



NCP Flightpath, Heathrow Flood Risk Assessment

For Heathrow NCP Property Limited

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1. INTRODUCTION

This report has been prepared by Hydrock Consultants Limited (Hydrock) on behalf of our client Heathrow NCP Property Limited in support of a planning application for a proposed development of a number of small industrial units.

Local Planning Authorities are advised by the Government's National Planning Policy Framework (NPPF) to consult the Environment Agency (EA) on development proposals in areas at risk of flooding and / or for sites greater than 1 hectare in area. The EA requires a Flood Risk Assessment to be submitted in support of the planning application for the proposed development.

The report has been prepared to consider the requirements of the NPPF through:

- Assessing whether the proposed development is likely to be affected by flooding;
- Assessing whether the proposed development is appropriate in the suggested location, and,
- Detailing measures necessary to mitigate any flood risk identified, to ensure that the proposed development and occupants would be safe, and that flood risk would not be increased elsewhere.

This report considers the requirements for undertaking a Flood Risk Assessment as stipulated in NPPF Technical Guidance. Only those requirements that are appropriate to a development of this nature have been considered in the compilation of this report.

This report has been prepared in accordance with current EA policy.