

# Planning Note – Drainage and Flooding Compliance Statement

**Title:** P16454 – Proposed Alterations to Existing Distribution Centre.  
**Date:** 18/02/2026  
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## 1.0 Introduction

This document has been prepared in support of a Planning Application to discuss compliance of the development proposals with the Local Authority requirements in terms of Flood Risk and Drainage Strategy.

## 2.0 Development Proposals

This Planning Application relates to minor alterations to the existing Unit B Distribution Centre situated within the Prologis Distribution Park in Hillingdon, West Drayton, UB7 9FN.

The current development consists of a Double Portal Shed Facility, at grade Car Parking to the Front, as well as a large at grade yard to the rear of the building with associated Canopy Structures.

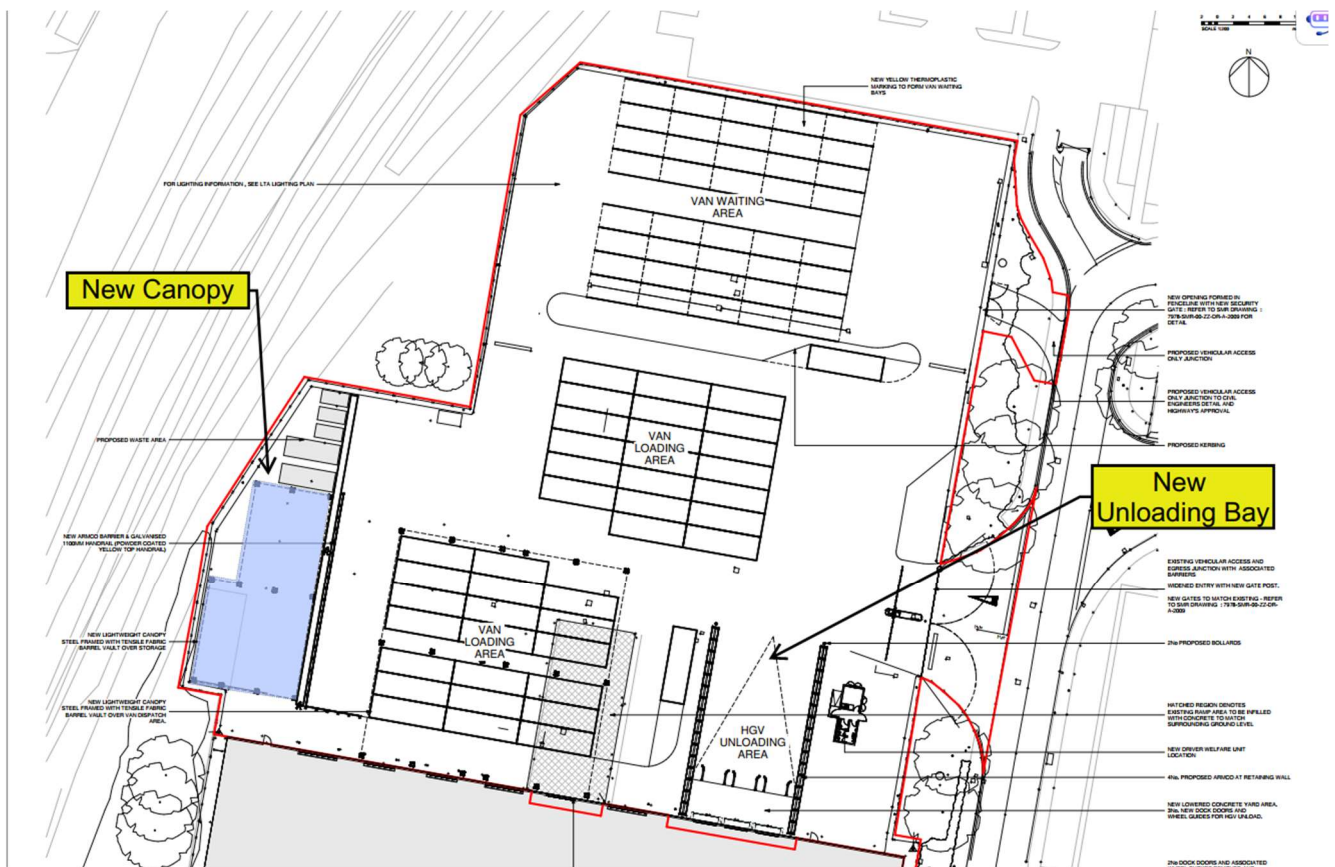


This building was constructed around 2006 with the original Planning Reference 18399/APP/2005/3415.

The proposed alterations are limited in terms of changes to the current operations. They include the removal of the rear canopy shown above and 2No replacement canopies within the yard.

In terms of the yard alterations, the proposals are to re-introduce an area of 'sunken' yard to allow a Dock-Level Deliveries to be accommodated. This replaces the previously approved sunken loading area which was infilled around 2009.

