



## **Flood Risk Assessment (FRA)**

Parc Vean, Redruth

**28 April 2021**

Wheal Jane Consultancy

Old Mine Offices, Wheal Jane, Baldhu, Truro, Cornwall, TR3 6EE

01872 560200

[www.wheal-jane-consultancy.co.uk](http://www.wheal-jane-consultancy.co.uk)

[consultancy@wheal-jane.co.uk](mailto:consultancy@wheal-jane.co.uk)

SI20593/FRA

## DOCUMENT CONTROL SHEET

<b>Client</b>	Property Group SW Ltd
<b>Project Title</b>	Parc Vean, Redruth
<b>Document Title</b>	Flood Risk Assessment
<b>Document No.</b>	SI20593/FRA

<b>Date</b>	<b>Status</b>	<b>Revision</b>	<b>Prepared By</b>	<b>Approved By</b>
28 April 2021	0	Final	Bryony Halliday	Dan Jobson

## CONTENTS

<b>FIGURES</b> .....	iii
<b>1 Introduction</b> .....	5
1.2 Scope and Objectives .....	5
1.3 Information Sources .....	5
<b>2 Site Location</b> .....	6
2.1 Site Location and Layout .....	6
2.2 Site Details.....	6
2.3 Surrounding Area .....	6
2.4 Proposed Development .....	6
2.5 Geological Setting .....	7
2.6 Hydrology and Hydrogeology .....	7
<b>3 FLOOD RISK</b> .....	7
3.1 Fluvial Flooding .....	8
3.2 Coastal Flooding .....	8
3.3 Groundwater Flooding .....	8
3.4 Reservoir Flooding.....	8
3.5 Sewer Flooding .....	9
3.6 Pluvial Flooding.....	9
<b>4 Surface water drainage</b> .....	10
4.1 Surface Water Flooding.....	10
4.2 Post Development Surface Water Flooding .....	10
4.3 Impact to Adjacent Buildings and Nearby Properties .....	10
<b>5 Conclusions</b> .....	10
<b>6 References</b> .....	11
<b>7 Notes</b> .....	12

## **FIGURES**

- Figure 2.1 Site Location Plan  
Figure 2.2 Current Site Layout  
Figure 3.1 Flood Map

## **APPENDICES**

- Appendix A Drainage Search Report  
Appendix B Flood Risk Report  
Appendix C Site Photos

## EXECUTIVE SUMMARY

### Objectives

Wheal Jane Consultancy was commissioned by Property Group SW Ltd to undertake a flood risk assessment for a proposed development.

### Site Setting

**Current Use** The site is currently occupied by a former office and car park.

**Geology** The geological map indicates that the site is underlain by the Mylor Slate Formation of Devonian Age.

**Hydrology and Hydrogeology** Environmental data suggests that the Mylor Slate Formation are designated as a Secondary A Aquifer.

The nearest surface water feature is present 310m SE.

The groundwater vulnerability on site is classified as 'High' – Protective bedrock aquifer with well-connected fractures.

**Controlled Waters** Flood zones 2 or 3 are present 240m to the NE of the site. This is topographically downslope of the proposed development.

The site does not possess a RoFRaS Flood Rating (Risk of Flooding from Rivers and the Sea). A medium RoFRaS Flood Rating is present 240m NE of the site, this is however not considered to affect the site due to the distance from the site and the local topography.

### Conclusions

- The proposed Scheme is considered to be a Water-Compatible Development, as defined by PPS25. The site is under 1ha in size and located within flood zone 1.
- It is recommended that any proposed hardstanding be of porous construction to limit surface water accumulation.
- Based on the findings of this report, no further actions relating to flood risk are considered necessary.

## **1 INTRODUCTION**

- 1.1.1 Wheal Jane Consultancy was commissioned by Property Group SW Ltd to undertake a flood risk assessment at 'Parc Vean, Redruth.' Wheal Jane Consultancy was formally instructed to proceed via email on the 21<sup>st</sup> April 2021.
- 1.1.2 This report has been prepared by Wheal Jane Consultancy solely for the benefit of the client. It shall not be relied upon or transferred to any third party without the prior written authorisation of Wheal Jane Consultancy.

### **1.2 Scope and Objectives**

- 1.2.1 The Objective of this Flood Risk Assessment is to examine past and present site conditions to identify any potential risk of flooding resulting from historical and contemporary site usage. Any recommendations for further works have been made as deemed appropriate, based upon the findings of the investigation.
- 1.2.2 This assessment has been undertaken with guidance from The National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and Drainage Guidance for Cornwall (2010).

### **1.3 Information Sources**

- 1.3.1 This assessment has been based upon mapping and information obtained from a number of trusted third-party sources. Although we only use information from trusted sources, Wheal Jane Consultancy cannot accept any responsibility for any inaccuracy of third-party information. The sources used in this assessment are listed below:
- Drainage Search Report: CON29DW Drainage and Water Search (Ref: GIS/BM/1PA/27042021/1)
  - Envirocheck Contamination Data Report (Ref: 20593), dated 21<sup>st</sup> April 2021
  - Envirocheck Flood Risk Report (Ref: 20593), dated 21<sup>st</sup> April 2021
  - Environment Agency Flood Map for Planning
  - BGS sheet 352, Falmouth

## 2 SITE LOCATION

### 2.1 Site Location and Layout

- 2.1.1 The site is located in Redruth, approximately 0.55km south west of the town centre. The site is approximately centred on National Grid Reference SW 69529 41739.
- 2.1.2 A Site Location Plan (SLP) is contained in Figure 2.1, to the rear of the report.
- 2.1.3 The current site plan is contained in Figure 2.2, to the rear of the report.
- 2.1.4 The site is irregular in shape and covers an area of 0.22ha.

### 2.2 Site Details

- 2.2.1 The site is currently occupied by a former office and carpark.
- 2.2.2 The site is surfaced with hardstanding throughout. The majority of the site is tarmac hardstanding with areas of gravel present in the SW.
- 2.2.3 The site is bound by a wall to the north, east and south with residential properties present to the SW and access in the W.
- 2.2.4 Topographically speaking, the site slopes in a northerly direction, with changes in elevation of approximately 2m across the site.
- 2.2.5 There were no visual or olfactory signs of contamination present during the site walkover survey.
- 2.2.6 The site is currently attached to a foul and surface water drainage network.

### 2.3 Surrounding Area

Direction	Land Use
North	Railway Line
East	Residential
South	Residential
West	Allotments, Residential

### 2.4 Proposed Development

- 2.4.1 It is proposed to convert the existing Parc Veau House building into Flats.

2.4.2 Proposed development plans are shown in figure 2.3.

## 2.5 Geological Setting

Table 2.2: Overview of the geological setting

<b>Geology</b>	
Reference has been made to the Published Geology (BGS sheet 352, Falmouth, 1:50,000), as well as the BGS online map viewer.	
<b>Superficial Geology</b>	The geological map shows no superficial deposits to be present on site.
<b>Bedrock Geology</b>	The geological map indicates that the site is underlain by the Mylor Slate Formation – Slate, Siltstone formed between 382.7 and 358.9 million years ago during the Devonian period."

## 2.6 Hydrology and Hydrogeology

- 2.6.1 Environmental data suggests that the Mylor Slate Formation are designated as a Secondary A Aquifer.
- 2.6.2 There are no Source Protection Zones within 500m of the site.
- 2.6.3 The local topography suggests that the flow of groundwater will be to the north east.
- 2.6.4 There are no groundwater flooding susceptibility areas within 50m of the proposed development.
- 2.6.5 The nearest surface water feature is present 310m SE.
- 2.6.6 The groundwater vulnerability on site is classified as 'High' – Protective bedrock aquifer with well-connected fractures.

## 3 FLOOD RISK

Table 3.1: Flood risk

	<b>Potential Risk</b>



Flood Source	High	Medium	Low	Negligible	None
Fluvial			X		
Coastal					X
Groundwater			X		
Reservoir			X		
Sewer			X		
Pluvial			X		

### 3.1 Fluvial Flooding

- 3.1.1 The nearest surface feature is located 310m SE. This is topographically upslope from the proposed development however due to the distance from the site this is considered to be a low risk.
- 3.1.2 The indicative flood mapping provided by the Environment Agency shows that the site is in a Flood Zone 1, and therefore the risk from fluvial flooding is considered to be low.
- 3.1.3 Flood zones 2 or 3 are present 240m to the NE of the site. This is topographically downslope of the proposed development.
- 3.1.4 The site does not possess a RoFRaS Flood Rating (Risk of Flooding from Rivers and the Sea). A medium RoFRaS Flood Rating is present 240m NE of the site, this is however not considered to affect the site due to the distance from the site and the local topography.

### 3.2 Coastal Flooding

- 3.2.1 The site is not in a coastal location and therefore not at risk from coastal flooding.

### 3.3 Groundwater Flooding

- 3.3.1 The area is not considered to be prone to groundwater flooding based on the geology of the area. There are no British Geological Survey groundwater susceptibility flood areas within 50m of the site boundary.
- 3.3.2 Any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.
- 3.3.3 It is unlikely that groundwater will be shallow in this area. It is anticipated that groundwater will flow to the north east.
- 3.3.4 A flood map is contained as Figure 3.1 at the rear of this report.

### 3.4 Reservoir Flooding

- 3.4.1 Environment Agency mapping shows that the site is not within an area likely to be affected by flooding if nearby reservoir dam walls were to fall.

- 3.4.2 There are no reservoirs located within 500m of the site.
- 3.4.3 The risk posed by reservoir flooding is considered to be low.

### **3.5 Sewer Flooding**

- 3.5.1 The current structure is attached to a foul and surface water drainage network.
- 3.5.2 The closest sewage treatment works is located 5.0km east of the site.
- 3.5.3 A combined sewer is present along the northern boundary of the site.
- 3.5.4 There are no previous sewer flooding incidents.
- 3.5.5 The risk posed by the sewer source is considered to be low.

### **3.6 Pluvial Flooding**

- 3.6.1 The Envirocheck Flood Screen Report provided in Appendix B shows reports of pluvial flooding, caused by overland flow of surface water from 56m W with a flood depth of greater than 0.10m/equal to 0.3m. Due to the local topography the risk is deemed to be low.
- 3.6.2 The nearest surface water feature is located 310m NE.

## **4 SURFACE WATER DRAINAGE**

### **4.1 Surface Water Flooding**

- 4.1.1 The nearest surface water feature is present 310m NE. This is topographically upslope from the proposed development however due to the distance from the site this is considered to be a low risk.
- 4.1.2 The site is located within a Critical Drainage Area. As such the development must have a sustainable drainage plan designed to help decrease surface water flooding.
- 4.1.3 An example of a sustainable drainage system is having porous surfacing such as grass, gravel, porous concrete or porous asphalt. Rainwater harvesting is also commonly employed in residential areas.

### **4.2 Post Development Surface Water Flooding**

- 4.2.1 The footprint of the proposed development comprises approximately 0.22ha.
- 4.2.2 The size of the site and the anticipated geology suggests that it may be feasible to use infiltration methods for drainage. A site investigation would be required to confirm infiltration rates for soakaway design.

### **4.3 Impact to Adjacent Buildings and Nearby Properties**

- 4.3.1 Provided that all proposed areas of hard standing are positively drained to a mains sewer the risk of surface water runoff affecting the adjacent buildings and nearby properties will be less than the current situation.

## **5 CONCLUSIONS**

- 5.1.1 The proposed Scheme is considered to be a Water-Compatible Development, as defined by PPS25. The site is under 1ha in size and located within flood zone 1.
- 5.1.2 It is recommended that any proposed hardstanding be of porous construction to limit surface water accumulation.
- 5.1.3 Based on the findings of this report, no further actions relating to flood risk are considered necessary.

