

RICHARD TOSIC
ARCHITECT

Flood Risk Assessment

Site Address: 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW

Date: 18th April 2023

Revision: *

Proposed new dwellings to 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW

Introduction

This Flood Risk Assessment has been prepared by Richard Tasic architect, for Mr Michael Rowley for his sole use in relation to 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW.

Flood Risk Assessment

The Environment Agency flood map for planning shows the site area within flood zones 3, 2 and 1.

A small part of the site to the west boundary along Meneth Road is within flood zones 3 and 2. The area of the site which was previously occupied by the original bungalow, and is where the new units are located is within flood zone 1.

The development area is classed as Flood Zone 1 (less than 1 in 1000 year risk of flooding therefore the site has little or no risk of flooding) and therefore, in accordance with Planning Policy Statement 25, a flood risk assessment is not usually required.

It should be noted that the part of the site within the flood zone will be gardens and parking, to the front of the site.

See document 2210-flood-map-planning-2023-03-13.pdf.

