

# Annexes: Summary Reports of Guildford S19 Investigations

## Annex A: Location 1 (Enquiry Reference: 171343)

### Flood Event Summary:

Flooding is caused by the area's position along a major surface water flow route with steep topography. High rainfall, private drainage discharge onto highways, and water velocity bypassing gullies result in pooling in low-lying areas and overwhelmed drainage systems.

### Recommendations:

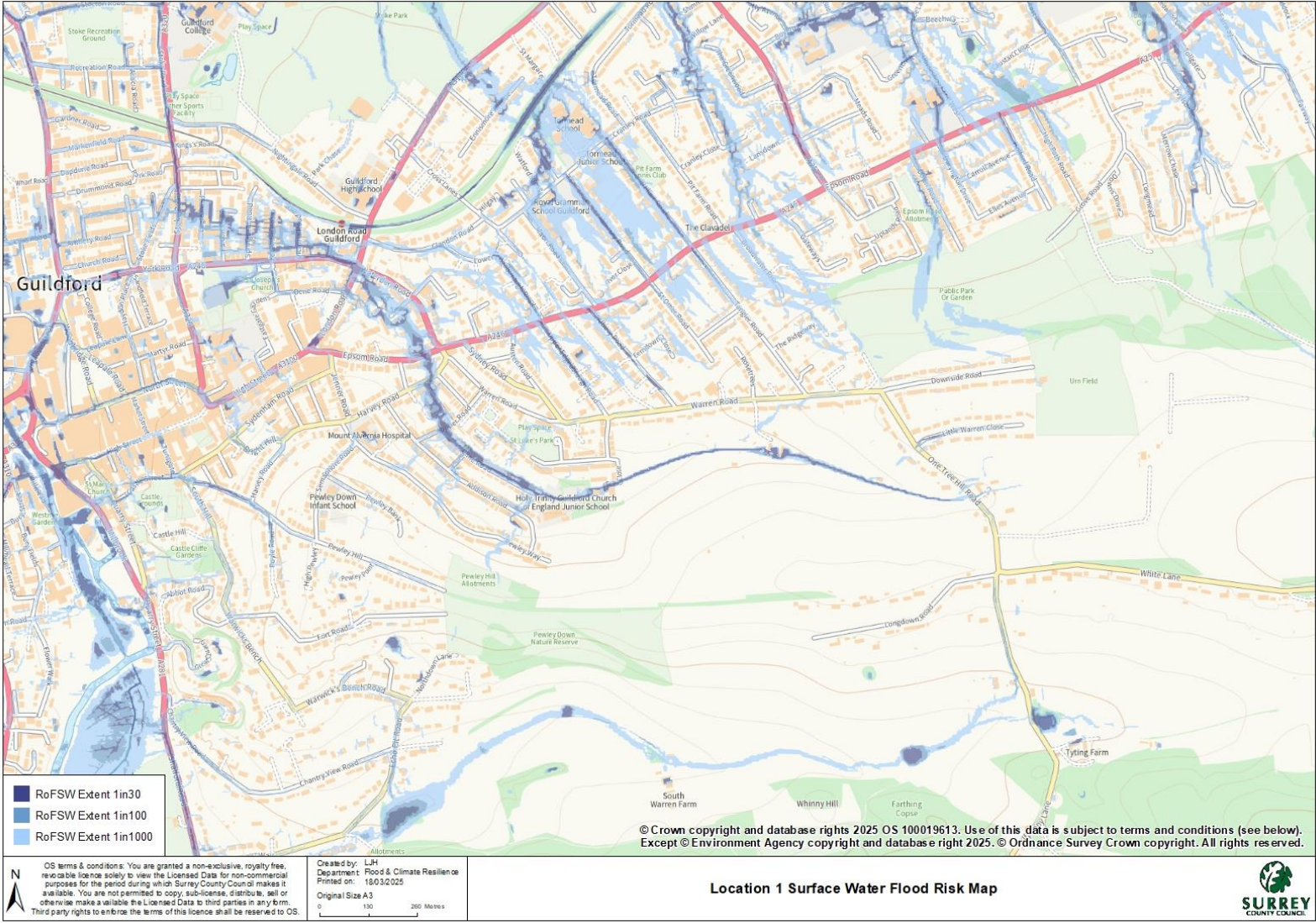
**Landowners:** May wish to implement property flood resilience to protect their property from the impact of flooding, with advice sought from a suitability qualified professional.

