
Flood Risk Report

Site Location: HAYDON HOUSE, 296 JOEL STREET, PINNER, HA6 2PY

Prepared for: Hillingdon Council

Date: 13 January 2026

1. Introduction

This brief report summarises the flood risk designation for the subject site within the London Borough of Hillingdon.

2. Flood Zone Classification

According to the current Environment Agency flood mapping, the site is located within **Flood Zone 2**.

3. Risk Interpretation

Flood Zone 2 is commonly classified as having a **low to medium probability of flooding** from fluvial and tidal sources. Based on local topography and available data, the flood likelihood at this specific location is assessed as **very low**.

4. Implications for Development and Planning

- No immediate flood mitigation measures are required at this stage.
- Standard planning guidelines should be followed, with reference to the Council's Local Plan and London Plan policy on flood risk.
- Should proposals involve sensitive uses or ground-level activity, further site-specific assessment may be recommended.

5. Conclusion

The subject site is within Flood Zone 2, with an assessed **very low flood risk** under current conditions. No significant constraints are identified relating to flood hazard for routine planning considerations.
