

Flood Risk Exemption Statement

Site Address: 90 Brixham Crescent, Ruislip, HA4 8TX

1. Introduction

This Flood Risk Exemption Statement has been prepared in support of the planning application for the proposed works at **90 Brixham Crescent, Ruislip, HA4 8TX**.

The proposal comprises a **front extension with a sloping roof, a single-storey side extension, and a 2.8m rear extension with three rooflights and a flat roof**.

This statement considers the potential flood risk associated with the site and explains why a detailed Flood Risk Assessment is not considered necessary for the proposed minor residential development.

2. Flood Risk Information

The Environment Agency's **Check Your Long-Term Flood Risk** information has been reviewed for the application site. The assessment identifies the selected location as **90 Brixham Crescent, Ruislip, HA4 8TX**.

The assessment indicates that the site has a **very low yearly chance of flooding from surface water** and remains within the **very low** category for the projected period between 2040 and 2060. It also identifies the risk from **rivers and the sea as very low**, including the future assessment period. These classifications are shown on page 2 of the Environment Agency flood risk summary.

The assessment further confirms that the site is **outside a groundwater flood alert area**.

In addition, the Environment Agency assessment states that **flooding from reservoirs is unlikely in this area**.

3. Proposed Development and Flood Risk

The proposed development is limited to extensions to an existing residential dwelling. The works will not involve any change of use to a more vulnerable land use, nor will they introduce development associated with a significant increase in flood risk.

The proposed rear extension is only **2.8m deep**, while the front and side extensions are also domestic-scale additions to the existing dwelling. The development will therefore have a limited effect on the overall site area.

The proposal will not obstruct any watercourse, alter existing river or coastal defences, or introduce development within an identified groundwater flood alert area.

4. Conclusion

Based on the Environment Agency's flood risk information, the application site is subject to **very low identified flood risk from surface water and from rivers and the sea**, is outside a groundwater flood alert area, and is located in an area where flooding from reservoirs is considered unlikely.

Given the **minor scale and residential nature of the proposed extensions**, together with the very low flood risk identified at the site, it is considered that the proposal would not result in an unacceptable increase in flood risk to the site or surrounding properties.

Accordingly, a detailed Flood Risk Assessment is **not considered necessary** in support of this householder planning application, and this statement is submitted to provide the necessary flood risk justification for the proposed works.

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Flood risk summary

Your selected location: 90, Brixham Crescent, Ruislip, HA4 8TX

This information tells you the flood risk of the land around a building, not the building itself.

▶ [How we assess an area's flood risk](#)

▶ [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.



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