appropriate mitigation measures are being implemented to ensure risk of flooding from stormwater run-off is minimised through use of rainwater capture and sustainable drainage soakaways, as well as the fact the proposals are not increasing any hard landscaping.

The application boundary falls within a Flood Zone 3 however, no development is taking place within or close to Flood Zones 2 and 3 and the application boundary is only extended to this area as a result of Cornwall Council requirements for the boundary to extend to an adopted road. The new annexe will also be raised a minimum of 450mm above external ground level so the likelihood of the property being flooded is considerably low.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
204441/53820

Created
19 Jan 2024 9:51

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.

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


Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
204441/53820

Scale
1:2500

Created
19 Jan 2024 9:51

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

