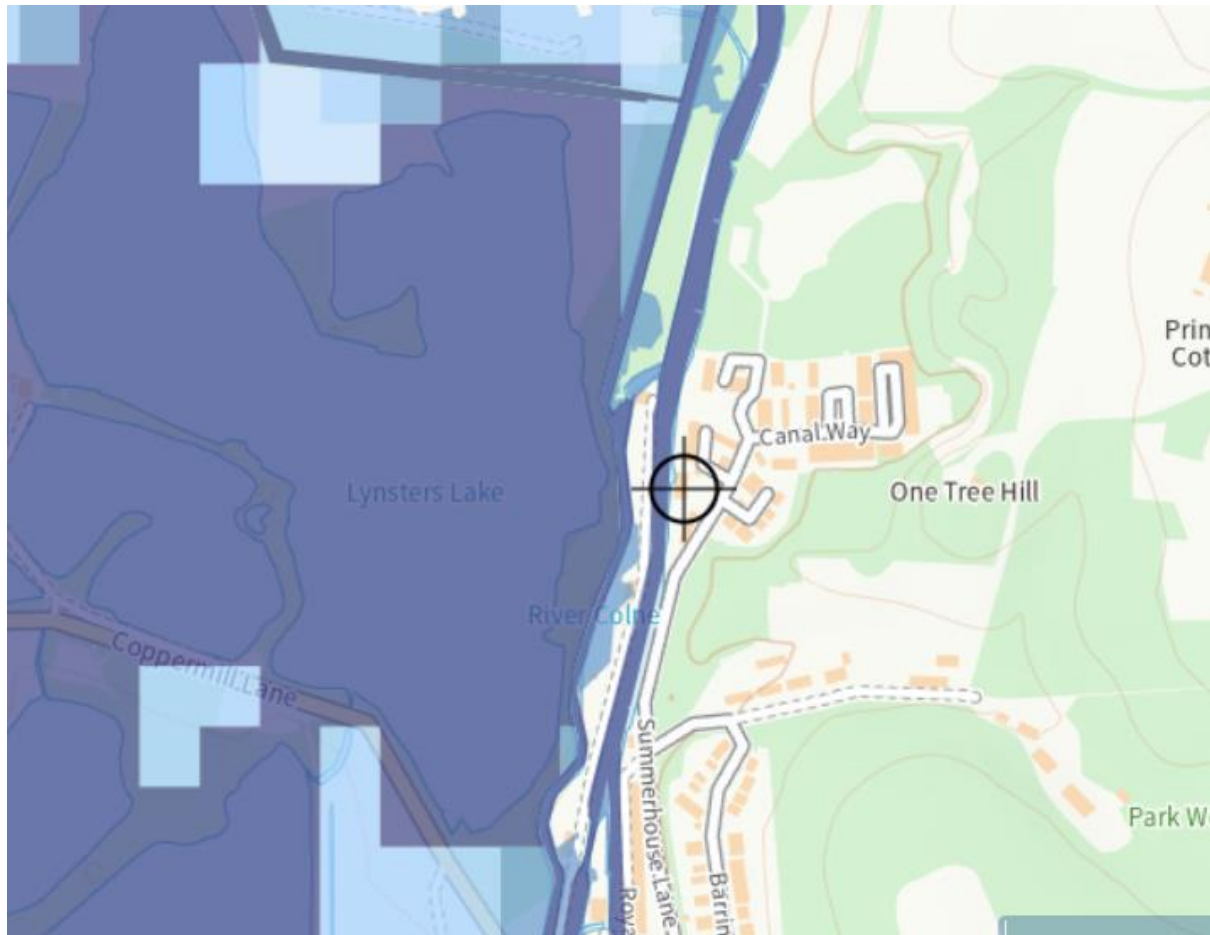


REF: FLOOD RISK ASSESSMENT AT: THE RED HOUSE, SUMMERHOUSE LANE, HAREFIELD, UXBRIDGE, MIDDLESEX, UB9 6HX.

I have investigated the site on the Governments Flood Map for Planning.

This confirms the property is at **Very low risk** from flooding from the rivers and sea.



The new windows will not have any impact on this flood risk as the proposed new works are for the replacement of the windows to the building all of which are existing.

The new windows will not create any new flow routes for excess water, nor will their installation create any additional ways for water to access the property should the property be flooded.

Surface water

Very low risk

▼ More information about your level of flood risk from surface water

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

Again, as this is a proposal for the replacement of the windows this will not increase the chances of flooding for the neighbouring properties, nor will it increase the chance of water damage to the property should the area flood as all the openings are existing.

To conclude these new windows will have no impact on the risk of flooding to the property should the installation go ahead.