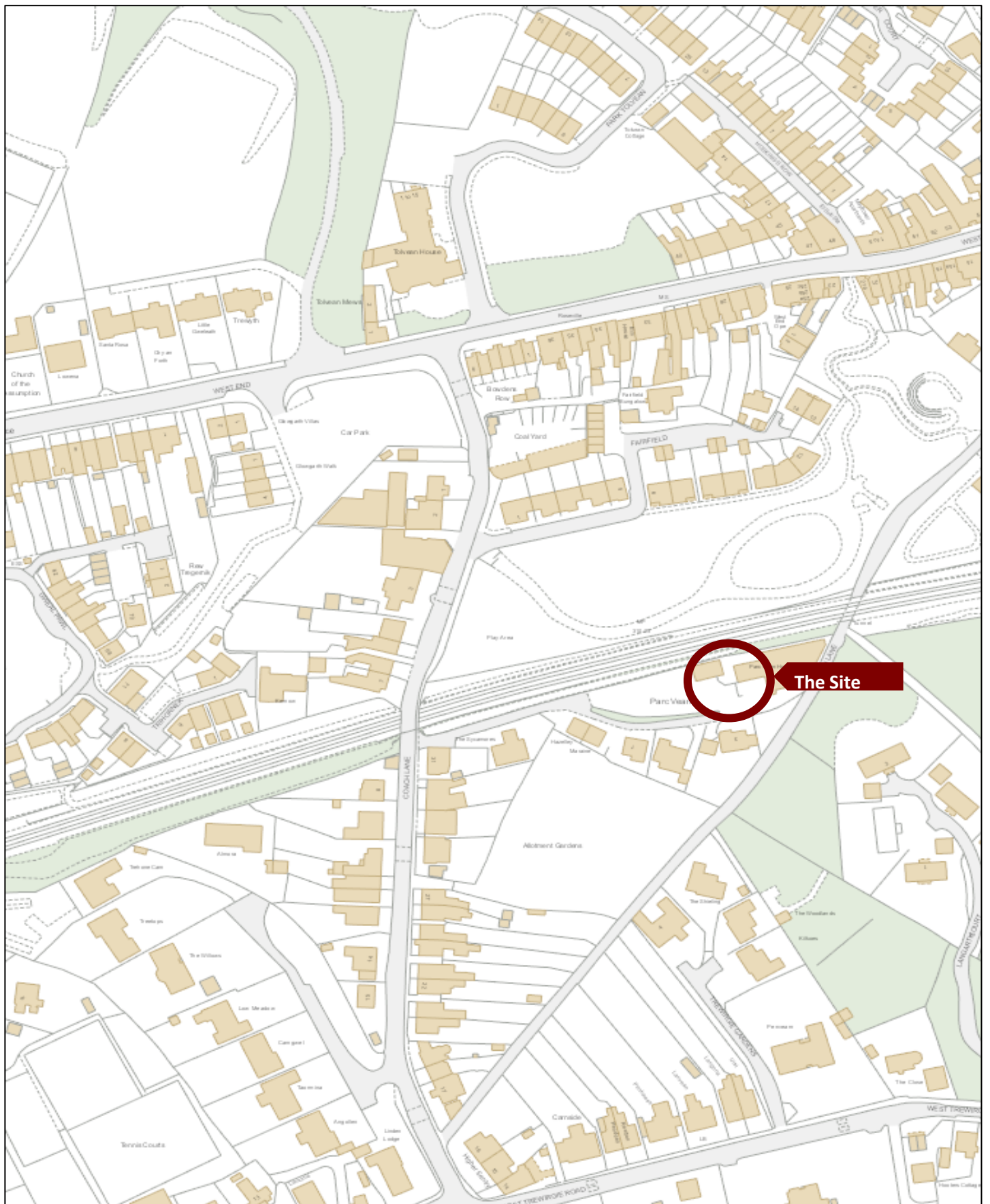
## 6 REFERENCES

- 6.1.1 BS 8533:2017 - *Assessing and managing flood risk in development – Code of Practice*. London, British Standards Institution
- 6.1.2 C753 (Ciria, 2015), W5-074/A/TR1/1 rev. E (2012) and the SuDS Manual "*Preliminary rainfall runoff management for developments*"
- 6.1.3 Cornwall Council. (2010). *Outside Critical Drainage Areas - Drainage Standards Guidance for Cornwall*. *Drainage Standards Guidance for Cornwall*. 1 (1), p1-p2.
- 6.1.4 Department of the Environment (2014). *Revised Planning Policy Statement 15 'Planning and Flood Risk'*. UK: Department of the Environment. 1-84.
- 6.1.5 Environment Agency (2009). *Flooding in England: A National Assessment of Flood Risk*. Bristol: Environment Agency. 1-36.

## 7 NOTES

- *This report is concerned solely with the property, as defined by this report, or parts thereof examined.*
- *The report should not be used in connection with adjacent properties.*
- *The information in the Groundsure EnviroInsight and FloodInsight reports, which have been used in compiling this Flood Risk report, is derived from a number of statutory and non-statutory sources. While every effort is made by the supplier to ensure accuracy, the supplier cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant.*
- *The conclusions relate to the type and extent of development outlined in this report for this specific property only and should not be taken as suitable for any other form or extent of development on this property without further consultation with Wheal Jane Consultancy.*
- *This report is confidential to the client, the client's legal and professional advisors, and may not be reproduced or distributed without our permission other than to directly facilitate the sale or development of the property concerned.*
- *We have no liability toward any person not party to commissioning this report.*
- *Unless otherwise expressly stated, nothing in this report shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this report.*
- *This report is not an asbestos inspection that may fall within the control of Control of Asbestos Regulations 2006.*

**FIGURES:**



Title: **Site Location Plan**

Project: **Parc Veau, Redruth**

Client: **Property Group SW Ltd**

Report Title: **Flood Risk Assessment**

Date: **27/04/2021**

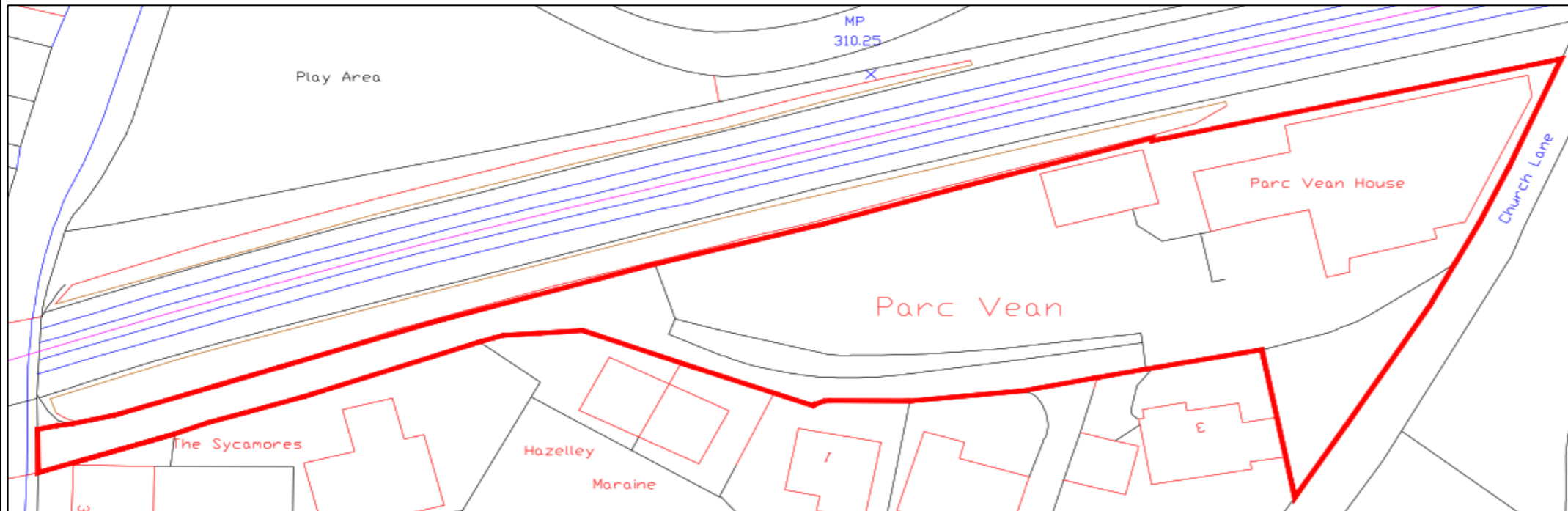
Ref: **20593**



Figure: **2.1**



Legend:



Title:

**Current Site Layout**

Project:

**Parc Vean, Redruth**

**20593**

Client:

**Property Group SW Ltd**

Date: 27/04/2021

Scale: NTS

Drawn by: BH

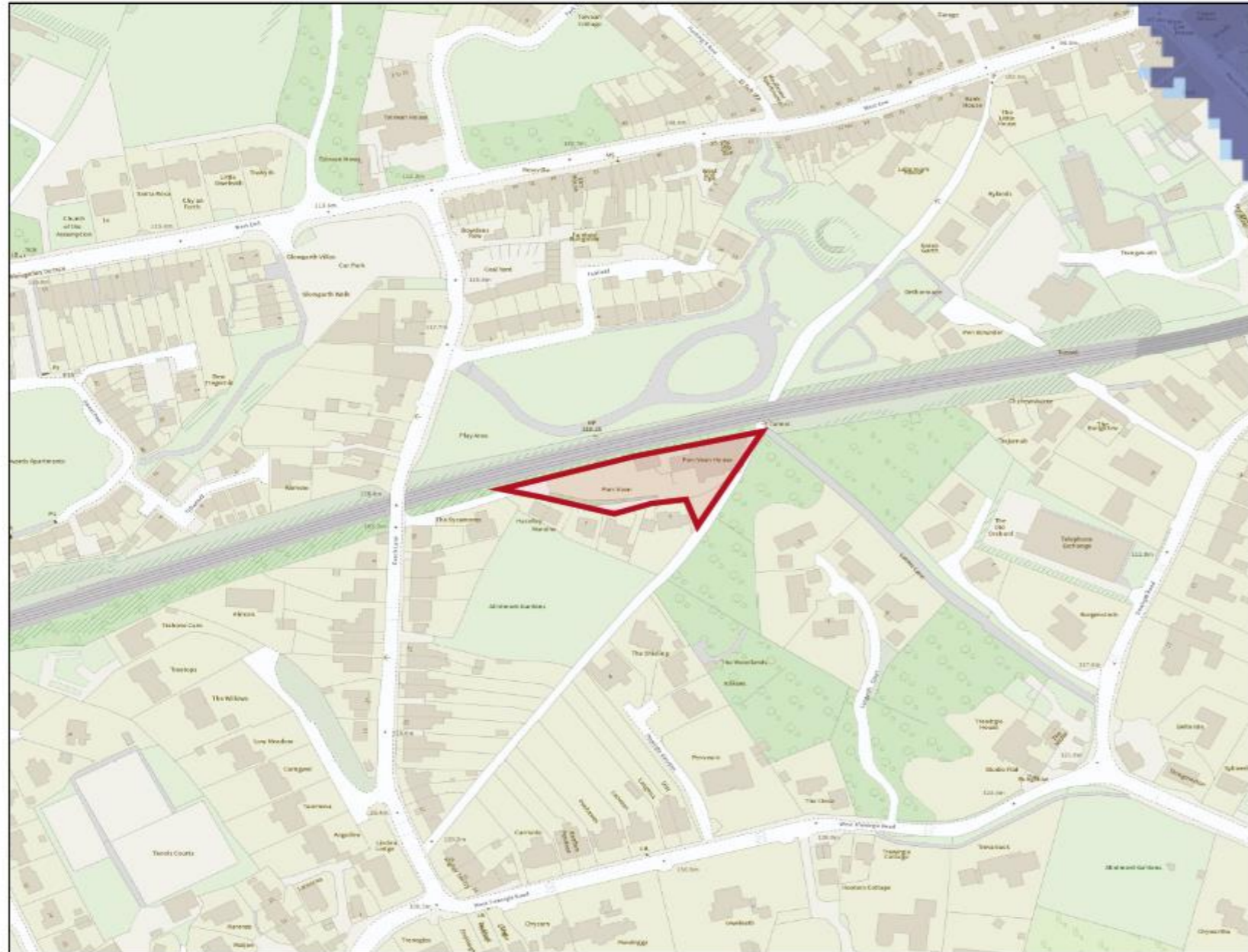
Revision: A

Figure: 2.2







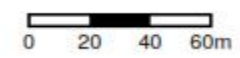
Legend:



### Flood map for planning

Your reference  
**20593**  
Location (easting/northing)  
**169530/41745**  
Scale  
**1:2500**  
Created  
**21 Apr 2021 13:34**

-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Title:

**Flood Risk Map**

Project:

**Parc Vean, Redruth**  
**20593**

Client:

**Property Group SW Ltd**

Date: 27/04/2021

Scale: NTS

Drawn by: BH

Revision: A

Figure: 3.1

## APPENDICES:

## **APPENDIX A**

### Drainage Search Report

WHEAL JANE  
CONSULTANCY  
WHEAL JANE EARTH  
SCIENCE PARK, BALDHU  
TRURO  
CORNWALL, TR3 6EE

**CON29DW  
RESIDENTIAL**

**DRAINAGE & WATER SEARCH**

**Search Location:**  
1 PARC VEAN, COACH LANE,  
REDRUTH, TR152TT

**National grid reference:**  
169522, 41744

**Report Reference:**  
GIS/BM/1PA/27042021/1

**Date Search Produced:**  
27 April 2021

**Your Reference:**  
20593

**Date Request Received:**  
23 April 2021

**Prepared For:**  
WHEAL JANE CONSULTANCY  
WHEAL JANE EARTH SCIENCE PARK,  
BALDHU  
TRURO  
CORNWALL, TR3 6EE

**Intended Recipient:**  
DAN JOBSON

**DRAINAGE + WATER  
SEARCHES NETWORK**  
DWSN

## INTRODUCTION

Dear Sirs,

**RE: 1 PARC VEAN, COACH LANE, REDRUTH, TR152TT - 20593**

Please find enclosed the results of your Drainage and Water Search request for the above site dated 23 April 2021.

South West Water Limited has made all reasonable efforts to ensure the accuracy of this information, but provides it subject to the following conditions:

- Service pipes and drainage connections may not be shown
- Our liability for any inaccuracies or omissions in the information is limited and your attention is drawn to the terms and conditions attached to this search and those on the CON29DW order form
- No reference is made in the information to any interest or right of the Company on any land, this is not to be taken as conclusive evidence that no such interest or right exists

These reservations are in addition to any statutory regulations which may apply. Please refer to notes at the end of this search report for further information and advice on sewers and water mains and for the full terms and conditions under which this report is supplied.

