CHANGE OF USE OF PART OF BUILDING (488M2) FROM CLASS B8 (STORAGE AND DISTRIBUTION) AND CLASS E (COMMERCIAL BUSINESS AND SERVICE USES) TO CLASS B8 (STORAGE AND DISTRIBUTION), CLASS E (COMMERCIAL BUSINESS AND SERVICE USES) AND CLASS F.1 (LEARNING AND NON-RESIDENTIAL INSTITUTIONS)
TECHNOLOGY HOUSE, 215 HIGH STREET, WEST DRAYTON UB7 7QP

SITE-SPECIFIC FLOOD RISK ASSESSMENT
JUNE 2025

1.0 Introduction

1.1 This Flood Risk Assessment (FRA) had been prepared in support of a full planning application for a proposed change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services) uses to mixed Class B8 (storage and distribution) and Class E (commercial business and services) and Class F.1 (learning and non-residential institutions) at Technology House, 215 High Street, West Drayton UB7 7QP. The application is made on behalf of The Kingsborough Centre (Registered Charity No. 1112820), the landowners.

1.2 The proposal involves change of use only. It seeks approval to add Class F.1 (learning and non-residential institutions) to the existing uses of Class B8 (storage and distribution) and Class E (commercial business and services) uses.

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1.3 National Planning Policy Framework December 2024 (NPPF) paragraph 181 (and Footnote 63) requires a site-specific flood risk assessment for all developments in Flood Zones 2 and 3 and sites of 1 hectare or greater in Flood Zone 1, and where proposed development to a more vulnerable class may be subject to other sources of flooding.

1.4 The site lies within Flood Zones 1 and 2 and therefore this site-specific FRA has been prepared to accompany the application in accordance with the requirements of the Framework.

1.5 The aim of this FRA document is to satisfy the requirements of the Local Planning Authority, Lead Local Flood Authority (LLFA) and the Environment Agency (EA) as necessary and relevant in relation to development and flood risk.

1.6 Specific objectives of this FRA are to:

- Assess the proposed development against the requirements of the National Planning Policy Framework (2024 NPPF).
- Assess whether the proposed development has taken appropriate consideration of the risk of flooding from all potential flood sources.
- Detail how the proposed development will be safe with respect to flooding during its lifetime.

2.0 Site Description and the Proposed Development

2.1 Technology House comprises about 1202m2 of floorspace over two floors with 22 parking spaces. The existing mix of uses are Class B8 (storage and distribution) (516m2) and Class E (offices) (686m2). The existing vehicular access is from High Street and therefore is a forecourt area which provides about 22 parking spaces and an area for deliveries.

2.2 The Kingsborough Centre is a local Charity involved in a range of local community projects including the Kingsborough community centre and 'Coat of Many Colours' Nursery both operating from 4 New Windsor Street, Uxbridge UB8 2TU, Hillingdon Food Bank, a 'wrap around care' club to provide after school and breakfast clubs including pick up and drop off from schools for the children of unemployed and disadvantaged families, homes joint effort tuition for ages 7-16 years, and other community focussed events.

2.3 The Charity, and its sister charity the Hillingdon Foodbank (Registered Chairty 1148148) have been looking for suitable premises within its catchment area for some time. The plan is to relocate to Technology House. The Charity would use the existing offices and meeting rooms to manage their operations, which would not involve any change of use. They would also use some of the Class E floorspace for workspace training and the 'wrap around' breakfast and after school clubs. These would not involve any change of use requiring planning permission. The relocation of the Hillingdon Foodbank's existing storage and distribution activities to part of the existing Class B8 floorspace (266m2) would not involve any change of use.

2.4 Additionally, the Charity is seeking approval for change of use of part of the existing Class B8 floorspace (250m2) and part of the existing Class E floorspace (238m2) to Class F.1 (488m2) for public worship and religious purposes. These activities were previously in leased accommodation at Legion House, Uxbridge Road, Hayes until the landowner converted it to residential. They are currently temporarily accommodated in part of the first floor of the Coat of Many Colours Nursery.

2.5 The Charity has 35 employees in total spread around various buildings. Around 15 employees plus volunteers will be based at Technology House and it is expected some additional employees (perhaps an additional 10 employees) will be needed at a later stage.