The extent of the works can be seen on the extract below from the architects site plan.



*Extract of drawing 7978-SMR-00-ZZ-DR-A-2004-S4-P3*

Further minor alterations are proposed within the building itself. But these are not deemed to have any impact on the existing Flood Risk or the Drainage Strategy.

### 3.0 Compliance Statement – Flood Risk

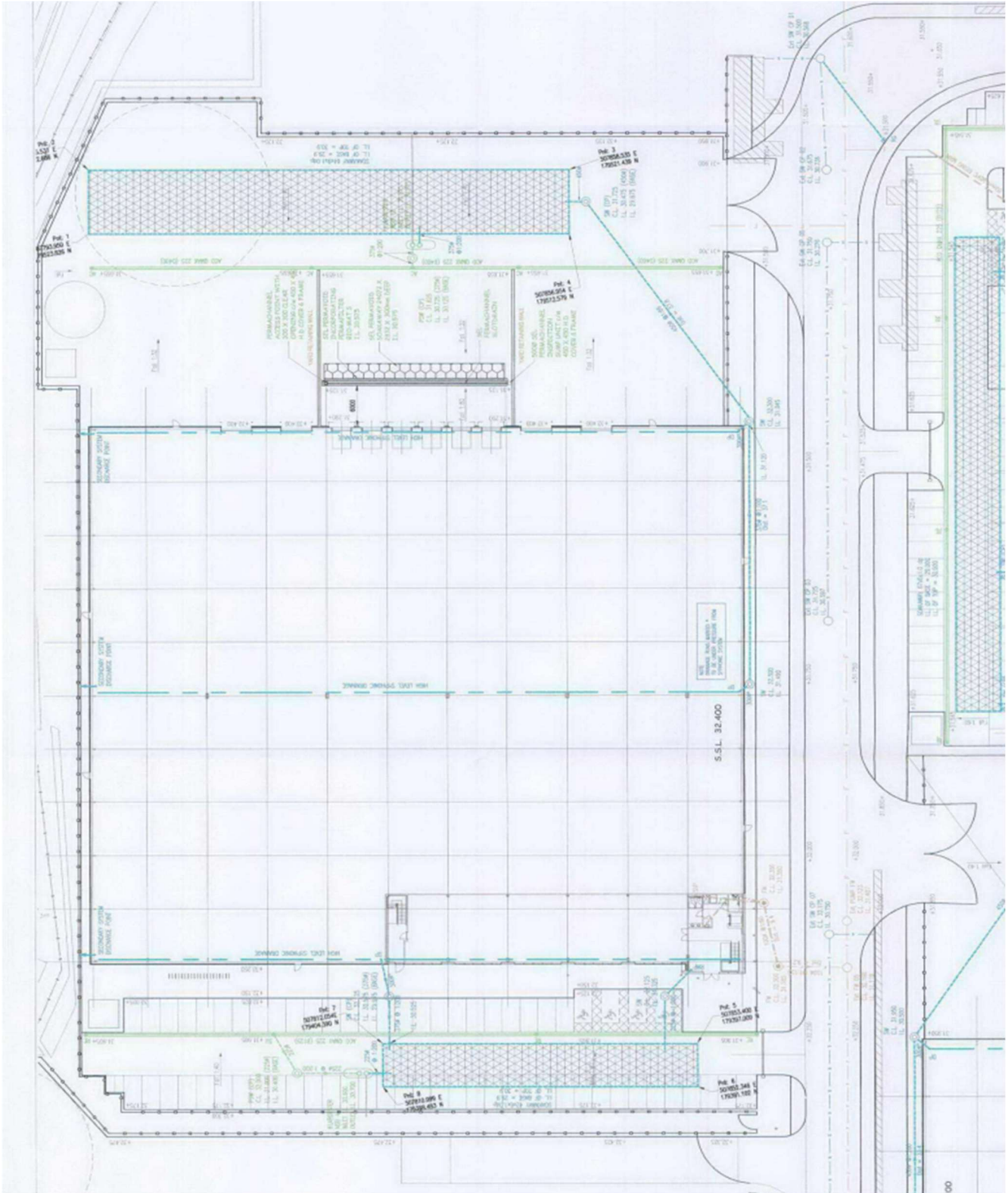
In terms of Flood Risk, we have consulted the Hillingdon Council Flood Maps and note that there is no major risk in terms of Flooding. Localised ‘infrastructure’ flooding is noted within the car park to the front and an adjacent road. These are deemed to be minor in nature and also pre-existing.

We confirm that due to the minor nature of the alterations proposed, the development proposals

Therefore, in terms of satisfying the requirements of the ‘West London Strategic Flood Risk Assessment’, we note that the proposals comply as they are minor alterations to an existing development and do not materially alter the current Flood Risk of either the property itself or its neighbours.

