



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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Revision A

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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

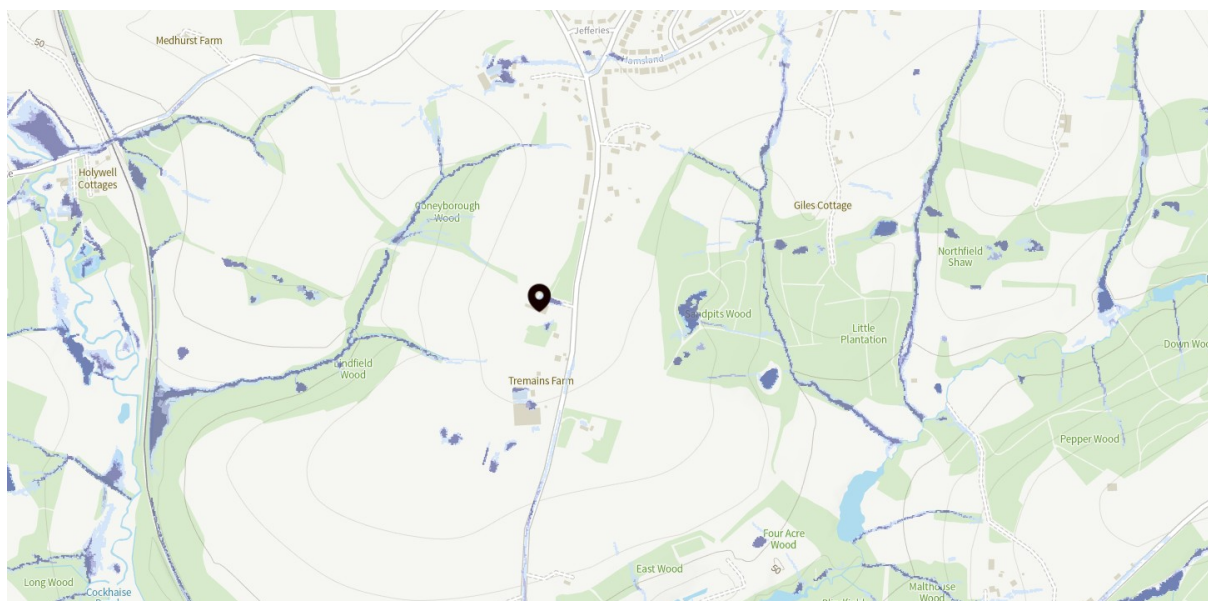
2.1 Keysford Barn is ancillary barn that sits within the curtilage of a listed building, is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

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

Keysford Barn, Treemans Road, Horsted Keynes RH17 7EA	
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 falling within a very low surface water flooding risk area, no mitigation measures are required.

4.2 However, to avoid any increase to surface water flooding we suggest the following:

- 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.