

## **FLOOD RISK ASSESSMENT**

### **Construction of new dwelling, Redruth.**

The site is located in an elevated position in Redruth. The site is an estimated 140 metres above sea level. There are no water courses located within the immediate area or near the application site.

There are no changes necessary or proposed to the public highway. All public highways serving the site are provided with surface water drainage and the area is not known to have suffered with localized flooding of public areas due to its elevated position and street drainage.

The attached Environment Agency Flood Map for Planning for the site clearly indicates that the site lies in Flood Zone 1 – in an area with low probability of flooding.

**We do not consider Flood Risk to be an issue in this application.**

RLT Architects

2020/2672

Nov 2023

# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
170281/42147

Created  
12 Jun 2023 9:41

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## 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.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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


## Flood map for planning

Your reference  
**<Unspecified>**

Location (easting/northing)  
**170281/42147**

Scale  
**1:2500**

Created  
**12 Jun 2023 9:41**

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