**Landowner:** To continue regular maintenance of drainage asset

**SCC Highways:** To continue regular maintenance of highway assets

**Thames Water:** To continue maintenance of their drainage assets.

# Flood Risk Map:



# Annex B: Location 2 (Enquiry Reference: 168751)

## Flood Event Summary:

Flooding was primarily caused by blockages in a watercourse, often due to upstream fly-tipping. Regular maintenance and enforcement are recommended to prevent future obstructions and mitigate flooding risks.

## Recommendations:

**Landowner:** to regularly monitor and clear the trash screen from any obstructions to ensure free flow of water of the ordinary watercourse as per riparian responsibility.

**Landowner:** to carry out regular maintenance of the ordinary watercourse adjoining their land and remove any obstructions within the channel to ensure free flow of water as per riparian responsibility. Might also consider maintenance of drainage within the car parking area.

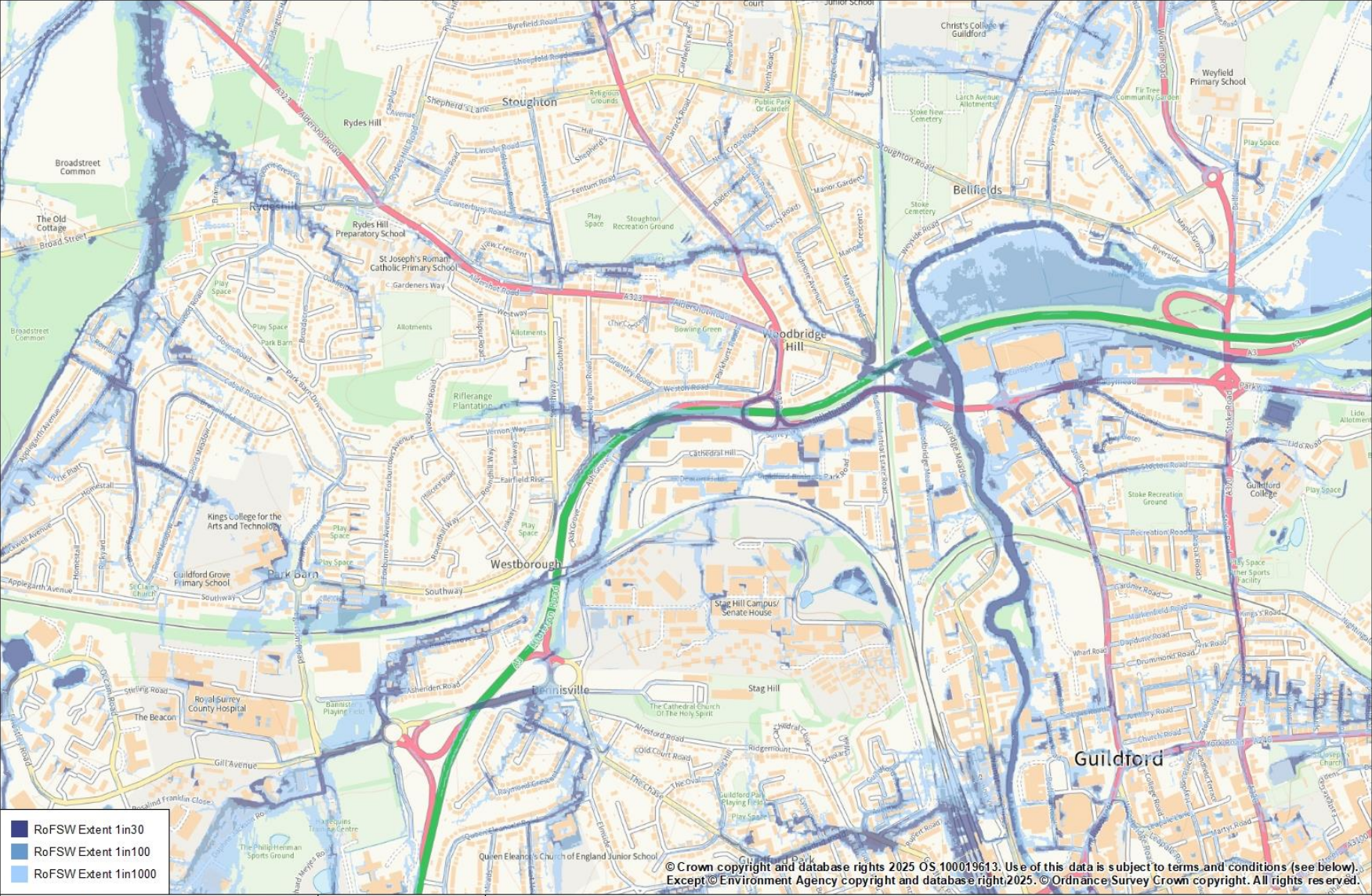
**Thames Water:** to consider assessing the condition of the Thames Water surface water sewer that the ordinary watercourse feeds into, to ensure this asset is free from obstructions to allow for free flow of water.