The person who prepared this report, identified below, has not knowingly had any personal or business relationship with any individual involved in the sale of the property.

Records searched in order to compile this report, including the public sewer and water maps, customer account information and any other statutory registers, together with records on build-over consents and sewer adoption agreements, are all held by the relevant water and/or drainage company identified in this report.

Where relevant, mapping extracts supplied by Ordnance Survey are reproduced by permission of the Controller of HMSO, © Crown Copyright South West Water Ltd. Licence no. 0100031673.

For more information on the searches & services offered by Source for Searches please visit [sourceforsearches.co.uk](http://sourceforsearches.co.uk)

Thank you for your enquiry. If we can be of any further assistance please do not hesitate to contact us by emailing [contactus@sourceforsearches.co.uk](mailto:contactus@sourceforsearches.co.uk)

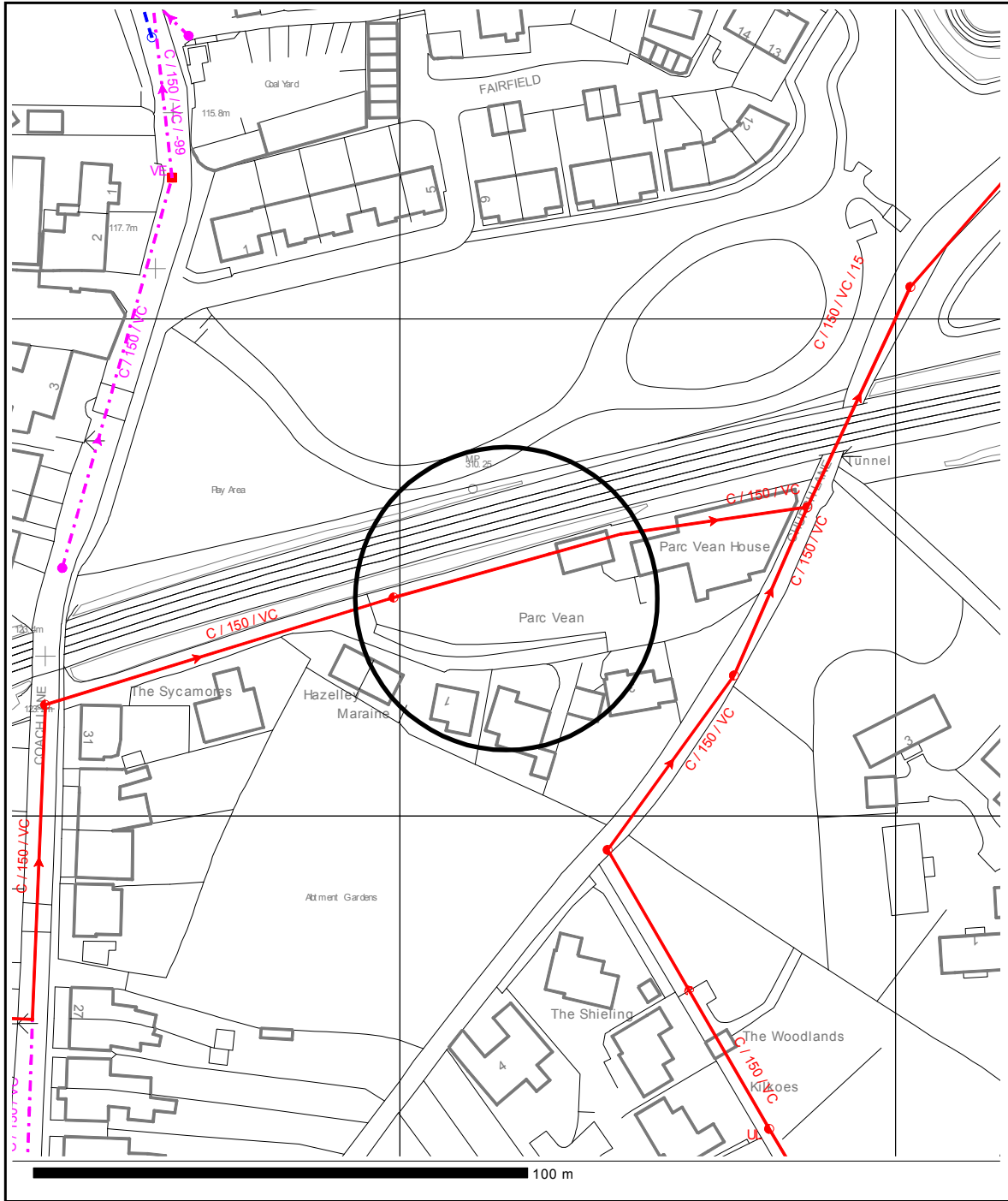
Yours faithfully,

Bandana Mahato  
[sourceforsearches.co.uk](http://sourceforsearches.co.uk)

## ORDER SUMMARY

Section 1 - Maps		
1.1	Where relevant, please include a copy of an extract from the public sewer map	✓ Map Included
1.2	Where relevant, please include a copy of an extract from the map of waterworks	✓ Map Included
Section 2 - Drainage		
2.1	Does foul water from the property drain to a public sewer?	✓ YES
2.2	Does surface water from the property drain to a public sewer?	✓ YES
2.3	Is a surface water drainage charge payable?	✓ YES
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundary of the property?	✓ YES
2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	🚩 NO
2.5	Does the public sewer map indicate any sewer within 30.48 meters (100 feet) of any buildings within the property?	✓ YES
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	🚩 NO
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	🚩 NO
2.7	Has the sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	🚩 NO
2.8	Is any building which forms part of the property at risk of internal sewer flooding due to overloaded public sewers?	🚩 NO
2.9	Please state the distance from the property to the nearest sewage treatment works	5km to the East
Section 3 - Water		
3.1	Is the property connected to the mains water supply?	✓ YES
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	🚩 NO
3.3	Is any water main or service pipe serving, or which is proposed to serve the property the subject of an existing adoption agreement or application for such an agreement?	🚩 NO
3.4	Is the property at risk of receiving low water pressure or flow?	🚩 NO
3.5	What is the classification of the water supply for the property?	See Details
3.6	Please include details of the location of any water meter serving the property.	See Details
Section 4 - Charging		
4.1.1	Who is responsible for providing the sewerage services for the property?	South West Water
4.1.2	Who is responsible for providing the water services for the property?	South West Water
4.2	Who bills the property for sewerage services?	South West Water
4.3	Who bills the property for water services?	South West Water
4.4	What is the current basis of charging sewerage and/or water services at the property?	Measured
4.5	Will the basis for charging for sewerage and/or water services at the property change as a consequence of a change in occupation?	No Change

1.1 - DRAINAGE PLAN



**LOCATION : 1 PARC VEAN, COACH LANE, REDRUTH, TR152TT**  
**Grid Ref : 169522m East, 41744m North**

THE POSITION & DEPTH OF APPARATUS AND OTHER INFORMATION INDICATED ON THIS MAP IS PROVIDED AS A GENERAL GUIDE ONLY AND NO ASSURANCE OR WARRANTY AS TO ITS CORRECTNESS OR ACCURACY IS GIVEN OR SHOULD BE INFERRED. EXACT POSITIONS & DEPTHS SHOULD BE OBTAINED BY EXCAVATION TRIAL HOLES AND THE MAP MUST NOT BE RELIED ON IN THE EVENT OF EXCAVATION OR OTHER WORKS UNDERTAKEN OR PLANNED IN THE VICINITY OF THE COMPANY'S APPARATUS.







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## DRAINAGE KEY

Sewers are generally classified by what they convey, as well as whether they are public or private pipes. Line style denotes function, and colour defines status (public or private).

- 
**Foul Sewer (public colouring)**  
 A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- 
**Surface Water Sewer (public colouring)**  
 A sewer used to convey surface water (e.g. rain water from roofs, yards and car parks).
- 
**Combined Sewer (public colouring)**  
 Both surface water and foul sewage flow in the same pipe.
- 
**Rising Main / Pumping Main (public colouring)**  
 A pipe carrying pumped flow under pressure from a low point to a high point on the sewerage network. Line style and colour and direction of arrow indicate sewer purpose and direction of flow within a pipe.
- 
**Private Sewer Colouring**  
 Any sewer that is not owned or maintained by South West Water. Details are not held by the Company, and as such, private sewers are rarely shown.
- 
**Unverified Sewer Colouring (unverified refers to ownership)**  
 An existing sewer of unknown status (ie: it is not known whether the sewer is publicly or privately maintained).

### Other Sewer Types:

- 
**Abandoned Sewer**  
 A disused sewer. Usually these are filled with a cement mixture to avoid subsidence if the abandoned pipe is built over.



Pumping Station



Treatment Works

Sewer pipe shape, size and material abbreviations.

Common shapes:

C	Circular	R	Rectangular
T	Trapezoidal	B	Barrel
US	U-Shaped	E	Egg Shaped
U	Unknown	OV	Oval

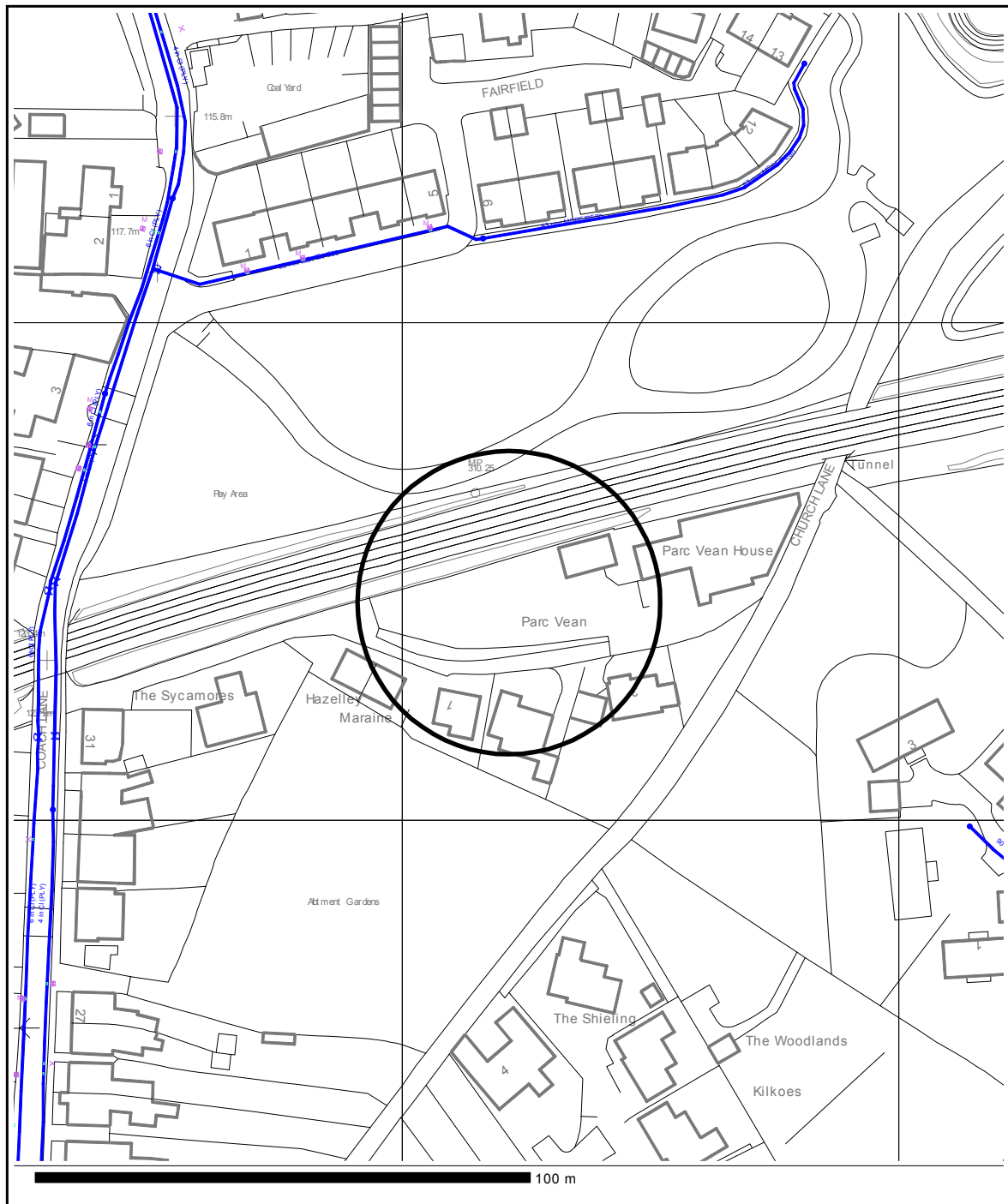
The numbers used in the plan refer to the pipe diameter, and are expressed in millimetres.

