

Montagu Town Planning Limited

FLOOD RISK ASSESSMENT

LAND ADJACENT TO ANTECCA HOUSE,
TREBURSYE ROAD, LAUNCESTON

CLIENTS: MRS R BENNETT

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1. Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared by Montagu Town Planning, on behalf of Mrs R Bennett, who owns the site.
- 1.2 This statement is submitted in support of a detailed planning application for the retention of a garage/store on the site.
- 1.3 The application site forms part of a parcel of land located to the east of the dwelling at Antecca House. The site measures some 388 square metres in extent and is currently developed with the existing garage/store which has a footprint measuring some 80 square metres.
- 1.4 The application seeks permission to retain the garage/store.
- 1.5 An initial inspect of the Environment Agency's (EA) indicative flood map shows that the application site is located within Flood Zone 1 and is therefore at a low risk of flooding.
- 1.6 Further investigation and inspection of Cornwall Council's flood mapping system shows that the application site is located within the Launceston Critical Drainage Area (CDA), and as such it is required that the planning application is accompanied by a Flood Risk Assessment (FRA).
- 1.7 This FRA has been prepared in accordance with the Technical Guidance to the National Planning Policy Framework (NPPF) and with the guidance contained in the Council's Strategic Flood Risk Assessment Level 1 document. In accordance with the guidance contained in paragraph 5 of the Technical Guidance to the NPPF, a brief FRA is required, which has to identify how surface water run-off from the proposed development will be disposed of.

- 1.8 The natural topography is that the land is relatively level with the level of the land located to the south set at approximately 155.22m AOD. The level of the land at the building, is set at 155.13m AOD.
- 1.9 The site is not located close to any streams or major watercourses and therefore the site is not at risk of fluvial flooding. In addition to this the lowest part of the site, where the building is located is set at 155.13m AOD and as such would not be at risk of tidal flooding.
- 1.10 As a result of the size of the application site, which is below 1 hectare in extent, it is considered the total extent of the development, which will measure, in total, some 80sqm and will therefore allow for a significant remainder of the application site to be undeveloped, is insignificant in size in terms of the potential for increasing flooding elsewhere.
- 1.11 It is evident from the submitted Proposed Site Plan (Drawing No.P1) that whilst a portion of the site is covered with development and, therefore will result in a small increases in the amount of building covering the site, a significant amount of the site will remain undeveloped, and as such unsurfaced. The above mentioned plan show that the surface water from the proposed development will be disposed of to an on-site soakaway, located adjacent to the building, which will accommodate the surface water runoff from the building without surface flooding. Furthermore, having regard to the surrounding topography and considering the insignificant size of the application site, in terms of flood risk, it is considered that there is no realistic potential for the proposal to increase the rate of flow of surface water so as to cause an adverse impact elsewhere.
- 1.12 In conclusion, based on the findings of this Assessment, and following the standing advice issued by the EA and Cornwall Council, the application site has been shown to be located within Flood Zone 1 and as such should be acceptable to Cornwall Council in terms of flood risk.

- 1.13 As the site is located within a Critical Drainage Area special consideration has to be given to any additional surface run-off water resulting from the proposed development. All the proposed drainage infrastructure must be designed in accordance with the guidance outlined in the Drainage Guidance for Cornwall (DGfC) document, which also requires that such infrastructure complies with the relevant Building Regulations legislation.
- 1.14 This Assessment has demonstrated that the development will not adversely impact on flood risk in any material respect. As such, there are no objections to this development on flood risk grounds: however, in the event of any concerns in this respect, it will be appropriate for a suitably worded planning condition to be imposed requiring details of a scheme for the disposal of surface water to be submitted to and approved by the Council, prior to the occupation, or the building first being used as a garage/workshop.