

20 NOV 2023

Cornwall Council Planning.

Mr Graham Trotman  
73 Trelawney Avenue  
St Ives  
Cornwall TR26 1BS.

17th November 2023.

Ref, PA23/09123

Flood Risk Assessment.

1, Flood Zone.

The property falls in Zone 1 as identified from the Environment Agency's attached flood zone map.

2, Flood Risk.

Environment Agency state's there is a less than 0.1% chance of flooding year on year.

3, Sea Level.

The property is on an incline/hill, is 85m above the average sea level and approximately 120m away from the nearest river.

4, The property falls within a critical drainage area as identified by the environment agency.

5, Surface Water.

A new Aco drain and soakaway will be installed for all the surface water requirements at the front of the property.

Mr Graham Trotman.