**Guildford Borough Council:** might consider reviewing the mechanism of rubbish ingress into the watercourse and offer mitigation in the form of resilience amongst residents and business to not fly tip, to ensure unimpeded flow of the watercourse.

**National Highways:** might consider clearance works of the ordinary watercourse to increase capacity of highway drainage.



# Flood Risk Map:



RoFSW Extent 1in30  
 RoFSW Extent 1in100  
 RoFSW Extent 1in1000

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 Original Size A3  
 0 130 250 Metres

Location 2 Surface Water Flood Risk Map



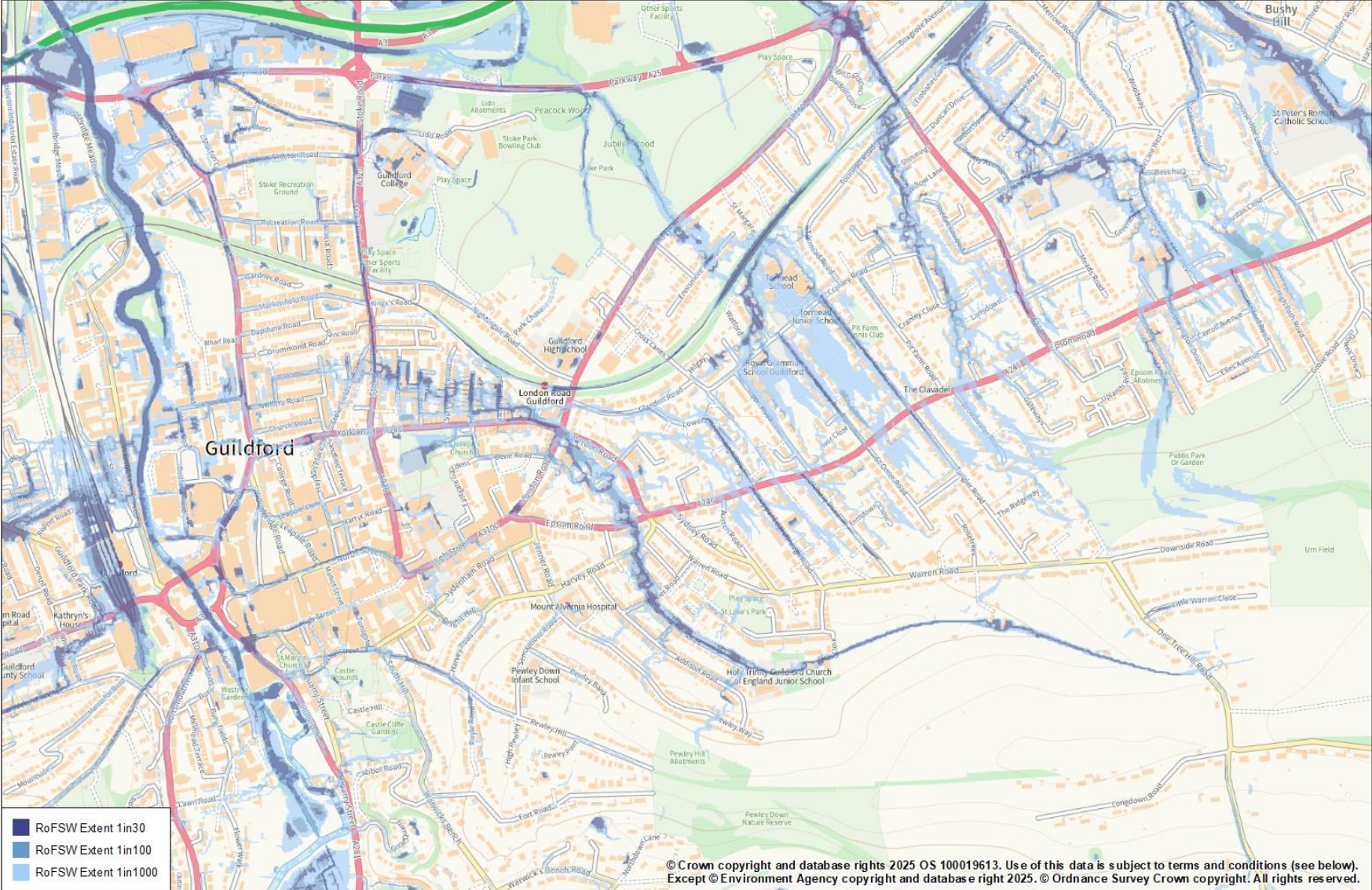
# Annex C: Location 3 (Enquiry Reference:171335)

## Flood Event Summary:

Blocked soakaways were the main cause of flooding, particularly during a severe incident in September 2024, additionally properties are situated on a large surface water flow route, increasing the likelihood of flooding occurring. After maintenance interventions cleared the blockages, no further flooding has been reported. However, the area's susceptibility to surface water still requires monitoring.



