



Flood Risk Assessment

Keysford Barn, Treemans Road, RH17 7EA

Barn Conversion

AT

Keysford Barn, Treemans Road, RH17 7EA

Flood Risk Assessment

on Behalf of

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1. Introduction

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at Keysford Barn, Treemans Road, Horsted Keynes, RH17 7EA.

2. Use

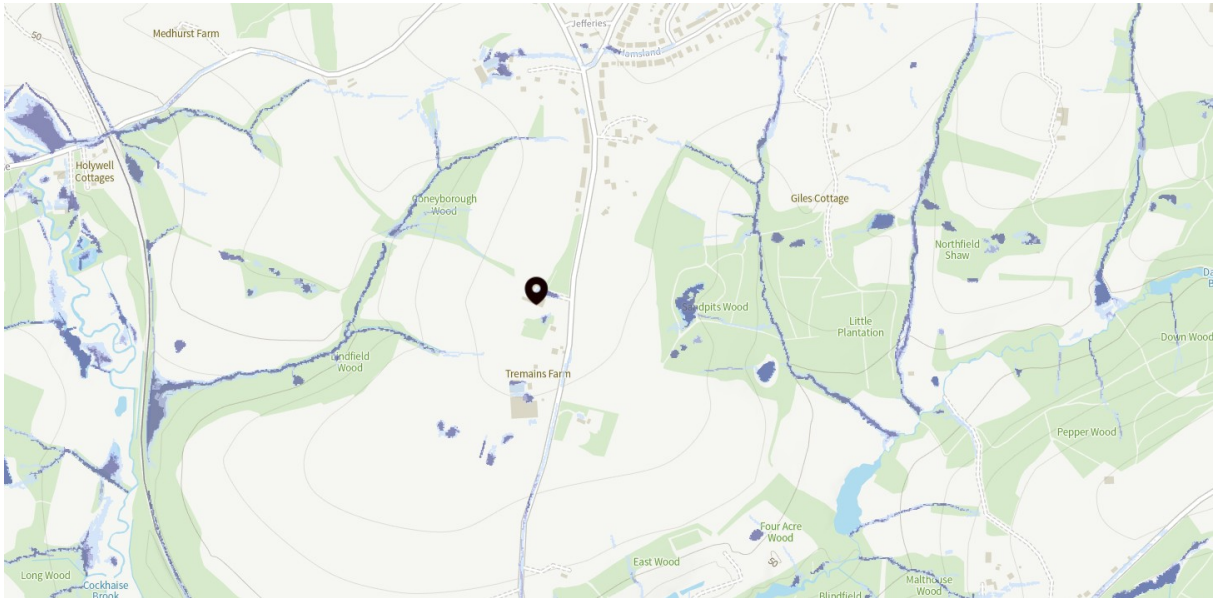
2.1 Keysford Barn is ancillary barn that sits within the curtilage of the listed building is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Barnards, Twineham Lane, Twineham, RH17 5NP	
Rivers and sea risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Surface water risk	Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year .
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below:



4. Mitigation

4.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.

4.2 The mitigation measures proposed do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- Retention of existing surface water drain between current garage and adjoining garages.
- Provision of water butts to all rainwater pipes on existing house.