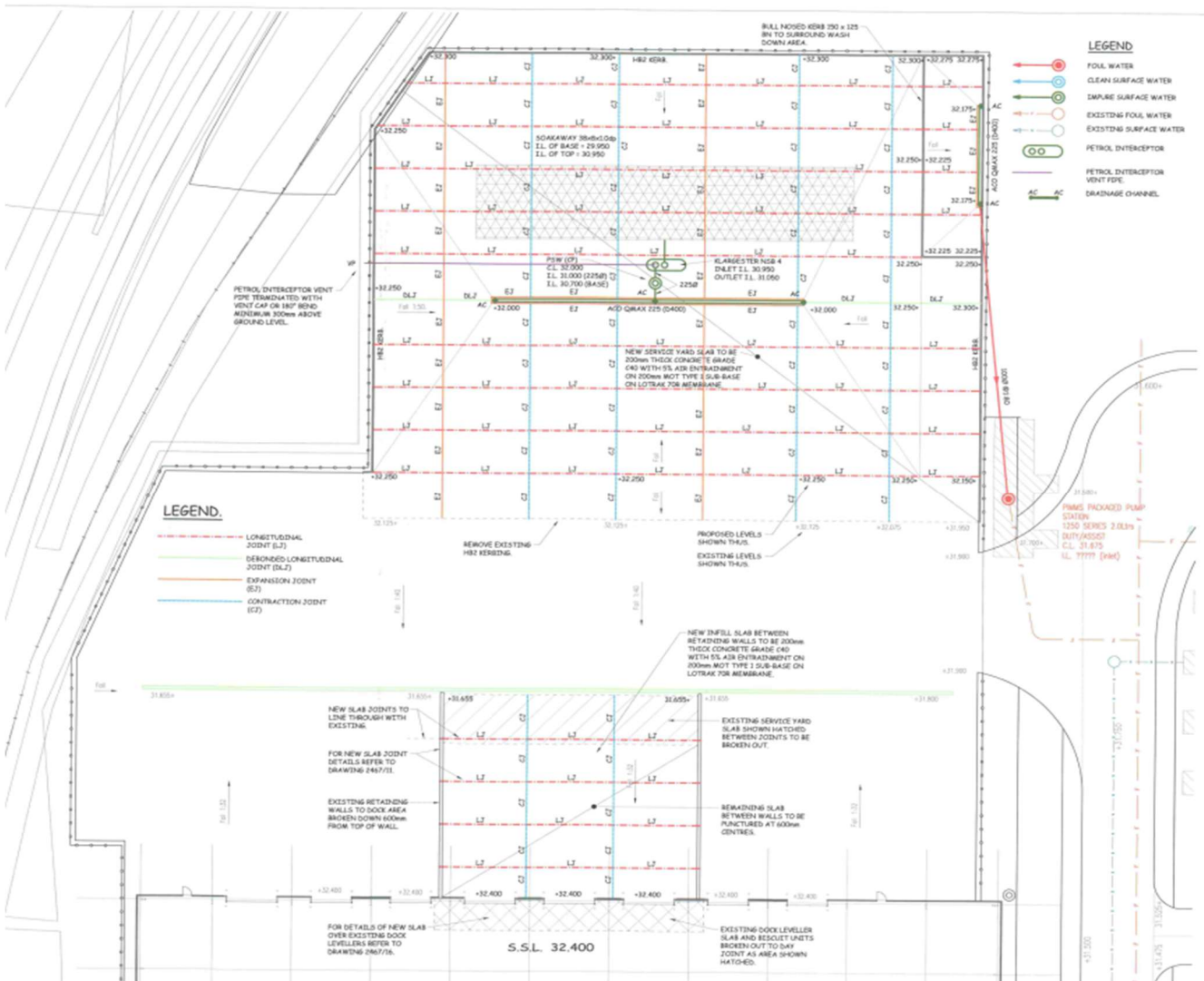
**4.0 Compliance Statement – Drainage Strategy**

From the original Planning information, we can see that the original drainage scheme is based on a series of below ground ‘infiltration’ tanks serving the Car Park to the front and the Yard to the rear.



*Extract from Original Drainage Drawings*

During 2009, alterations were carried out, the yard was increased in size, and an additional area of concrete hardstanding was added. Again, the drainage proposals were designed to suit an 'infiltration' system, and details were both submitted and approved by the local authority.



*Extract from Yard Extension Drainage Drawings*

What can be seen from the above are two things.

1. An existing approved drainage system is in place for the existing facility.
2. The proposed alterations do not increase the area of hardstanding and as such will not increase the burden on the exiting drainage system.

Therefore, in terms of a drainage strategy, we note that the alterations to the exiting development are minor and as such do not require any change to the overall existing drainage proposals.

## 5.0 Summary

In summary, it can be seen that the development proposals are minor in nature and as such do not impact on the current Flood Risk nor the existing drainage system.