3.0 Assessment of Flood Risk

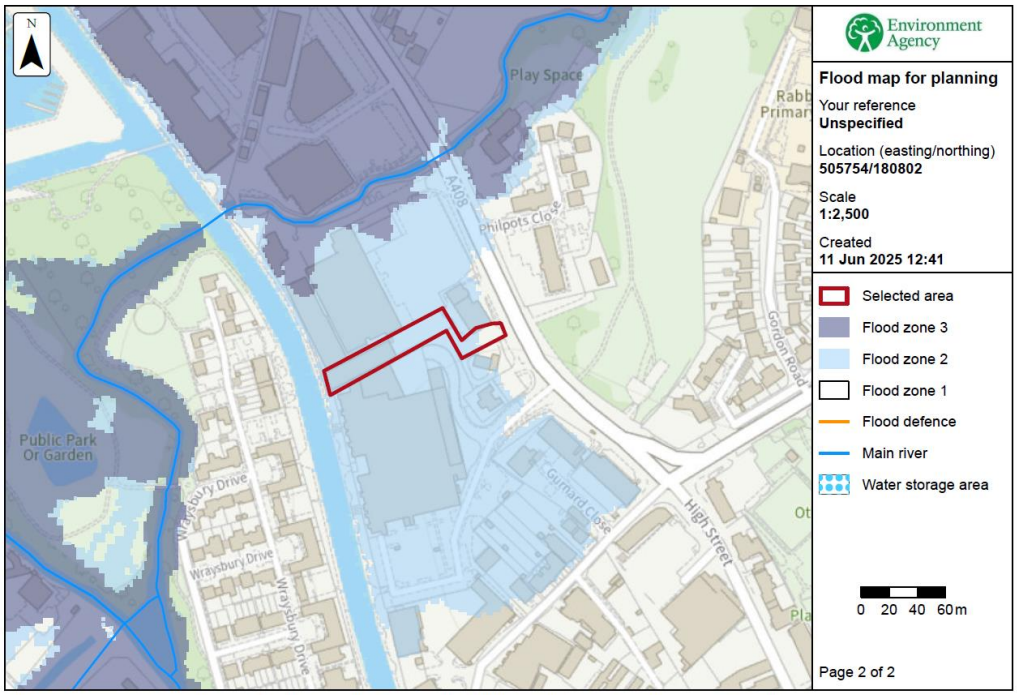
Fluvial flooding

3.1 National policy takes a sequential, risk-based approach to the location of development. This approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

3.2 The Environment Agency Flood Map shows the majority of the application site lies within Flood Zone 2 (Medium Probability) (land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of tidal flooding shown in light blue on the Flood Map). Part of the access from High Street lies within Flood Zone 1 (Low Probability) (land having a less than 1 in 1,000 annual probability of river or sea flooding shown as 'clear' on the Flood). See extract from EA Flood Map at **Plan 1** below.

3.3 There is no evidence to show the building has not been affected by historic flooding during any recorded periods.

3.4 The application is for change of use only. There are no physical works to extend or materially alter the building and therefore no physical changes that are relevant to the assessment of flood risk.