Common Materials:

VC	Vitrified Clay	SG	Clay
PCO	Pre-Cast Concrete	CO	Concrete (in situ)
AC	Asbestos Cement	BK	Brick
PF	Pitch Fibre		



1.2 - WATER PLAN



**Location : 1 PARC VEAN, COACH LANE, REDRUTH, TR152TT**  
**Grid Ref : 169522m East, 41744m North**

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## WATER KEY

Common Water Main Types:

	<b>Trunk Main</b> Carries water from a source of supply to a treatment plant or reservoir, or from one reservoir to another. May also transfer water in bulk to smaller water mains used to supply individual customers.
	<b>Distribution Main</b> Carries water to customers. With few exceptions, domestic connections are only made to distribution mains.
	<b>Untreated Water Main</b> Carries untreated (raw) water to a treatment plant.
	<b>Company Owned Service Pipe</b> Supply pipe between a water main and street boundary.
	<b>Private Service Pipe</b> Service pipe not owned or maintained by the Company. Such pipes may be rarely shown on mapping as they are not the responsibility of the Company.
	<b>Water Mains (Abandoned)</b> Such pipes remain in the possession of the company.













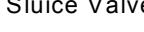
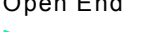
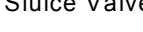
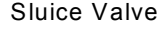
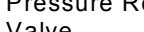
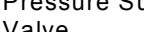
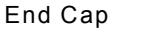

Water Main size and material

Pipe material is shown as an abbreviation. The most common materials used are:

AC	Asbestos Cement	CI	Cast Iron
DI	Ductile Iron	SI	Spun Iron
ST	Steel	HDPE	High Density Polyethylene
UPVC	Plastic	MDPE	Med. Density Polyethylene

Apparatus and Fittings:

Various types of apparatus can be found on water mains to control flow, pressure etc. These may or may not be shown on the accompanying plan.

<b>Washout</b> 	<b>Hatchbox</b> 	<b>Customer Meter</b> 	<b>Air Valve (Single)</b> 
<b>Relief Valve</b> 	<b>Hydrant</b> 	<b>Pump</b> 	<b>Air Valve (Double)</b> 
<b>Stop tap</b> 	<b>Non Return Valve / Reflux</b> 	<b>Washout / Hydrant</b> 	<b>Sluice Valve (Closed)</b> 
<b>Sluice Valve (Open)</b> 	<b>Open End</b> 	<b>Sluice Valve (CC)</b> 	<b>Sluice Valve (Closed)</b> 
<b>Pressure Reducing Valve</b> 	<b>Pressure Sustaining Valve</b> 	<b>End Cap</b> 	<b>Mains Meter</b> 

## SECTION 1 - MAPS

- 1.1 Where relevant, please include a copy of an extract from the public sewer map.

A copy of an extract from the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property. See notes a,b,c

- 1.2 Where relevant, please include a copy of an extract from the map of waterworks.

A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property. See notes d,p,q

## SECTION 2 - DRAINAGE

### 2.1 Does foul water from the property drain to a public sewer?

Records indicate that foul water from the property does drain to a public sewer.  
See notes d,e,f

### 2.2 Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property does drain to a public sewer.  
If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer. See notes d,e,g

### 2.3 Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is payable for the property.

### 2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property. For further information please contact South West Water's Searches team on 0344 346 2020. See notes k,l,b,hh

#### 2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property.

### 2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. See Notes - c,m,n

## SECTION 2 - DRAINAGE

- 2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property.

- 2.6 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

The property is part of an established development and is not subject to an adoption agreement. See notes b,h,i,j

- 2.7 Has the sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. See glossary

- 2.8 Is the building which is or forms part of the property at risk of flooding due to overloaded public sewers?

The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor. See notes dd,ee,ff,gg,ii

- 2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is 5km to the East of the property.  
The name of the nearest sewage treatment works is GWENNAP.

This facility is owned and operated by South West Water Ltd. See note aa

## SECTION 3 - WATER

3.1 Is the property connected to mains water supply?

Records indicate that the property is connected to the mains water supply.

3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property. See notes k,r

3.3 Is any water main or service pipe serving, or which is proposed to serve the property the subject of an existing adoption agreement or application for such an agreement?

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement. See notes d,q,u

3.4 Is the property at risk of receiving low water pressure or flow?

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow. See note y

3.5 What is the classification of the water supply for the property?

Water hardness across the South West ranges from soft to moderately hard. There are no areas classified as hard. Appendix I shows the classification for the region which your property is in. See note z

3.6 Please include details of the location of any water meter serving the property.

Records indicate that the property is served by a water meter, which is located - within the dwelling house which is or forms part of the property, and in particular, is located in the bathroom. See note w

## SECTION 4 - CHARGING

### 4.1.1. Who is responsible for providing the sewerage services for the property?

South West Water Ltd, Peninsula House, Rydon Lane, Exeter, EX2 7HR, 0344 346 1010 [www.southwestwater.co.uk](http://www.southwestwater.co.uk) is the sewerage undertaker for the area.

### 4.1.2. Who is responsible for providing the water services for the property?

South West Water Ltd, Peninsula House, Rydon Lane, Exeter, EX2 7HR, 0344 346 1010 [www.southwestwater.co.uk](http://www.southwestwater.co.uk) is the water undertaker for the area.

### 4.2. Who bills the property for sewerage services?

The property is billed for sewerage services by:

South West Water Ltd, Peninsula House, Rydon Lane, Exeter, EX2 7HR  
0344 346 1010 [www.southwestwater.co.uk](http://www.southwestwater.co.uk)

Notification of the change of occupancy on completion of sale should be made to the address above.

### 4.3. Who bills the property for water services?

The property is billed for water services by

South West Water Ltd, Peninsula House, Rydon Lane, Exeter, EX2 7HR  
0344 346 1010 [www.southwestwater.co.uk](http://www.southwestwater.co.uk)

Notification of the change of occupancy on completion of sale should be made to the address above.

### 4.4. What is the current basis for charging for sewerage and/or water services at the property ?

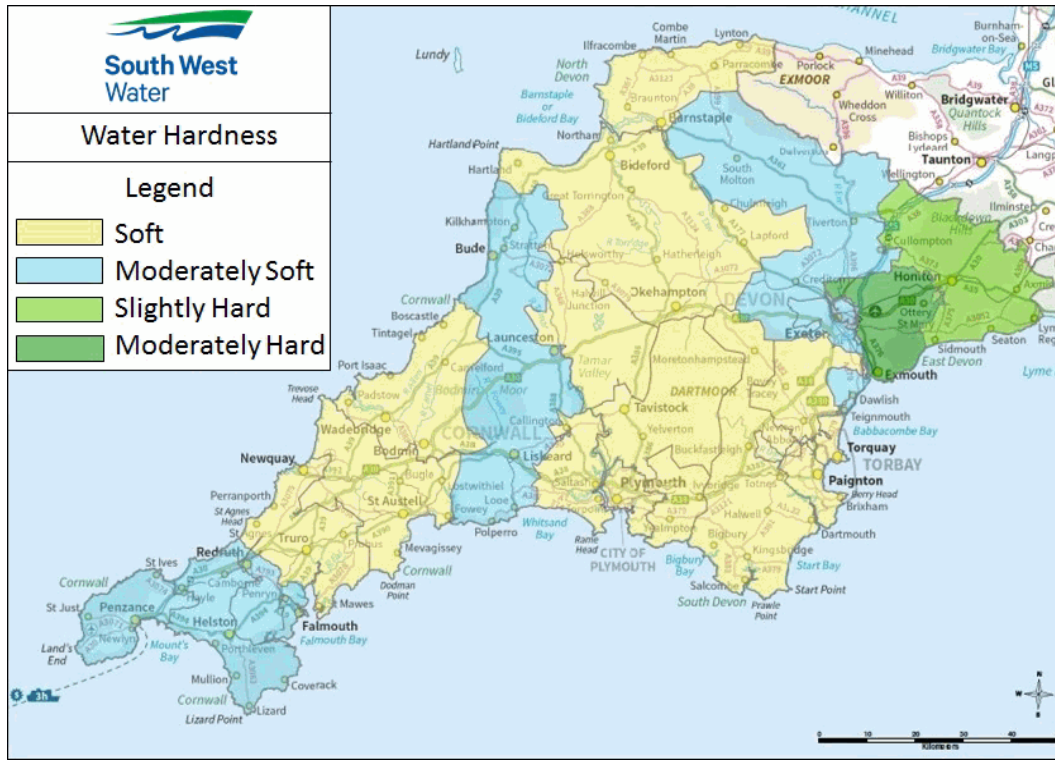
The charges are based on actual volumes of water measured through a water meter ("metered supply"). See notes s,t

### 4.5. Will the basis for charging for sewerage and water services at the property change as a consequence of a change in occupation?

There will be no change in the current charging arrangements as a consequence of a change of occupation. See note t

## APPENDIX I - WATER QUALITY REPORT

The map below shows the hardness of water across the South West Water region.



### Water hardness measurements

There are several different measurements for water hardness. You may see any of these mentioned in the manuals for washing machines and other appliances.

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General/German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8



## NOTES - TO ACCOMPANY THE QUESTIONS

The information in the following pages is provided in addition to the responses already provided and to answer any general questions you may have about the content of this report.

### Notes to accompany the drainage and water questions

- a. The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- b. The section 104 sewer record is not an 'as-constructed' record. It is recommended that these details are checked with the developer.
- c. Assets other than public sewers may be shown on the copy extract, for information only.
- d. The Company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- e. An extract from the public sewer map is enclosed. This will show all known public sewers in the vicinity of the property and you should be able to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.
- f. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- g. In some cases, company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Company.
- h. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, intended recipients should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- i. Final adoption is subject to the developer complying with the terms of the adoption agreement under S104 of the Water Industry Act 1991.
- j. Where the property is part of an established development it would not normally be subject to an adoption agreement under S104 of the Water Industry Act 1991.
- k. The boundary of the property has been determined by reference to the Ordnance Survey record.
- l. The presence of a public sewer running within the boundary of the property may restrict further development. The Company has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.
- m. The presence of a public sewer within 100 feet (approx. 30 metres) of the building(s) within the property can result in the local authority requiring a property to be connected to a public sewer.
- n. The measure is estimated from the centre of the property or land shown on the Ordnance Survey record.
- o. Assets other than vested water mains may be shown on the copy extract, for information purposes only.
- p. The Company is not responsible for the drains and sewers which connect the property to the public sewerage system, and does not hold details of these. The current property owner will normally have sole responsibility for the private drains serving the property and may have shared responsibility with other users if the property is served by a private sewer. These may pass through land outside of the control of the seller, the intended recipient may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- q. If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network
- r. The presence of a vested water main within the boundary of the property may restrict further development within it. The Company has a statutory right of access to carry out works on its assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.
- s. Metered charges will apply where a buyer makes a change of use of the property or where the buyer uses water for:-
  - i. Watering the garden other than by hand,
  - ii. Automatically replenishing a pond or swimming pool >10,000 litres
  - iii. A bath with capacity >230 litres
  - iv. A reverse osmosis unit.
- t. Water and Sewerage companies' full charges are set out in their charges schemes which are available from the company free of charge upon request.
- u. Where a property is part of a very recent or ongoing development and the water mains are not the subject of an adoption application, intended recipients should consult with the developer to ascertain the extent of private water pipes for which they may become responsible.

## NOTES - TO ACCOMPANY THE QUESTIONS

- v. The Water Industry Act, 1991 section 150, the Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a Water or Sewerage Undertaker. Details of this are available from the Office of Water Services (OFWAT): [www.ofwat.gov.uk](http://www.ofwat.gov.uk).
- w. Information on the location of water meters is indicative only. Customers without water meters who may wish to consider this method of charging should contact South West Water Metering Services Team.
- x. A sewer is 'overloaded' when the flow from a storm is unable to pass through it due to a permanent problem (e.g.: flat gradient or small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded. 'At Risk' properties are those that the sewerage Undertaker is required to include in the Regulatory Register which is reported annually to the Director General of Water Services. Properties may be at risk of flooding but not included in the register where flooding incidents have not been reported to the Sewerage Undertaker. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the sewerage Undertaker makes no comment upon this matter.
- y. "Low Water Pressure" means water pressure below the regulatory level which is the minimum pressure when demand on the system is not abnormal. The Water Undertakers are required to include in the Regulatory register, that is reported annually to the Director General of Water Services (OFWAT), properties receiving pressure below the reference level, provided that allowable exclusions do not apply (for example: temporary 'one-off' events which cause temporary loss of pressure). The reference level of service is a flow of 9 litres per minute at a pressure of 10 metres head. This is measured on the customers' side of the main stop tap / meter. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS806-3 or the Institute of Plumbing handbook.
- z. Water Undertakers have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. Water quality is normally tested at the tap used for domestic consumption (normally in the kitchen), however the householder is responsible for any deterioration in quality that is a result of the domestic network and plumbing arrangements within the property that results in the standards not being met. Data collected by the Water Undertaker is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. If you require any further advice regarding failures in water quality standards, please see Q.12 for contact details. Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
- aa. The nearest sewage treatment works will not always be the sewage works serving the catchment within which the property is situated, i.e. the property may not necessarily drain to this works. It should be noted that there may be a private sewage treatment works closer to the property than the public one identified here. The Sewerage Undertaker is unable to comment on the efficiency or odour problems which may arise from such private treatment works.
- bb. Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- cc. From the 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- dd. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- ee. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- ff. At Risk properties are those that the Sewerage Undertaker is required to include in the Regulatory Register that is reported annually to the Director General of Water services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.
- gg. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker.

