

2 Assessment

2.1 SITE LOCATION (F3-1)

2.1.1 The site is located approximately 2.5 miles north of Heathrow Airport and is bounded to the north and west by the Heathrow Express and to the east by residential properties. It is proposed that a new roundabout be constructed to allow access to the site from Stockley Road, which forms part of the A408 to the west of the site. Refer to site layout plan in Appendix B.

2.1.2 The site is approximately 13.85 ha and slopes gently towards the south eastern corner of the site.

2.1.3 As the site was owned by the MoD and there are no Thames Water (TW) records of the surface water sewers, although a drawing obtained from the site has information regarding the private sewer layout. Surface water discharges from the site via a piped network, which discharges to a nearby canal and to a TW adopted surface water sewer in Bourne Avenue. TW have provided plans of the adopted surface water sewers for the nearby housing development in Bourne Avenue. Refer to Appendix C.

2.2 LEVEL PLAN (F3-2)

2.2.1 A topographic survey of the site has been undertaken and a copy is in Appendix D.

2.2.2 The subject site is located approximately 31m above ordnance datum (AOD) and generally slopes from northwest to southeast. Key topographic features are as follows:

- The highest measured spot level is in the north-eastern part of the site, located approximately 40m east of the existing outlet to the canal and is approximately 32.5m AOD.
- The lowest spot level within the site is approximately 30.27m AOD in the south-east corner of the site near the existing access via Bourne Avenue.
- The site slopes very gently from northwest to southeast, the change in level is only approximately 2m over a distance of approximately 350m.

2.3 EXISTING FLOOD ALLEVIATION MEASURES (F3-3)

2.3.1 The Environment Agency has confirmed that there have been no flood defence works in the area.

2.3.2 Sources Of Flooding (F3-4) There are no watercourses in the area that could be potential sources of flooding.

2.3.3 There are no historic records of foul or surface water public sewers in the area surcharging and flooding during a storm event in excess of the design capacity of the sewers or due to a blockage.

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