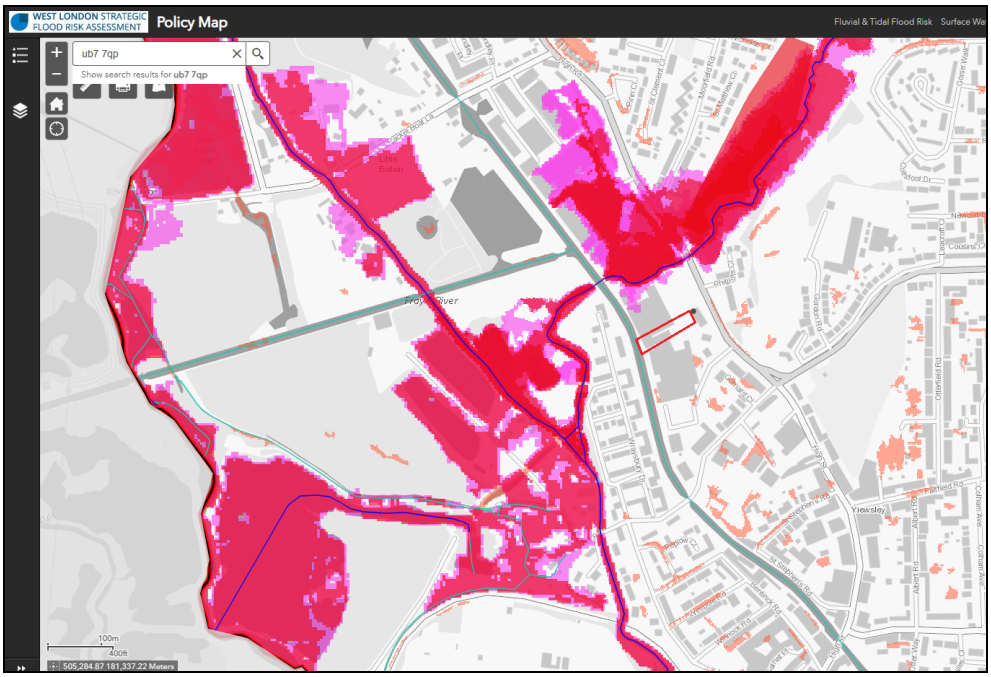


Plan 1 – Extract from Environment Agency Flood Map (June 2025)

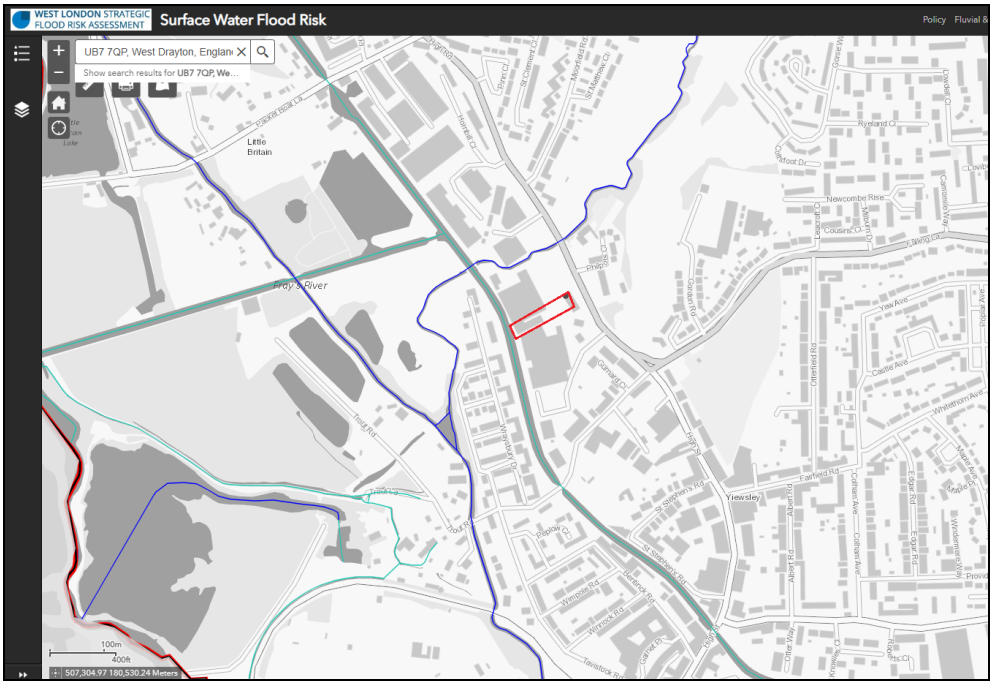
Strategic flood risk assessment

3.5 The West London Strategic Flood Risk Assessment (SFRA) (online live document 2024) provides up-to-date strategic assessment of flood risk for West London including Hillingdon Borough. The SFRA includes the following mapping:

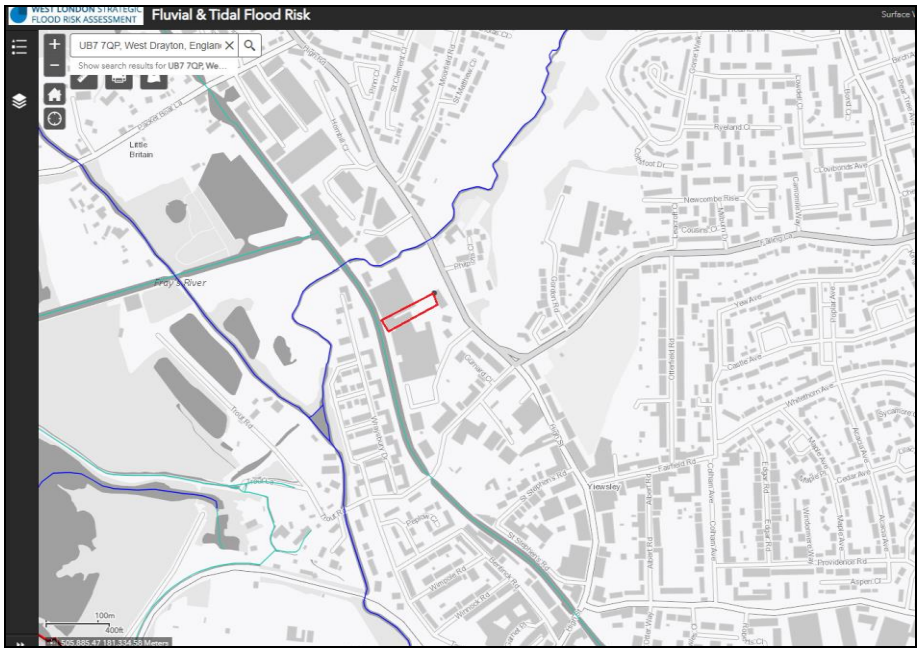
- Policy Map (**Plan 2**) – Confirms the application site is not within or adjacent to the functional floodplain



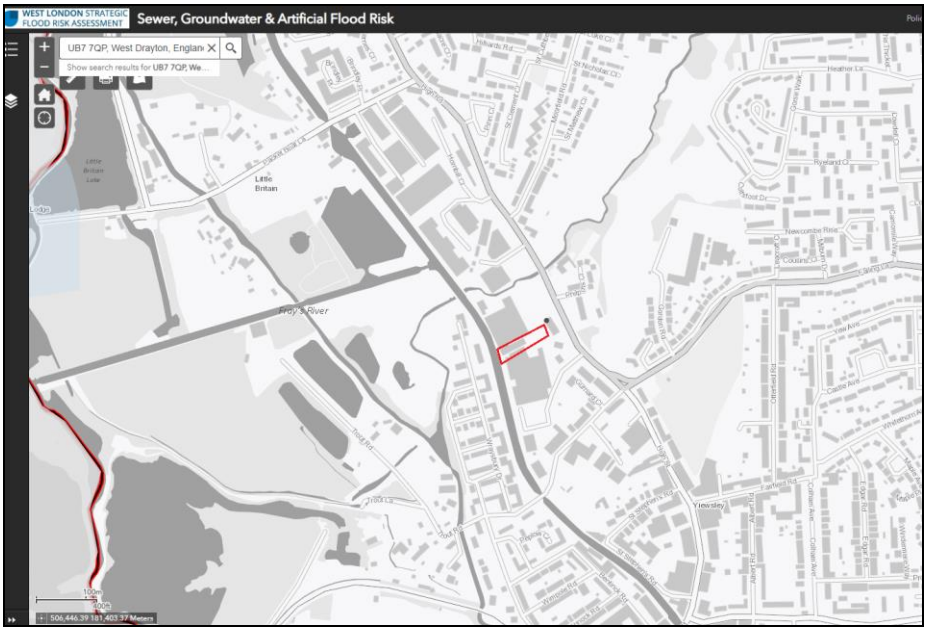
- Surface Water Flood Risk (**Plan 3**) – Confirms the application site is not within or adjacent to an area identified by the SFRA as at risk from surface water flooding



- Fluvial and Tidal Flood Risk (**Plan 4**) – Confirms the application site is not within or adjacent to an area at risk from fluvial or tidal flood risk



- Groundwater, Sewer and Artificial Flood Risk (**Plan 5**) – Not within or adjacent to area at risk from groundwater, sewer or artificial flood risk