## NOTES - TO ACCOMPANY THE QUESTIONS

- hh. If the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.
- ii. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

## COMMON DRAINAGE & SUPPLY TERMS

### Adoption of sewers

Transfers to the sewerage undertaker the ownership of sewers and the legal obligation for meeting the cost of their maintenance and improvement to meet increasingly stringent environmental standards.

### Sewerage Undertaker

Is a limited company succeeding the former water authority and appointed by the Secretary of State to carry out the duties as signed to it by statute. These include the provision, maintenance and improvement of a system of sewers and sewage treatment works.

### Building Over Agreement / Consent

No building is permitted over public sewers or water mains without a special agreement such as a 'building-over agreement'. Any such building might cause damage and would restrict or interfere with the undertakers rights of access for inspection, repair, maintenance or renewal of their asset. In some circumstances, agreement may be allowed by the issue of 'consent' rather than by formal agreement.

### Cesspool / Cesspit

A sealed tank having no out let, used for the storage of sewerage. The Cesspool must be emptied regularly and running costs can be substantial.

### Combined Sewer

A sewer carrying both foul water as well as surface water.

### Conveyancing 29 Form, Or 'Con29'

A standard form of conveyancing enquiry, normally addressed to the local authority, published by the Solicitors' Law Stationery Society Limited. The Conveyancing 29 form asks standard questions on such issues as Planning, Development, Highways, Smoke Control Orders, etc. It also asks about drainage. Since 1989, the sewerage undertakers have been responsible for maintaining the records of public sewers. Official Local Authority searches (CON29R/LLC) are available from Source for Searches.

### Easements

In the context of this document, an easement is a legal restriction on the activities which land owners can undertake on or above an asset such as a trunk water main. In particular, tree planting and building are generally prohibited. Easements have been used when extra powers are deemed to be required by the water undertaker to protect the asset.

### Foul Sewer

A sewer used to transport mainly foul sewerage to a treatment works. It may also contain some surface water from rainfall, when it might be termed a 'combined sewer'.

### Lateral Drains

#### Pre-1936 Sewers

The Public Health Act of 1936 set out a range of responsibilities for the operation and maintenance of sewerage system but the Act recognised that little was known about the existing sewer network. Some had been maintained by private individuals and others by local authorities. Some of the costs had been re-charged to the owners, and the location of all these early sewers had not been surveyed and was unknown. The Act acknowledged the different status of these early sewers and made different provisions in respect of them.

#### Private Drain

A sewer in private ownership draining only one property. If there is no cesspool or private treatment works, the drain usually connects with a private or public sewer.

## COMMON DRAINAGE & SUPPLY TERMS

### Private Sewage Treatment Plant

Generally a small treatment works (which could be a septic tank) owned and operated by a community, hotel or household. Treatment plants should conform to the same operational and environmental standards applied to sewage works operated by the water company. Accordingly, the running costs for small plants can be substantial and as environmental standards are raised there may be a need for additional capital investment.

### Private Water Supplies

Where a property has no connection to the water mains, a suitable private spring or surface water source may be used. This may require extensive treatment to make the supplies safe and will be subject to examination and control by the local environmental health officer. Approval under the Building Act 1984 for new building work for domestic properties will not be granted unless adequate water supplies and drainage facilities are available.

### Public Sewer

A sewer vested in and maintained by the sewerage undertaker. Members of the public generally have the statutory right to connect into and use the public sewer on offering payment of sewerage charges.

### Rising Mains / Pumping Mains

These are pipes carrying untreated sewage pumped under pressure. There is no right of connection into them.

### Section 102 Declaration

A sewerage undertaker may make, or may be asked to make, a declaration that sewer or sewerage disposal works already in existence will be adopted and maintained at public expense from a particular date.

### Section 104 Agreement

An agreement made between a housing developer and the sewerage undertaker under Section 104 of the Water Industry Act 1991, for the adoption of sewers the developer intends to build to serve the new houses. A bond to guarantee proper performance often supports the agreement by the developer of his obligations under the agreement. Such sewers are often required to be constructed to a particular standard before adoption can take place.

### Septic Tank

A settlement chamber, which provides treatment to sewage and drainage waters. Overflow from the tank goes to a soak-away or drainage field or occasionally to a sewer. Septic tanks are un-powered. Properties operating them are responsible for the operation, maintenance and occasional emptying of the chamber. Septic tanks function excellently in well drained land. It is becoming less acceptable to operate a septic tank in low-lying land, particularly near rivers and streams. Any pollution problems precipitated by poorly performing septic tanks may mean they need to be decommissioned, and connections to the public sewer network need to be undertaken.

### Sludge Main

A pressurised pipe carrying treated or partially treated sewerage sludge.

### Soak-away or drainage field

Buried pipes or aggregates that allow treated effluents or surface waters to disperse. They are owned and maintained by the property owner.

### Surface water sewer

A sewer used only for the transport of uncontaminated surface water or rainwater in an area where separate sewerage systems have been provided. This may discharge safely to a local watercourse or may combine with the foul sewerage system (to form a combined sewer) for treatment with the foul flows.

### Water service company

A provider of sewerage and possibly water services in an area.

## REQUIREMENTS

### Requirements to be met by persons carrying out works near to water mains and sewers.

1. The precise position of water mains and sewers must be ascertained by hand digging trial holes after first contacting South West Water, who will give such information as is available regarding the general location of the mains and sewer in the area. No liability is accepted for the accuracy of any information given as to the position or existence of water mains and sewers. In particular, service pipes and drainage connection are not generally shown on mains records, but their presence should be anticipated and precautions taken to avoid damage.
2. Notices of intent must be given to South West Water before any works are carried out in the vicinity, except in cases of emergency when our Operations Centre should be contacted as soon as possible.
3. Unless prior written approval has been obtained, mechanical excavation may not be permitted around, or within, **3 meters** of the water main or sewer. Excavation may be necessary by hand.
4. Concrete haunches or surrounds to sewers must not be disturbed without prior written consent from South West Water.
5. Before backfilling, the mains and sewers will be inspected and any flaws or damage to the pipe or wrapping, if found, will be repaired by South West Water. All such flaws or damage must be immediately reported to the Company as soon as they are discovered. The carrying out of such repairs by South West Water shall not affect the question of liability, should any damage found to have resulted from the acts of those undertaking the works, their contractors, servants or agents.
6. Approved backfill will be used immediately around or over the mains and sewers to a minimum cover of 300mm and the remainder of the backfill shall be to the appropriate Highways Authority Specification for the Reinstatement of Openings in Highways.
7. Both the existing main or sewer and the new works shall be suitably supported to prevent future settlement and any subsequent damage to equipment.
8. Ground adjacent to concrete thrust blocks supporting the main(s) and sewer(s) must not be disturbed.
9. Adequate support must be given to all water mains and sewers where these are likely to be undermined, and to all trenches in the vicinity of these, during the process of the works.
10. **No apparatus** shall be laid on or over any land **within 300mm** measured horizontally from any part of a water main or sewer or other apparatus belonging to the Company. Provided always that this clause shall not prevent any pipe, cable or conducting medium being laid at an angle of between 45 and 90 degrees across the line of the Company's apparatus, with a vertical clearance in excess of **300mm**. In exceptional circumstances this clause may be varied or deleted with the prior written consent from South West Water.
11. **South West Water must be consulted before** any work representing an increased risk to the integrity of the mains or sewers (e.g., piling, using explosives, thrust boring, pipe bursting etc.) is carried out.
12. Facilities for inspecting all work carried out shall be given to South West Water with adequate notice.

## DEVELOPMENT & TREE PLANTING

Development and Tree Planting adjacent to pipelines: Guidance for landowners

In accordance with the provisions of Clause 26 of South West Water's Code of Practice, you are advised that in order to maintain adequate future access to the pipeline and to avoid interference with it, it is necessary to ensure that the following guidelines are observed:

### 1. Buildings And Permanent Structures

Clear working strip:

A clear working strip along the pipe is required between buildings and permanent structures and this must be:-

<b>Pipes up to 150mm diameter</b>	<b>6.0 metres</b>
<b>Pipes 151-600mm diameter</b>	<b>7.0 metres</b>
<b>Pipes 601mm diameter and over</b>	<b>9.0 metres</b>

If a building or permanent structure is planned within these limits please contact our Development Planning team as Build Over consent may be required. Development Planning: [developerservices@southwestwater.co.uk](mailto:developerservices@southwestwater.co.uk).

Proximity of buildings:

No buildings or permanent structures should be placed within 2 metres of pipes below 300mm in diameter or within 3.5 metres of pipes of 300mm or over in diameter (distances measured from the centre of the pipe), and in addition, buildings and permanent structures must be constructed so as to ensure that no additional loads are transmitted to the pipe.

(N.B: Pipe sizes refer to the internal diameter / bore of the pipe).

### 2. Trees And Shrubs

Roots can damage pipelines over time and extensive root systems will limit access to the pipeline in breach of the Company's right to access for repair or replacement. As a rule of thumb, the root spread of a tree is approximately the same as its eventual canopy spread. To help you avoid damage or interference to the pipeline, the Company suggests the following guidelines:

- No large or forest trees should be planted with 7 metres of the pipeline (examples include Oak, Ash, Beech, Douglas Fir, Sitka Spruce etc.)
- Medium to small sized trees should always be planted in such a way as to ensure that the eventual root spread reaches no closer than 1 metre of the pipeline, in practice, if trees are planted a distance of 5 metres away from the pipeline, this should be sufficient.
- Bushes and shrubs should never be planted closer than 2 metres from the pipeline. Closer than 2 metres either side of the pipeline may be planted with hedge plants and ground cover only.

The measurements and distances set out are for guidance only and there will always be exception, for example: Poplars and Willows, which have a particularly invasive root system. If you are unsure of any individual case, then specialist advice should always be sought prior to planting.

The guidelines set out above are based on the Company's standard access requirements for its apparatus. If, for engineering reasons, the distances set out need to be varied at particular locations, you will be advised of this before compensation for works is finalised. If you need to know the precise underground location of a new water main / sewer after its installation, please contact any of the Company's local offices, and Company staff will be pleased to mark out the position of the pipeline within your land.

If the Company finds any infringement of its legal rights of access, or any damage being caused to the pipeline, the Company reserves the right to take appropriate action to ensure that there is no interference with its statutory apparatus.

**IN THE EVENT OF A LEAK OR PIPE COLLAPSE PLEASE CONTACT SOUTH WEST WATER  
IMMEDIATELY ON 0344 346 2020 (24 HOURS)**

## TERMS & CONDITIONS

### South West Water Limited T/A Source for Searches Terms & Conditions for CON29DW Enquiry

#### 1 Introduction

- 1.1 These Terms set out the terms which will apply in respect of any Orders you place with us for a CON29DW Report.
- 1.2 These Terms may need to be amended from time to time and have a publication date which will be updated when any changes are made. Every time you wish to place an Order, please check these Terms to ensure you understand the terms which apply at that time, as they may have changed since any earlier order you may have placed.
- 1.3 If you do not accept these Terms you must not place any Orders with us.
- 1.4 It is also your responsibility to ensure that prior to placing an Order on behalf of a Client, that you make your Client aware of the Terms, and that they accept them.

#### 2 Interpretations & Definitions

- 2.1 In addition to any defined terms, the following words shall have the following meanings:
  - a. "Residential Property" means the address(es) or location(s) of a residential property provided by you when you place an Order in respect of which you request a Report.
  - b. "Report" means the report known as the "CON29DW" prepared by us providing drainage and water information in relation to an individual Residential Property
  - c. "Client" means the person, company or body (including where required, their mortgage lender) for whom you have agreed to supply one or more Reports in the normal course of your business;
  - d. "Map" means any Ordnance Survey map (and any data contained therein) provided as part of the provision of a report.
  - e. "Order" means any request for a Report made by you to us.
  - f. "Terms" means these General Terms
  - g. "You" and "Your" means the person, firm or company requesting the provision of property-related and company search information and reports from us;
  - h. "We", "Our" and "Us" means South West Water Limited T/A Source for Searches, being a company registered in England and Wales with company number 02366665, and whose registered office address is at South West Water Limited T/A Source for Searches Peninsula House, Rydon Lane, Exeter, EX2 7HR, and whose principle place of trading is at South West Water Limited, Peninsula House, Rydon Lane, Exeter, EX2 7HR.

#### 3 Placing Orders and our Agreement

- 3.1 Your Order constitutes an offer by you to purchase Report(s) from us.
- 3.2 Where you place an Order on our Website [www.sourceforsearches.co.uk](http://www.sourceforsearches.co.uk), you will receive an e-mail from us acknowledging that we have received your Order but this does not mean we have accepted your Order.
- 3.3 We may choose not to accept your Order, but on the rare occasion that this may occur, we will notify you within 5 working days. If you have not heard from us within this time period, the contract between us for your Order will have been entered into at the time you placed the Order.

