

1 Introduction

1.1 REPORT SCOPE

1.1.1 WSP Development Ltd was appointed in September 2003 by ProLogis in respect of the drainage and flooding assessments for the proposed redevelopment of the former MoD Records Office, Stockley Road, Hayes.

1.1.2 This report has been commissioned to identify any flooding and drainage issues associated with the development of the above site, which is situated north of Heathrow Airport.

1.1.3 This report takes the form of a formal Flood Risk Assessment (FRA) in accordance with Appendix F of the July 2001 DTLR publication "Planning Policy Guidance Note 25: Development and Flood Risk" (PPG25). Refer to Appendix A.

1.2 BACKGROUND

1.2.1 It is proposed to fully redevelop the existing former MOD site; the proposal is for a mixed use employment development comprising B1, B2 and B8 uses coupled with a maximum of 150 residential units. Refer to the Development Framework Plan and Site Layout Plan in Appendix B.

1.2.2 PPG3 – Housing clearly identifies flood risk as a specific material consideration in the allocation and release of sites for new housing.

1.2.3 The Government's sustainable development strategy makes it a requirement to assess appropriate forms of development for areas at risk of flooding. This is to avoid an unnecessary increase in the requirement for flood defences.

1.2.4 The Environment Agency's (EA) "Policy and Practice for the Protection of Floodplains" (1997) provides guidance to local authorities on the control of development. In addition the EA have published Indicative Floodplain Maps (IFM) which show areas potentially at risk from flood events of a 1% annual probability for rivers and 0.5% annual probability for tidal / coastal areas.

1.2.5 Under Environment Agency guidelines for PPG25, large development sites (over 4 hectares) require a flooding assessment to address possible flooding issues even if the site does not encroach onto flood plains. This is because development throughout a river catchment can have significant impact on flooding simply by increasing run-off and also because there may be a risk of local groundwater flooding or flooding due to overland sheet flow or run-off exceeding the capacity of drainage systems during prolonged or intense rainfall.

1.3 REQUIREMENTS OF THE FLOOD RISK ASSESSMENT

1.3.1 PPG25 – Development and Flood Risk, Appendix F, sets out the requirements of a Flood Risk Assessment. Refer to Appendix A.

1.3.2 The PPG25 Appendix F guidance specifies that the report shall contain the following:

- Site Location/ Layout – see Appendix B and Section 2.1 of this report
- Level Plan – see Section 5 of this report
- Details of existing flood alleviation measures – see Section 2.3 of this report
- Sources of flooding – see Section 2.4 of this report
- Flood Plan – see Section 2.5 of this report