

Flood Risk Assessment

102 Green Lane, Northwood, HA6 1AJ

Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the redevelopment of an existing residential site. The proposal comprises the demolition of the original dwelling (now removed due to structural deficiencies) and the construction of a replacement dwelling which is similar to the previously approved development (Ref: 17726/APP/2025/1189).

Site Location and Description

The application site measures approximately 0.07ha and is located on the southern side of Green Lane within an established residential area. The site previously comprised a detached two-storey dwelling with associated hardstanding and garden areas. The existing site incorporates a notable level change, stepping down to the south of the dwelling, to the rear garden area. The site already incorporates areas of hardstanding and landscaping. Surface water has historically been managed through on-site drainage and garden filtration.

The site lies within:

- An area identified on the Flood Map for Surface Water
- A designated Critical Drainage Area

However, the site is not located within Flood Zones 2 or 3 and is therefore at low risk of fluvial (river) flooding. The Environment Agency Flood Risk Map for the site is included for reference.

Proposed Development and Flood Risk

The proposal involves the replacement of an existing dwelling within its established residential curtilage. The development:

- Maintains a comparable built form to the previously approved development
- Does not introduce additional impermeable coverage within the site above that which has already been approved, or the increase the built footprint of development to materially affect run off rates
- Does not introduce highly vulnerable uses

As such, the proposal will not increase flood risk on-site or elsewhere.

Surface Water Management

- Use of permeable/porous paving to allow infiltration
- Installation of Aco drainage channels to collect surface water runoff
- Discharge of runoff to soakaway systems within landscaped areas
- Integration of soft landscaping to support natural infiltration

This approach ensures that surface water is attenuated and managed on-site, reducing reliance on the wider drainage network.

Finished Floor Levels and Flood Resilience

The following flood resilience strategy will be adopted:

- Finished floor levels set a minimum of 300mm above external ground levels
- Damp proof course set at minimum 150mm above ground level
- Use of cavity wall construction and water-resistant materials
- Sealed openings and resilient construction methods in line with best practice

These measures ensure the dwelling is protected from surface water ingress.

Additional Drainage and Construction Measures

Further drainage and construction measures to include:

- Provision of gullies and drainage points to direct runoff to soakaways
- Use of durable flooring materials (e.g. water-resistant plywood)
- Drainage proposals to be agreed with statutory undertakers where required

All works will comply with Building Regulations and British Standards.

Residual Risk and Safe Access

Residual flood risk is considered low. The site benefits from:

- Direct access to Green Lane
- No reliance on flood-prone access routes
- A low overall flood risk classification

Safe access and egress can be maintained during extreme rainfall events.

Conclusion

The site is located within Flood Zone 1 and is at low risk of flooding. This FRA demonstrates that the proposed replacement dwelling will not increase flood risk on-site or elsewhere. It incorporates a robust and proven drainage strategy, which has previously been approved in connection with previous development, along with appropriate finished floor levels and flood resilience measures. On this basis, the proposed development is considered acceptable in flood risk and drainage terms.

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
509522/191443

Created
17 March 2026 12:22

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference
Unspecified

Location (easting/northing)
509522/191443

Scale
1:2,500

Created
17 Mar 2026 12:23

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