#### 4 Cancellation rights

##### As a consumer

- 4.1 Where you are an individual consumer (and not trading as a business), you have specific legal rights relating to cancellation of any Order you may place. You may cancel your Order at any time within 14 days after the day on which the contract is entered into ("Cancellation Period")
- 4.2 To exercise the right to cancel, you must tell us of your decision to cancel this contract by a clear statement.
- 4.3 Where you are ordering a Report as a consumer, due to your cancellation rights, we will not process your order or provide the Report to you before the end of the Cancellation Period unless you provide your express consent and you acknowledge that you will lose the right to cancel the contract under regulation 29(1) of the Consumer Contracts (Information, Cancellation, and Additional Charges) Regulation 2013.
- 4.4 In addition to these rights, where we are able to, we will cancel any order in accordance with our cancellation policy, which can be found on our Website.

##### As a Business

- 4.5 The Cancellation Period does not apply to your order if you are placing the order in a business capacity.
- 4.6 If you cancel your Order other than in accordance with this clause you may be liable for fees.

To see our cancellation policy visit:

<https://www.sourceforsearches.co.uk/customer-support/cancellation-policy>

#### 5 The Report

- 5.1 We will prepare the Report using the Residential Property details you provide at the time you place your Order. The Report you receive will rely on the accuracy, completeness and legitimacy of the address and/or plans you supply with your Order.
- 5.2 The Report is produced only for use in relation to Residential Property which require the provision of drainage and water information and cannot be used for non-residential properties, development of land or any property used solely for carrying on a trade or business. Where you require a report for a non residential property, or for the development of land, you can order a different report from us, and different terms shall apply.
- 5.3 The Report provides information as to the indicative location and connection status of existing services and other information relating to drainage and water enquiries and should not be relied on for any other purpose.
- 5.4 As you may expect, the information contained in the Report can change on a regular basis so we cannot be responsible to you or your Client for any change in the information contained in the Report after the date on which the Report was produced (as shown in the Report).
- 5.5 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Residential Property for any particular purpose, or be relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained by the Client.
- 5.6 We will send the Report to the address you have provided in your Order, including email address for online orders.
- 5.7 You agree only to use the Report for the purpose for which it is supplied in accordance with these Terms.
- 5.8 Where we accept your Order:
  - a we will provide the Services with reasonable skill and care; and
  - b your Order will be fulfilled within a reasonable period.
- 5.9 In providing the Report, we will comply with all laws and regulations which apply to the provision of the Report including ensuring that we have all the necessary licences and permissions, including intellectual property rights to provide the Report.
- 5.10 It is your responsibility to ensure that your Order, and the Report meet your requirements and (if applicable) the requirements of your Client in providing you with this Report, we will comply with the Drainage and Water Searches Network (DWSN) Standards.

#### 6 Disclaimers with regard to the Reports

- 6.1 Without prejudice to all other Terms, Source for Searches accepts responsibility for the inaccuracy of location, or missing apparatus contained in the Maps within the Report that arise as a result of negligence.
- 6.2 Notwithstanding clause 6.1, for the purposes of this Report, Source for Searches will not seek to rely on any statements and/or disclaimer shown on any Maps which limits liability in relation to the accuracy and/or location of apparatus.
- 6.3 The Report should not be relied upon in the event of excavations at the Residential Property or other works without seeking independent advice in advance.

#### 7 Intellectual Property Rights

- 7.1 The Report you receive is confidential and is intended for (a) your own internal purposes and (b) the personal use of your Client. The Report shall not be used or copied (in whole or in part) for any other use whatsoever, whether for commercial gain or otherwise.
- 7.2 We grant you a non-exclusive and non-transferable licence:
  - a to make copies of the Reports (except the Map) for your own internal purposes;
  - b to incorporate the Reports (other than the Map) into any written advice you provide in the normal course of your business; and
  - c to disclose the Reports in the normal course of your business to:
    - i your Client; and or
    - ii anyone who is acquiring or considering acquiring an interest in or charge over the property to which the Report relates, and their professional advisers.
- 7.3 You must not alter any part of the Report including altering, removing or obscuring any logos and/or branding which is contained in a Report.
- 7.4 All intellectual property rights, including trademarks, domain names and copyright in the Reports are owned by us and/or our licensors.
- 7.5 Any Maps contained in any Report are protected by Crown Copyright. The Maps must not be used for any purpose other than as part of the Report. Neither you nor anyone you provide the Report to may reproduce the Maps without paying for a separate licence from Ordnance Survey.
- 7.6 No intellectual or other property rights are transferred or licensed to you or your Client or any other person expect to the extent set out in these terms.
- 7.7 You agree to compensate us against any losses, costs, claims, damages and/or expenses which we incur and/or suffer as a result of any breach of any intellectual property rights or obligations set out in any of the Terms) by you, or where you are trading as a business to your Client or any party to whom you provide a copy of the Report.

#### 8 Additional Intellectual Property Right Provisions

- 8.1 The enquiries in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.
- 8.2 The answers and informative in the Report are protected by copyright by South West Water Limited T/A Source for Searches.

#### 9 Liability

- 9.1 This paragraph sets out the exclusions to and limitations on our liability to you and (if applicable) to your Client.
- 9.2 We will not be liable to you (and/or your Client) in contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise:
  - a if we do not accept or process your Order, or
  - b for any inaccuracies, mistakes or omissions in the Reports unless the liability arises as a direct consequence of our negligence.
- 9.3 Notwithstanding the above, nothing affects any party's liability for (a) death or personal injury arising from its negligence, (b) liability for fraud or fraudulent misrepresentation and / or (c) any other liability which cannot be excluded or limited under applicable law.
- 10.1 Our total liability, whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise, arising under or in connection with the Report is limited to 10 million pounds (£10,000,000) in aggregate.

#### 11 Customer Complaints Procedure

- 11.1 South West Water Limited T/A Source for Searches offer a robust complaints procedure which can be found on our Website <https://www.sourceforsearches.co.uk/customer-support/complaints-procedure>.
- 11.2 If your complaint has gone through our complaints procedure and you are dissatisfied with the response or it has exceeded our response timescales, you may refer your complaint for consideration under The Property Ombudsman Scheme (TPOS). You can obtain further information by visiting [www.tpos.co.uk](http://www.tpos.co.uk) or email [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

#### 12 General

- 12.1 These Terms (and any documents referred to herein) are the only terms and conditions that shall apply to any order in respect of a CON29DW residential Report and shall constitute the entire agreement between you and us and supersede, replace and extinguish any previous arrangement, understanding or agreement between us relating to such Report.
- 12.2 Any dispute or claim arising out of or in connection with these terms and or their subject matter or formation (including non-contractual disputes or claims) shall be governed by the laws of England and Wales. Any dispute shall be subject to the exclusive jurisdiction of the courts of England and Wales.
- 12.3 If there is any conflict or inconsistency between the provisions of these Terms and any other General Terms, the provisions of these Terms shall prevail.
- 12.4 In the event of any conflict of inconsistency between any information on the Website describing the features of the Report and these Terms, then these Terms shall prevail.
- 12.5 Where you are acting in the normal course of your business, your Client is entitled to the benefit of these Terms. No other person who is not a party to these Terms has any right to enforce their terms.

Version date: December 2018



## COMPLAINTS PROCEDURE

The Law Society recommends a CON29DW Residential Drainage and Water enquiry on all occasions where a property is being sold. With their unique knowledge of the water industry, the regional water companies of England & Wales are best placed to identify any risks relating to the location and ownership of public water mains and sewers before property purchases are completed. We do accept that on occasions, customers may not be happy and seek clarification or confirmation that our records are correct. For such instances, the Drainage & Water Searches Network has developed a unified approach in dealing with customer enquiries and complaints, offering customers a set of minimum standards that would apply. These are listed below.

### Complaints Procedure

If any of our customers have a query or issue regarding either the provision or the content of a Source for Searches Drainage and Water search, they should contact the Source for Searches team in the first instance, contact details are on the rear of this search report.

If you do raise a complaint you can expect the following as a minimum standard from Source for Searches:

1. We will listen to your complaint and do our best to resolve it immediately.
2. If we cannot resolve it at the time, we will record the details of your complaint and we will investigate and contact you within ten working days in writing.
3. Depending on the scale of the investigation required, we will keep you informed of the progress and update you with the new timescales, if necessary.
4. If we do not contact you within 10 working days of your initial complaint, you are entitled to compensation.
5. If you want us to liaise with a third party on your behalf, just let us know.
6. If we cannot resolve your complaint or have failed to comply with the complaints procedure we can ask an independent body to mediate.

If we consider the complaint to be justified, you can expect the following from Source for Searches:

1. We will refund you the search fee. We will also provide you with a revised search and undertake action within our control to put things right in line with the product terms and conditions. You will be informed of any action required.
2. If your search takes us longer than ten working days to complete and we have not communicated the reasons for the delay, you will receive the search free of charge.
3. Once you have our response, if you are still unhappy, please let us know and we can escalate your complaint.
4. While we aim to resolve your complaint first time, in the event that we are unable to resolve the issue to your satisfaction, ultimately you can contact an independent body.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS).

### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury SP1 2BP

Telephone: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

## CONTACT US

[CONTACTUS@SOURCEFORSEARCHES.CO.UK](mailto:CONTACTUS@SOURCEFORSEARCHES.CO.UK)

**Telephone:**  
08453 303 401

**Post:**  
Source for Searches  
Peninsula House  
Rydon Lane  
Exeter  
EX2 7HR

**DX:**  
Source for Searches  
DX 119851  
Exeter 10

**Email:**  
[contactus@sourceforsearches.co.uk](mailto:contactus@sourceforsearches.co.uk)

**Web:**  
[www.sourceforsearches.co.uk](http://www.sourceforsearches.co.uk)



**Twitter:**  
[@source4searches](https://twitter.com/source4searches)



**LinkedIn:**  
[Source for Searches](https://www.linkedin.com/company/source-for-searches)

Order your  
environmental search  
reports from  
[sourceforsearches.co.uk](http://sourceforsearches.co.uk)



### Mining search

A valuable indicator for possible  
issues with underlying mine  
shafts



### Contact South West Water:

Accounts helpline: 0344 346 1010  
Services helpline: 0344 346 2020

Registered in England No: 2366665

## **APPENDIX B**

### Envirocheck Flood Screen Report

# Envirocheck<sup>®</sup> Report: Flood Screening Report Datasheet

## Order Details:

**Order Number:**  
277137542\_2\_1

**Customer Reference:**  
20593

**National Grid Reference:**  
169530, 41740

**Slice:**  
A

**Site Area (Ha):**  
0.22

**Search Buffer (m):**  
1000

## Site Details:

Parc Vean House  
Parc Vean  
Coach Lane  
REDRUTH  
TR15 2TT

## Client Details:

Mr D Jobson  
Wheal Jane Consultancy  
Old Mine  
Wheal Jane Mine  
Baldhu  
Truro  
Cornwall  
TR3 6EE

Report Section and Details	Page Number
<b>Summary</b>	-
<p>The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer(s) selected. For ease of reference, the report is broken down into seven sections of data.</p>	
<b>EA / NRW / CEH Flood Data</b>	<b>1</b>
<p>This section details data from the Environment Agency/Natural Resources Wales and the Centre for Ecology and Hydrology.</p> <p>The EA/NRW data is reported to a distance of 250m from the edge of the site polygon and details both Zone 2 (extreme) and Zone 3 flood extents, as well as flood defences, flood water storage areas and areas benefiting from flood defences.</p> <p>The CEH data is reported to a distance of 250m from the edge of the site polygon and covers flood data for Scotland, divided into levels based on the frequency and magnitude of a predicted 100 year term.</p> <p>All data sets within this section are plotted and feature on the EA / NRW / CEH Flood Data (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	
<b>JBA Flood Data</b>	<b>2</b>
<p>This section contains the Comprehensive Flood Map ("CFM") data from JBA Risk Management Limited. The data is based upon the likelihood of a flood occurrence for up to 4 flood return periods depending on the type of flooding; these being 75 years, 100 years, 200 years and 1000 years. Each layer being modelled at a 5m cell resolution.</p> <p>Each return period is depicted on a separate 1:10,000 scale map and reports features to a distance of 250m in the datasheet from the edge of the site polygon.</p> <p>For each return period the following three sources of flooding are identified, surface water or pluvial flooding, undefended river flooding or fluvial flooding and undefended coastal flooding. In each case the extent of the flooding source is displayed with the associated depth range.</p> <p>In addition, a 1:10,000 scale map depicting flooding from a Canal Failure and a coverage check for this dataset is included.</p> <p>Where coverage exists, information is reported in the datasheet where the site could be affected by flooding that results from a dam breach.</p> <p>For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	
<b>BGS Flood Data</b>	<b>7</b>
<p>This section contains two BGS data sets; namely Geological Indicators of Flooding and Groundwater Flooding Susceptibility, both of which report features out to a possible 1000m, with coverage in England, Wales and Scotland.</p> <p>Each data set is plotted on a separate BGS Flood Data (1:50,000) map.</p>	
<b>GeoSmart Information Groundwater Flood Data</b>	<b>8</b>
<p>This section contains data provided by GeoSmart Information who, building on their expertise, have developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in Great Britain. The resulting map, classifies groundwater flood risk for each 5m x 5m into four categories, negligible, low, moderate and high. These classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.</p>	
<b>OS Water Network Data</b>	<b>9</b>
<p>This section details the MasterMap Water Network data sourced from the Ordnance Survey. The OS MasterMap Water Network data details a network representing the watercourse within Great Britain.</p> <p>The OS Water Network Lines data set details the approximate central alignment of a watercourse, including rivers, lakes and canals.</p> <p>The OS Water Network Nodes data set details features that represent a river's source, end, a junction where three or more links meet, and places where the real world related attribution changes; for example a watercourse becoming tidal.</p> <p>The data sets within this section are plotted and feature on the OS Water Network Map (1:10,000) . For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	