# Flood Risk Map:



- RoFSW Extent 1 in 30
- RoFSW Extent 1 in 100
- RoFSW Extent 1 in 1000

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**Location 3 Surface Water Flood Risk Map**



# Annex D: Location 4 (Enquiry Reference: 163249)

## Flood Event Summary:

Flooding occurred due to surface water flowing down a slope and being redirected towards the building. The pavement's slope and fast-moving water bypassing gullies caused water to accumulate. Cracks in the building allowed water ingress, exacerbating the issue.

## Recommendations:

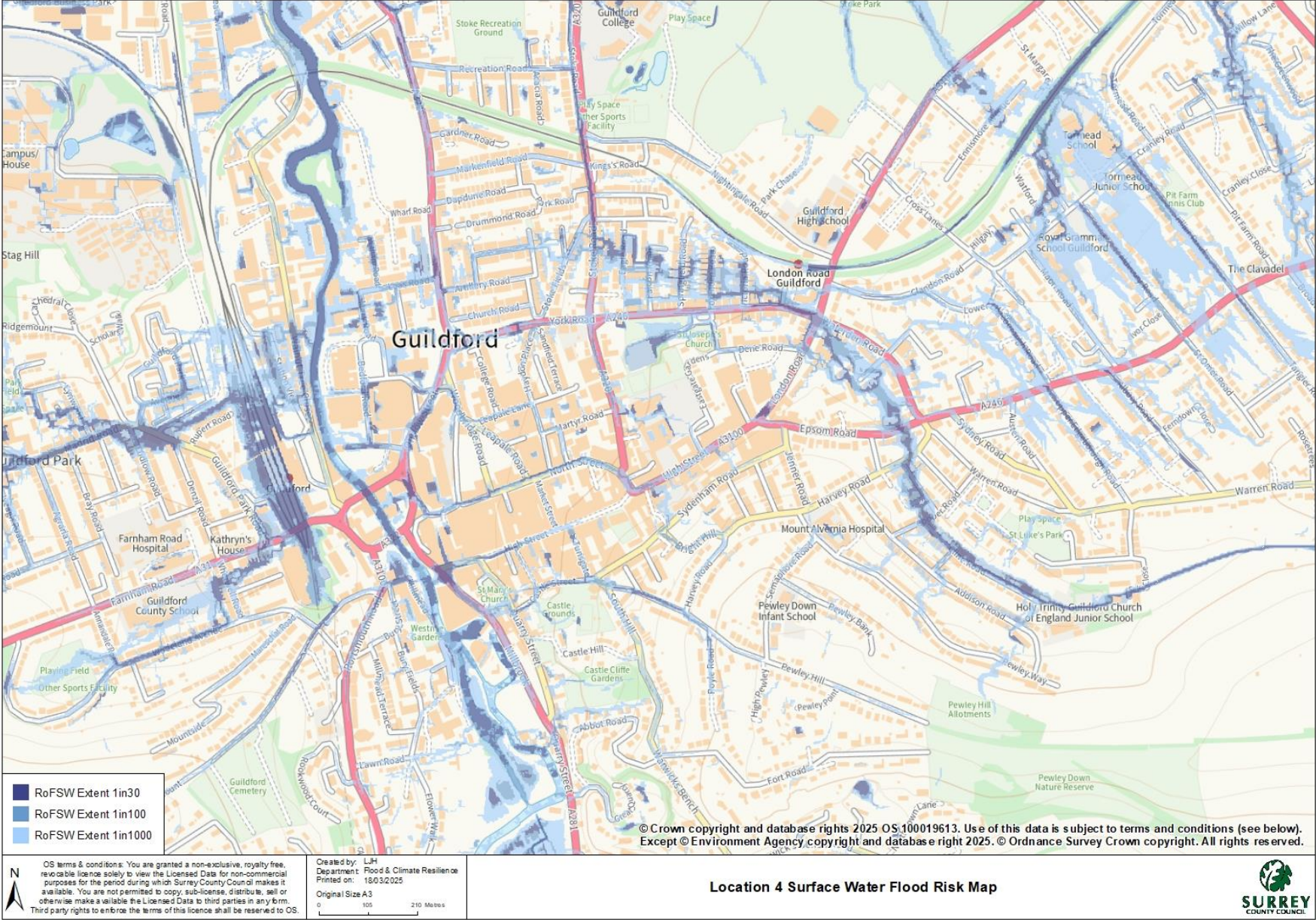
**SCC Flood & Climate Resilience Team:** To liaise with developers regarding planning applications in this location to influence implementation of suds that may help reduce the impact of flooding to buildings.

