



Chartered Town Planners & Architectural Technicians

FLOOD RISK STATEMENT

Erection of a Single Storey Storage Building, Single Storey Control Building, New Section of Railway Tracks, and All Associated Works Including Tree Removal.

Property Address: Ruislip Lido Railway, Reservoir Road, Northwood, Ruislip, HA4 7TY.

July 2025

Policy DMEI 9 (Management of Flood Risk) of the Hillingdon Development Management Policies Plan seeks that applicants demonstrate through a site specific FRA that their site would be unaffected by all forms of flood risk including tidal, groundwater, fluvial and pluvial flood risk. Where the buildings are to be sited are located in flood zone 1 (as per mapping on <https://flood-map-for-planning.service.gov.uk>), although areas under flood zone 2 / 3 are nearby. The use of the site is long established, and the proposed works would be on largely ‘made ground’, and there would be negligible impact in terms of surface water run-off as there are existing drainage provisions in place. The assessment of flood risk has been carried out following Planning Policy Statement 25 “Development and Flood Risk”. Annex E of PPS25 states that flood risks should:

1. Be proportionate to the risk and appropriate to the scale, nature and location of the development.
2. Consider the risk of flooding arising from the development in addition to the risk of flooding to the development.
3. Consider how the ability of water to soak into the ground may change with development, along with how the proposed layout of the development may affect drainage systems.

The flood risk mitigation measures have been considered as per the Environment Agency’s standing advice and in accordance with ‘Improving the Flood Performance of New Buildings’ CLG (2007). Due to the nature of the proposal it is considered that the risk of flooding arising from the development and the risk of flooding to the development is negligible.

To mitigate this small risk, the applicant can adopt the following measures as necessary:

- 1) Floor Level:** Finished floor level of the basement and ground floor will be no lower than on buildings abutting.
- 2) Services and Drainage:** The incorporation of gullies set at a lower level to the internal finished floor level to allow for adequate soak away of any flood waters. All service entries will be puddle flanged and waterproofed or at high level.
- 3) Lime Based Render:** Use of external lime based render and water-resistant paint (as necessary) as recommended by the Environment Agency.
- 4) Waterproof tanking:** The use of Delta-PT and Delta-FM waterproof tanking membranes to lower ground level floor and walls (as necessary), to give a watertight resistance to high and low pressure liquid extremes.

5) Electrical Installation: The electrical consumer unit is to be above floor level, as recommended by Environment Agency. Electrical sockets will be designed at 450mm above FFL in accordance with Part M of the Building Regulations.

6) Windows and doors: Windows and doors will be sealed (and with waterproof stain if applicable). All fixing to be corrosion resistant.

7) Internal Finishes: Internal walls will be painted and not papered.

8) Surface water: Surface water will be discharged to the existing drainage system.

Conclusion:

The proposed works are limited in scope and will not add to the risk of flooding. The proposed floor levels will match levels on existing buildings adjacent. As a result, the increase of flood risk by the proposed development is considered to be negligible.

This assessment finds a negligible risk of flooding, but has nevertheless accounted for measures to mitigate any risks.