

FLOOD RISK ASSESSMENT

ADDRESS:
105 Great Central Avenue
South Ruislip
Middlesex
HA4 6TU

PREPARED FOR AND ON BEHALF OF:
Daniel Family Homes Limited

DATE:
14.6.2019

REPORT REF:
RS/1570

PREPARED BY: R & D MANAGEMENT (LONDON) LTD



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Following your request for a Flood Risk Assessment at the above address, please be advised that the following assessment has been prepared from information available to us from the Environment Agency.

Please note however, we are not privy to a soil report.

The property at this address is located in an area that could be flooded from rivers.

The scale of risk will vary according to how far the property is away from rivers, the height of the property above ground and as a result of other factors such as any flood defences in the area.

The information on flood risk in the area relating to this address is shown below.

Flood Risk Information for – 105 Great Central Ave, South Ruislip, HA4 6TU

The location selected in this area is unlikely to flood except under extreme conditions, The chance of flooding each year is low (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently indicated on the attached flood map.

Flood defences reduce, but do not completely remove the likelihood of flooding, and can be overtopped or fail in extreme weather conditions.

In this instance, the property is located within Flood Zone 2, on the periphery of a flood plain, therefore the risk of flooding is considered to be a medium probability.

However, latest information received from the Environment Agency confirms they do not hold records of any recent flooding.

1. Flood Likelihood Category for Insurance Purposes.

Within the extreme Flood Outline (the extent of a flood with an annual chance of flooding of 0.5% (1 in 200 years) flood from rivers, meaning only an extreme flood event would cause flooding out to this extent. A National Flood Risk Assessment to assess the likelihood of flooding across England & Wales, taking account of the presence, effect and condition of flood defences has been produced by the ERA. The assessment provides an approximate indication of the likelihood (either low, moderate or significant) than an area of land will flood.



According to the assessment, which is used for insurance purposes, the property/site falls generally within a significant likelihood of flooding category. Please see the enclosed Flooding Information Sheet, which explains these categories. The information used to determine this category is for the general area in which your property/site is located and NOT for your specific property.

Please note that this likelihood of flooding is an estimate based on the information currently available and also that this may change in future due to climate change or other factors. Insurers will typically supplement this information with more detailed information on flood risk – from their own tailored mapping products, from past claims history and from other data providers. Furthermore, insurers are always open to receiving additional information about an individual property's flood risk from reliable sources. e.g. independent survey or flood risk assessment.

2. Standard of Protection

From available records, we can be specific about the current standard of protection from flooding offered by flood defences or by the capacity of natural river channels in this area.

The estimated protection given by these flood defences or by the capacity of natural river channels means that the annual chance of flooding in this area is: 1 in 200.

3. Improvements Investigated

The Environment Agency is currently carrying out investigations into the possibility of providing flood defences or improvements to natural river channels that may increase the current standard of protection from flooding in this area. These investigations are currently planned to be complete by 2009.

4. Following examination of available records of Historic Flooding (see explanation below) we have received confirmation from the ERA (9/9/09) that they have no record of flooding in the area. This does not mean that the area of the property/site has never flooded, only that no current records of flooding in this area are held.

**What are our records of Historic Flooding?**

Records of Historic Flooding show the extents of known flooding from rivers, the sea, and groundwater. They cannot show all the flooding that may ever have occurred – they only show flooding where adequate records are held. So, just because an area of land is shown outside the extents of our recorded flooding does not mean it has never flooded. As more data on historic flooding comes to light, and as flood incidents occur, then we will record this where we have adequate information to do so.

Summary

Based upon all information available, we consider that whilst the risk of flooding within the area is designated as medium risk, it must be considered that:

- a) The proposed development marginally encroaches onto the Flood Zone 3 outlined on the attached flood map.
- b) No evidence of flooding has been recorded by the ERA.

Recommendations

Internal floor levels are to be a minimum of 300mm above external ground levels.

All foul and surface water drainage must be fitted with maintainable non-return valves when connecting to main sewers.

R M SIBLEY CSSW
R & D MANAGEMENT (LONDON) LIMITED

Flood map for planning

Your reference
RS/1570

Location (easting/northing)
511568/185091

Created
14 Jun 2019 11:51

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