<b>EA/NRW Historic Flood Events Data</b>	<b>-</b>
<p>This section details Historic Flood data sourced from the Environment Agency/Natural Resources Wales and from data held by Landmark. The EA/NRW Historic Flood Events data is reported to a distance of 1000m from the edge of the site polygon and details recorded historic flood events from 1703 to October 2008. The data also contains information on the source and cause of the flood, and how the flood outline was established.</p> <p>Also included in this section is Landmark's Historical Flood Liabilities data set, which identifies areas that are liable to flood based on systematic analysis of historical mapping dating back to the mid 19th century.</p> <p>Both data sets within this section are plotted and feature on the EA/NRW Historical Flood (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	
<b>EA/NRW RoFRS Data</b>	<b>19</b>
<p>This section details the Risk of Flooding from Rivers and Sea (RoFRS) data sourced from the Environment Agency/Natural Resources Wales and is reported to a distance of 1000m from the edge of the site polygon. The RoFRS data provides an indication of areas of land at risk of flooding from rivers and the sea. These areas of land, called impacted cells, are represented as 50 metre squares, or smaller areas where a square is intersected by a river or coastline.</p> <p>The average height information of the impacted cell, modelled river and sea levels and information about over 200,000 flood defences are used as inputs to a computer flood model run by the Environment Agency/Natural Resources Wales. The model compares the probability that the flood defences will overtop or breach and the distance of the impact cell from the river or the sea for 40 scenarios for probabilities of between 100% to 0.1%.</p> <p>The results are then consolidated to calculate a single probability category for each impacted cell. These results have been validated by local staff using their local knowledge and expertise. RoFRS is a national flood risk assessment and does not contain information about property thresholds. Due to variations in the input data and the performance of the computer flood model at particular locations, the resulting category of an impacted cell should only be used at a specific study scale. In certain areas it would only be appropriate to compare risks between towns and counties whereas in other areas they would be more suitable for understanding risk at a street level. The level of suitability for a particular cell is indicated by the cell's suitability scale.</p> <p>The data within this section is plotted and feature on the EA/NRW RoFRS Data (1:50,000) map. This dataset is not available in Scotland.</p>	
<b>Flood Insurance Risk Data</b>	<b>28</b>
<p>This section contains flood risk data from Crawford and Company. This dataset is not plotted on any of the associated Flood maps.</p> <p>Crawford &amp; Co have generated an Insurance Claims rating for Flood Risk. The risk is determined by comparing the number of flood insurance claims made to the number of properties in the postcode sector. The data will also include flood claims from domestic accidents or blocked drains, as well as flooding from river or tidal events. Flood insurance claim ratings are reported for the site only.</p>	
<b>Data Currency</b>	<b>29</b>
<b>Data Suppliers</b>	<b>32</b>
<b>Useful Contacts</b>	<b>33</b>

Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
<b>EA / NRW / CEH Flood Data</b>					
Extreme Flooding from Rivers or Sea without Defences	pg 1		1	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 1		1	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
<b>JBA Flood Data</b>					
JBA 75 Year Return (undefended) - Pluvial	pg 2		22	n/a	n/a
JBA 75 Year Return (undefended) - Fluvial				n/a	n/a
JBA 75 Year Return (undefended) - Coastal				n/a	n/a
JBA 100 Year Return (undefended) - Fluvial				n/a	n/a
JBA 100 Year Return (undefended) - Coastal				n/a	n/a
JBA 200 Year Return (undefended) - Pluvial	pg 3		31	n/a	n/a
JBA 200 Year Return (undefended) - Fluvial				n/a	n/a
JBA 200 Year Return (undefended) - Coastal				n/a	n/a
JBA 1000 Year Return (undefended) - Pluvial	pg 4		28	n/a	n/a
JBA 1000 Year Return (undefended) - Fluvial				n/a	n/a
JBA 1000 Year Return (undefended) - Coastal				n/a	n/a
JBA Canal Failure					
JBA Dam Break					
<b>BGS Flood Data</b>					
BGS Geological Indicators of Flooding	pg 7			1	
BGS Groundwater Flooding Susceptibility	pg 7			2	12
<b>GeoSmart Information Groundwater Flood</b>					
GeoSmart Information Groundwater Flood Risk	pg 8	1			
<b>OS Water Network Data</b>					
OS Water Network Lines	pg 9			20	39
OS Water Network Nodes	pg 15			19	36
<b>EA/NRW Historic Flood Events Data</b>					
Historic Flood Events					
Historical Flood Liabilities					
<b>EA/NRW RoFRS Data</b>					
RoFRS - Risk of Flooding from Rivers and Sea	pg 19		1	36	84
<b>Flood Insurance Risk Data</b>					
Postcode Sector Flood Insurance Claim Ratings	pg 28	1	n/a	n/a	n/a

Report Version v53.0

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Extreme Flooding from Rivers or Sea without Defences</b> Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	240	1	169750 41940
	<b>Flooding from Rivers or Sea without Defences</b> Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	240	1	169755 41935
	<b>Areas Benefiting from Flood Defences</b> None				
	<b>Flood Water Storage Areas</b> None				
	<b>Flood Defences</b> None				



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	56	2	169420 41735
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	62	2	169415 41730
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	92	2	169385 41725
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	93	2	169385 41720
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	108	2	169370 41720
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	123	2	169355 41715
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	129	2	169350 41710
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	139	2	169340 41710
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	140	2	169340 41705
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	144	2	169335 41770
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	150	2	169330 41705
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	156	2	169325 41700
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	161	2	169320 41700
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	167	2	169315 41695
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	170	2	169310 41700
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	172	2	169310 41695
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	183	2	169300 41690
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	186	2	169295 41695
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	187	2	169295 41690
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	213	2	169270 41685
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	219	2	169265 41680
	<b>JBA 75 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	229	2	169255 41680

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>JBA 75 Year Return (undefended) - Fluvial</b> None				
	<b>JBA 75 Year Return (undefended) - Coastal</b> None				
	<b>JBA 100 Year Return (undefended) - Fluvial</b> None				
	<b>JBA 100 Year Return (undefended) - Coastal</b> None				
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	56	2	169420 41735
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	62	2	169415 41730
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 1.0m	A13SW (W)	77	2	169400 41725
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	82	2	169395 41725
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	88	2	169390 41720
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	92	2	169385 41725
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	93	2	169385 41720
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	108	2	169370 41720
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	123	2	169355 41715
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	129	2	169350 41710
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	135	2	169345 41705
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	139	2	169340 41710
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	140	2	169340 41705
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	144	2	169335 41770
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	150	2	169330 41705
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	156	2	169325 41700
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	161	2	169320 41700
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	170	2	169310 41700
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	178	2	169345 41860

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	178	2	169340 41855
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	182	2	169340 41860
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	183	2	169300 41690
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	186	2	169295 41695
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	187	2	169295 41690
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	189	2	169340 41870
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	189	2	169335 41865
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	189	2	169330 41860
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	213	2	169270 41685
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	219	2	169265 41680
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	229	2	169255 41680
	<b>JBA 200 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	246	2	169240 41670
	<b>JBA 200 Year Return (undefended) - Fluvial</b> None				
	<b>JBA 200 Year Return (undefended) - Coastal</b> None				
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	56	2	169420 41735
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	61	2	169415 41735
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	72	2	169405 41725
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 1.0m	A13SW (W)	77	2	169400 41725
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	82	2	169395 41725
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	88	2	169390 41720
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	97	2	169380 41725
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 1.0m	A13SW (W)	109	2	169370 41715
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	114	2	169365 41715

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	123	2	169355 41715
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	124	2	169355 41710
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	135	2	169345 41705
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	139	2	169340 41710
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	139	2	169340 41770
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	140	2	169340 41705
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	155	2	169325 41705
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	161	2	169320 41700
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	170	2	169310 41700
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	178	2	169345 41860
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	178	2	169340 41855
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	182	2	169340 41860
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	189	2	169340 41870
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	189	2	169330 41860
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	213	2	169270 41685
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	219	2	169265 41680
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 1.0m	A13SW (W)	224	2	169260 41680
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	225	2	169260 41675
	<b>JBA 1000 Year Return (undefended) - Pluvial</b> Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	246	2	169240 41670
	<b>JBA 1000 Year Return (undefended) - Fluvial</b> None				
	<b>JBA 1000 Year Return (undefended) - Coastal</b> None				
	<b>JBA Canal Failure Coverage</b> Coverage: This area has not been mapped for risk of flooding from canal or aqueduct failure or breach.	A13NE (NW)	0	2	169532 41745
	<b>JBA Canal Failure</b> None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>JBA Dam Break Coverage</b> Coverage: This area has been mapped for flooding from dam or reservoir embankment failure or breach.	A13NE (NW)	0	2	169532 41745
	<b>JBA Dam Break</b> None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Geological Indicators of Flooding</b> Flooding Type: Inland Flooding Flood Potential Higher flood potential from rivers: the first areas to experience the effects of Code: inland flooding in a river catchment.	A18SE (NE)	343	3	169687 42094
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (N)	339	3	169650 42100
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (N)	383	3	169550 42150
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SE (SW)	577	3	168950 41500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	592	3	168900 41600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A7NE (SW)	610	3	169050 41300
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SW (W)	627	3	168850 41700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (W)	676	3	168800 41745
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A7NE (SW)	697	3	169100 41150
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (W)	728	3	168750 41800
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18NW (NW)	763	3	169200 42450
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (W)	784	3	168700 41850
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NE (NW)	828	3	169150 42500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (W)	841	3	168650 41900
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (W)	949	3	168550 41950

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<p><b>GeoSmart Information Groundwater Flood Data</b></p> <p>Risk: Negligible Risk</p> <p>Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (&lt;1%) probability of occurrence.</p>	A13NE (NW)	0	2	169532 41745

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 544.6 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A13NE (NE)	276	4	169778 41963
2	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 38.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14NW (E)	311	4	169884 41844
3	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 1.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14NW (E)	311	4	169883 41845
4	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 49.0 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14NW (E)	312	4	169893 41796
5	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 11.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14NW (E)	312	4	169893 41796
6	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 62.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14NW (E)	337	4	169919 41754
7	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 1.7 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	384	4	169962 41714
8	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 31.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	385	4	169964 41713
9	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 6.7 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	410	4	169985 41689



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 14.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	415	4	169989 41685
11	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 3.6 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	427	4	169999 41674
12	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 18.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	429	4	170001 41671
13	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 4.7 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	441	4	170008 41655
14	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 34.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	443	4	170009 41650
15	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 12.9 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	460	4	169501 42220
16	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	464	4	170022 41618
17	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 4.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	468	4	170024 41614
18	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 27.6 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	472	4	170027 41609

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 58.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	472	4	169494 42231
20	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 41.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	488	4	170032 41579
21	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 86.2 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (E)	513	4	170048 41553
22	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 33.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	514	4	169415 42257
23	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 17.6 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	515	4	169452 42266
24	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 84.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	516	4	169402 42255
25	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 2.2 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	516	4	169404 42255
26	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 131.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (N)	562	4	169323 42279
27	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 59.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (SE)	589	4	170100 41484

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 346.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (SW)	601	4	168962 41426
29	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 57.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (SW)	612	4	168931 41460
30	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 1.1 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (SW)	612	4	168931 41460
31	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 22.4 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (SW)	613	4	168930 41460
32	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 20.9 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (SW)	621	4	168913 41475
33	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 25.4 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (SW)	622	4	168913 41473
34	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 46.7 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (W)	623	4	168898 41507
35	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 1.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (W)	623	4	168898 41507
36	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 87.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (W)	623	4	168896 41511

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 274.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12SE (W)	626	4	168865 41604
38	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 22.9 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (SE)	646	4	170148 41453
39	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 6.6 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (NW)	664	4	169221 42352
40	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 19.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (NW)	664	4	169217 42351
41	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 114.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A14SW (SE)	668	4	170165 41438
42	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 98.2 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18SW (NW)	683	4	169209 42368
43	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 2.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17SE (NW)	710	4	169181 42385
44	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 276.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17SE (NW)	712	4	169181 42387
45	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 95.7 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A7NE (SW)	725	4	169045 41155

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 504.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A7NE (SW)	725	4	169045 41155
47	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 82.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12NW (W)	745	4	168736 41826
48	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 171.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A18NW (NW)	760	4	169233 42459
49	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 99.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12NW (W)	812	4	168676 41880
50	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 233.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A7SE (SW)	815	4	169031 41054
51	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 340.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A12NW (W)	905	4	168591 41931
52	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 33.9 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (N)	919	4	169180 42608
53	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 5.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (NW)	935	4	169139 42612
54	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 7.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (NW)	941	4	169139 42618