**SCC Highways:** To continue regular maintenance of the highway gullies.

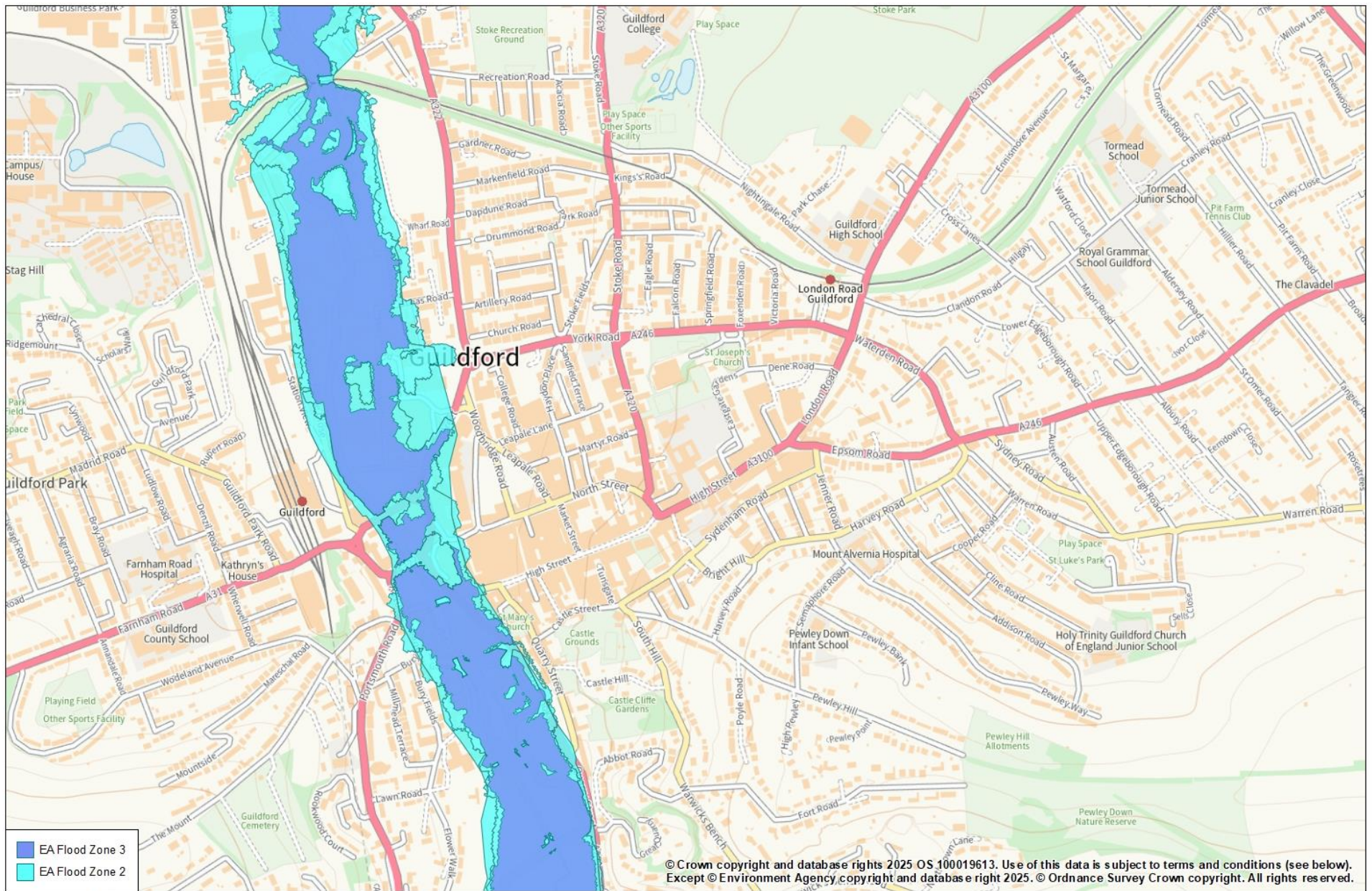
**Landowners:** May wish to consider making changes to the slope of the entrance to reduce the impact of flooding to the property internally. Advice sought from a suitability qualified professional.



# Flood Risk Maps:







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**Location 4 Fluvial Flood Risk Map**

