

Unit 23 The Maltings
Stanstead Abbotts
Hertfordshire SG12 8HG

Victoria Boorman
Flood Risk Officer
London Borough of Hillingdon

Tel 01920 871 777
e: louisa.wade@eastp.co.uk
www.eastp.co.uk

BY EMAIL ONLY

04th November 2020

Dear Victoria,

RE: Flood Action Plan - Fanuc House, 1 Station Approach, Ruislip HA4 8LF

Thank you for your comments on the Flood Action Plan dated September 2018 relating to the new residential development at the above site. I have updated the Flood Action Plan to address your comments and the latest version is dated November 2020.

Your comments have been addressed in the following sections.

Section 2 – Depths of water around the site and associated hazard ratings have been detailed in Table 1.

Paragraphs 2.4, 3.1, 4.2 and 5.2 all state that residents should stay in their homes during a flood as they will remain above the flood level.

Section 3 has been included to clarify the steps taken during a flood. The self-closing flood barrier does not require electricity to work, but instead floats and rises with the rising floodwater. When the flood barrier begins to rise, a signal is sent to the Building Management System computer system which triggers a beacon in the car park and also sends a signal to the Management Company. The Management Company will then distribute flood warning text messages or phonecalls to each resident to notify them of the flood.

The recommended advice in the Flood Action Plan is for residents to remain in their homes for the duration of the flood. However, if they need to leave the site, it is recommended that they do so as soon as they receive the Flood Warning, before safe access is lost.

The Evacuation Route in Figure 6 is towards the 'low risk' surface water zone as this is the quickest route away from the flooded areas. If the evacuation route was to the east along Pembroke Road, it would be towards 'high risk' zones and further flooded areas.

Paragraphs 5.9, 6.1-6.3 states it will be the Police or Fire Brigade managing the situation in an extreme flood, and the Management Company will seek advice from them and inform the residents by text or phonecall when the floodwater has receded.

Section 8 has been updated with the relevant contacts and the location of the cut-off switches and valves for the utilities.

The length of time the basement car park may be closed for cannot be predicted as it depends on the severity of the flood. However, the self-closing barrier operates when floodwater is rising, so as water leaves the site it will gradually lower again and the car park will re-open.

I trust the updated Flood Action Plan addresses the outstanding information you require, but if there is anything else then please contact me directly on the number 07852 598603 and I will be happy to answer your query.

Yours sincerely,



Louisa Wade

Principal Flood Risk Engineer