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
55	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 4.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (N)	946	4	169190 42641
56	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 5.3 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (NW)	948	4	169140 42625
57	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 63.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (N)	950	4	169191 42645
58	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 197.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A17NE (N)	950	4	169191 42645
59	<b>OS Water Network Lines</b> Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 147.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Hayle, Red River and Northern Streams	A7SE (SW)	953	4	169108 40858
60	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14NW (E)	311	4	169884 41844
61	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14NW (E)	311	4	169883 41845
62	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14NW (E)	312	4	169893 41796
63	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14NW (E)	313	4	169894 41807
64	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14NW (E)	337	4	169919 41754
65	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	384	4	169962 41714
66	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	385	4	169964 41713
67	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	410	4	169985 41689
68	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	415	4	169989 41685

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
69	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	427	4	169999 41674
70	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	429	4	170001 41671
71	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	441	4	170008 41655
72	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	443	4	170009 41650
73	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	460	4	169501 42220
74	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	464	4	170022 41618
75	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	468	4	170024 41614
76	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	472	4	169494 42231
77	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	472	4	170027 41609
78	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	492	4	170039 41585
79	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (E)	513	4	170048 41553
80	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	515	4	169452 42266
81	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	516	4	169402 42255
82	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	516	4	169404 42255
83	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	520	4	169435 42267
84	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (N)	562	4	169323 42279
85	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (SE)	589	4	170100 41484
86	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A12SE (SW)	612	4	168931 41460
87	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A12SE (SW)	613	4	168930 41460
88	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A12SE (SW)	622	4	168913 41473

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A12SE (W)	623	4	168898 41507
90	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A12SE (W)	623	4	168897 41508
91	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A12SE (W)	627	4	168867 41590
92	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A12SE (SW)	636	4	168898 41474
93	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (SE)	646	4	170148 41453
94	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A18SW (NW)	664	4	169217 42351
95	<b>OS Water Network Nodes</b> Hydronode Outlet Category:	A18SW (NW)	665	4	169223 42354
96	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A14SW (SE)	668	4	170165 41438
97	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18SW (NW)	683	4	169209 42368
98	<b>OS Water Network Nodes</b> Hydronode Source Category:	A17SE (NW)	710	4	169181 42385
99	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A17SE (NW)	712	4	169181 42387
100	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A7NE (SW)	725	4	169045 41155
101	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A12NW (W)	745	4	168736 41826
102	<b>OS Water Network Nodes</b> Hydronode Source Category:	A9NE (SE)	754	4	170205 41334
103	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A18NW (NW)	760	4	169233 42459
104	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A12NW (W)	812	4	168676 41880
105	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A7SE (SW)	815	4	169016 41064
106	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A12NW (W)	905	4	168591 41931
107	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A17NE (N)	919	4	169180 42608
108	<b>OS Water Network Nodes</b> Hydronode Source Category:	A17NE (NW)	935	4	169139 42612



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
109	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A17NE (NW)	941	4	169139 42618
110	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A17NE (N)	946	4	169190 42641
111	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A17NE (NW)	948	4	169140 42625
112	<b>OS Water Network Nodes</b> Hydronode Junction Category:	A17NE (N)	950	4	169191 42645
113	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A17NE (NW)	953	4	169139 42631
114	<b>OS Water Network Nodes</b> Hydronode Pseudo Category:	A7SE (SW)	953	4	169108 40858

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	240	1	169750 41940
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	273	1	169776 41961
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A13NE (NE)	279	1	169780 41965
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	289	1	169850 41878
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	294	1	169705 42035
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A13NE (NE)	296	1	169856 41880
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A13NE (E)	301	1	169865 41870
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	301	1	169700 42045
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	304	1	169695 42050
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (E)	316	1	169893 41824
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (E)	318	1	169900 41790
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	318	1	169680 42070
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (E)	324	1	169906 41780
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (E)	333	1	169916 41765

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (E)	339	1	169921 41752
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SE (N)	340	1	169620 42105
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SE (N)	345	1	169625 42110
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	350	1	169930 41730
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	351	1	169932 41730
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SE (N)	352	1	169640 42114
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SE (N)	358	1	169595 42125
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	369	1	169948 41720
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	372	1	169951 41720
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	393	1	169971 41705
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	395	1	169973 41705
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	410	1	169985 41685
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	416	1	169989 41680
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	438	1	170008 41665

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	451	1	170013 41635
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	455	1	170016 41630
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	456	1	170017 41630
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	460	1	170018 41620
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	466	1	170024 41620
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	472	1	170025 41605
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	485	1	170028 41578
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	490	1	170034 41577
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SW (E)	492	1	170038 41580
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (N)	551	1	169330 42270
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SW (N)	561	1	169440 42310
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	577	1	169304 42290
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	581	1	169292 42290
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SE (SW)	583	1	168990 41415

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	592	1	168990 41400
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	595	1	169277 42300
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SE (W)	601	1	168890 41605
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SE (SW)	602	1	168962 41424
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	607	1	169255 42305
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	607	1	169005 41355
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	609	1	169250 42305
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	609	1	169010 41345
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SE (W)	622	1	168900 41504
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SE (W)	623	1	168872 41585
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SE (W)	627	1	168866 41597
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	628	1	169035 41290
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	633	1	169028 41290
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	633	1	169237 42325

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SW (W)	641	1	168850 41600
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	643	1	169045 41260
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	651	1	169225 42340
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	652	1	169224 42340
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	657	1	169040 41245
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	660	1	169040 41241
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	667	1	169219 42354
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	668	1	168900 41400
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	669	1	169214 42355
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12SW (W)	677	1	168800 41700
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	678	1	169215 42365
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	679	1	169214 42365
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	681	1	169000 41250
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	690	1	168786 41750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	709	1	168770 41805
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	721	1	169205 42407
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	722	1	168756 41800
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	726	1	168750 41745
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	728	1	168750 41800
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	729	1	168750 41803
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (NW)	732	1	169220 42425
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	733	1	168746 41808
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	735	1	168745 41810
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	740	1	168740 41820
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (NW)	741	1	169225 42436
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	741	1	168739 41820
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	743	1	169085 41105
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	745	1	169090 41100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	746	1	169250 42450
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	747	1	168733 41825
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	748	1	169100 41090
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	748	1	169084 41100
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	752	1	169093 41090
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (NW)	754	1	169225 42450
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	754	1	168727 41830
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	759	1	169105 41075
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	760	1	169102 41075
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	765	1	169110 41065
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	767	1	169106 41065
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	767	1	168715 41840
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	772	1	169115 41055
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	788	1	169270 42500



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NW (N)	794	1	169250 42500
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	814	1	169130 41000
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NW (NW)	819	1	169210 42514
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	830	1	169135 40980
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NW (NW)	831	1	169205 42524
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	839	1	168650 41885
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	848	1	169130 40963
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NW (N)	860	1	169205 42555
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	862	1	169130 40947
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	883	1	168611 41915
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	891	1	168610 41950
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	893	1	168601 41920
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	919	1	169125 40887
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	927	1	169125 40879

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Assessment: National to County Suitability Scale: National to County Source: Environment Agency, Head Office	A18NW (N)	931	1	169205 42630
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	936	1	169130 40867
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A17NE (N)	940	1	169191 42635
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	941	1	169135 40860
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	952	1	169135 40848
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	954	1	168549 41965
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	977	1	168528 41975
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	986	1	169140 40810
	<b>Risk of Flooding from Rivers and Sea (RoFRS)</b> Flood Risk: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Assessment: County to Town Suitability Scale: County to Town Source: Environment Agency, Head Office	A11NE (W)	998	1	168507 41980








Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Postcode Sector Flood Insurance Claim Ratings</b> Insurance Rating: Low Flood Insurance Claim Rating Postcode Sector: TR15 2	A13NE (NW)	0	2	169532 41745

EA / NRW / CEH Flood Data	Version	Update Cycle
<b>Extreme Flooding from Rivers or Sea without Defences</b> Environment Agency - Head Office	March 2021	Quarterly
<b>Flooding from Rivers or Sea without Defences</b> Environment Agency - Head Office	March 2021	Quarterly
<b>Areas Benefiting from Flood Defences</b> Environment Agency - Head Office	March 2021	Quarterly
<b>Flood Water Storage Areas</b> Environment Agency - Head Office	March 2021	Quarterly
<b>Flood Defences</b> Environment Agency - Head Office	March 2021	Quarterly
EA / NRW Surface Water Flood Data	Version	Update Cycle
<b>Surface Water 1 in 30 year Flood Depth</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 100 year Flood Depth</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 1000 year Flood Depth</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 30 year Flood Velocity</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 100 year Flood Velocity</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 1000 year Flood Velocity</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 30 year Flood Flow Direction 25m</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 100 year Flood Flow Direction 25m</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 1000 year Flood Flow Direction 25m</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 30 year Flood Hazard</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 100 year Flood Hazard</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water 1 in 1000 year Flood Hazard</b> Environment Agency - Head Office	October 2013	Annually
<b>Surface Water Suitability</b> Environment Agency - Head Office	October 2013	Annually

<b>JBA Flood Data</b>	<b>Version</b>	<b>Update Cycle</b>
<b>JBA 75 Year Return (undefended) - Pluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 75 Year Return (undefended) - Fluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 75 Year Return (undefended) - Coastal</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 100 Year Return (undefended) - Fluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 100 Year Return (undefended) - Coastal</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 200 Year Return (undefended) - Pluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 200 Year Return (undefended) - Fluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 200 Year Return (undefended) - Coastal</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 1000 Year Return (undefended) - Pluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 1000 Year Return (undefended) - Fluvial</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA 1000 Year Return (undefended) - Coastal</b> JBA Risk Management Limited	November 2019	Annually
<b>JBA Canal Failure</b> JBA Risk Management Limited	November 2018	Annually
<b>JBA Dam Break</b> JBA Risk Management Limited	November 2018	Annually
<b>BGS Flood Data</b>	<b>Version</b>	<b>Update Cycle</b>
<b>BGS Geological Indicators of Flooding</b> British Geological Survey - National Geoscience Information Service	February 2011	Annually
<b>BGS Groundwater Flooding Susceptibility</b> British Geological Survey - National Geoscience Information Service	May 2013	Annually
<b>GeoSmart Information Groundwater Flooding Data</b>	<b>Version</b>	<b>Update Cycle</b>
<b>GeoSmart Information Groundwater Flood Risk</b> GeoSmart Information Ltd	October 2020	Bi-Annually
<b>OS Water Network Data</b>	<b>Version</b>	<b>Update Cycle</b>
<b>OS Water Network Lines</b> Ordnance Survey	September 2020	Quarterly
<b>OS Water Network Nodes</b> Ordnance Survey	September 2020	Quarterly
<b>EA/NRW Historic Flood Events Data</b>	<b>Version</b>	<b>Update Cycle</b>
<b>Historic Flood Events</b> Environment Agency - Head Office	February 2020	Quarterly
<b>Historical Flood Liabilities</b> Landmark Information Group Limited	December 1999	Not Applicable

<b>EA/NRW Risk of Flooding from Rivers and Sea (RoFRS)</b>	<b>Version</b>	<b>Update Cycle</b>
RoFRS - Risk of Flooding from Rivers and Sea Environment Agency - Head Office	June 2020	Annually
<b>Flood Insurance Risk Data</b>	<b>Version</b>	<b>Update Cycle</b>
Postcode Sector Flood Insurance Claim Ratings Crawford and Company	January 2019	Quarterly

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Natural Resources Wales	
Centre for Ecology and Hydrology	 <p><b>Centre for Ecology &amp; Hydrology</b>  <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small></p>
British Geological Survey	 <p><b>British Geological Survey</b>  <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small></p>
GeoSmart Information	
JBA Risk Management	

Contact	Name and Address	Contact Details
1	<b>Environment Agency - National Customer Contact Centre (NCCC)</b> PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
2	<b>Landmark Information Group Limited</b> Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
3	<b>British Geological Survey - Enquiry Service</b> British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	<b>Ordnance Survey</b> Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	<b>Environment Agency - Head Office</b> Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409

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## **APPENDIX C**

### Site Photos




Title:	Walkover Photos	 <p><b>WHEAL JANE</b> <b>CONSULTANCY</b> GEOTECHNICAL, ENVIRONMENTAL &amp; MINING SERVICES</p>
Project:	Parc Veau, Redruth	
Client:	Property Group SW Ltd	
Report Title:	Flood Risk Assessment	
Date:	January 2021	
	Ref:20431	Appendix: C



Title:	Walkover Photos	
Project:	Parc Veau, Redruth	
Client:	Property Group SW Ltd	
Report Title:	Flood Risk Assessment	
Date:	January 2021	
	Ref:20431	Appendix: C



Title:	Walkover Photos	
Project:	Parc Veau, Redruth	
Client:	Property Group SW Ltd	
Report Title:	Flood Risk Assessment	
Date:	January 2021	
	Ref:20431	Appendix: C



Title: Walkover Photos

Project: Parc Vean, Redruth

Client: Property Group SW Ltd

Report Title: Flood Risk Assessment

Date: January 2021

Ref:20431



Appendix: C



## Wheal Jane Consultancy

Part of the Wheal Jane Group

- Laboratory Testing of Soils and Water-
- Mineralogical Surveys and Reports-
- Contaminated Land Assessments-
- Geotechnical Investigation-
- Mine Site Investigations-
- Mine Search Reports-
- Mundic Analysis-

