

**FLOOD RISK &**

**CRITICAL DRAINAGE ASSESSMENT PLANNING APPLICATION**



Site Address:

13 Meneage Street, Helston, Cornwall. TR13 8AA

Stage. Planning

Scale: As indicated Date. 25.01.24

Prepared by: Cornwall Planning Group



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## **THE PROPOSAL**

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

Conversion of Redundant First Floor & Rear Ground Floor of Commercial Premises to form Residential Apartments & Associated Works

## **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 River Cober 410m to the 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 2.2 miles from the coast and at an elevation of about 50 metres 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 within a built-up area with modern mains drainage.

## **LIKELIHOOD OF FLOODING AS A RESULT OF THE PROPOSAL**

The application site contains an existing building. The surface water drainage will be as existing, discharging into mains drainage. The proposed footprint of the development is unaltered and unchanged to the existing building. Therefore, no impact in terms of increased drainage and water run-off will be caused.

Therefore, there would be no increase in the rate at which water runs off the site, which would continue to drain to the adjacent sewer. Consequently, there would be no flooding impact on any adjacent downstream sites as a result of the proposed scheme.

## **CONCLUSION**

The application site contains the following aspect;

1. It is sited 50 metres above sea level,
2. It is not sited within a Flood Zone
3. The nearest coast is approximately 2.2 mile from the application site.

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