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11th December 2023

Flood Risk Assessment

Site address: 3 Cranmore Cottages, Cranmore Lane, West Horsley, KT2 6BS.

Proposal: Proposed two storey extension to the side of the existing semi-detached dwelling.

Dear Sir(s)/Madam,

I would like to confirm the following points with regards to a 'Flood Risk Assessment' on the above mentioned property:

- I have carried out a flood risk search for the above property using the Planning Portal's Flood map tool and it has confirmed that the above site address is located in 'Flood Zone 1' (an area with a low probability of flooding).
- The proposed floor level of the side extension is to match the floor level of the existing semi-detached dwelling.
- As part of this proposal, surface drainage will be incorporated to ensure the dispersal of all surface water. A 100 litre water butt will be incorporated into the design and any excess water will be connected to the existing gutter and downpipe system. If this is not permitted then a soakaway will be provided a minimum of 5 metres away from the proposed extension.

If the Local Authority deem the information provided is inadequate for this proposal, the client will then be notified to arrange for a professional 'Flood Risk Assessment' (FRA) consultancy to carry out a full assessment of the site and to provide a full detailed report.

If you require any further information on the Flood Risk associated with this property then please make contact with us.

Kind Regards

Darren Holmes