Vulnerability of the proposed use

3.6 Annex 3 'Flood risk vulnerability classification' to the NPPF shows that the existing Class B8 storage and distribution and Class E commercial business and service uses in the building are classed as "less vulnerable" development. Table 2 'Flood risk vulnerability and flood zone incompatibility' to the National Planning Practice Guidance on flood risk and coastal change shows that 'less vulnerable' uses are acceptable in flood zone 2 and the exception test is not required.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

3.7 The Class F.1 use proposed to be added in this application is also classed as "less vulnerable" development in Annex 3 (buildings used for assembly and leisure) and therefore are also acceptable in flood zone 2 and the exception test is not required.

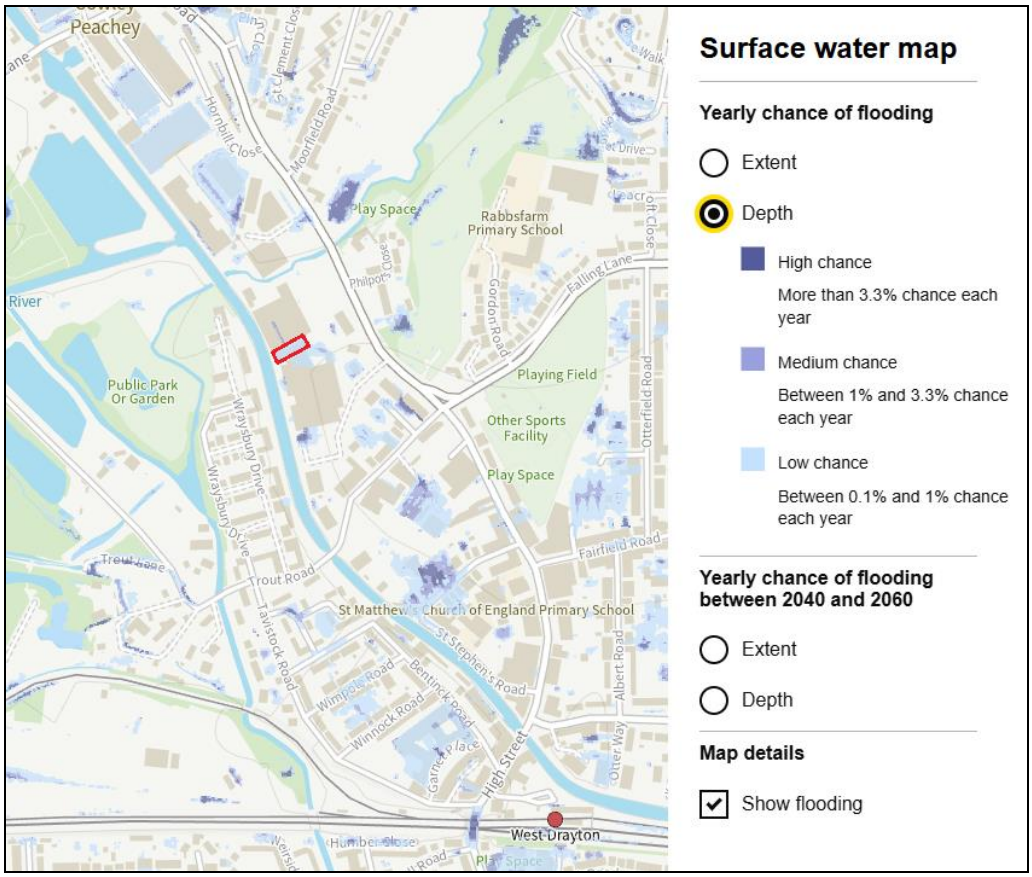
3.8 Therefore, the proposed change of use does not involve any increase in vulnerability to flood risk and will not worsen the existing flood risk situation or introduce a new area at risk.

Surface water flooding

3.9 Surface water, or pluvial flooding, results from rainfall-generated overland flow, where rainwater has not yet reached a watercourse or sewer and where the local drainage systems become overwhelmed. Pluvial flooding often occurs during short, very intense storms, but can also occur during longer periods of rainfall when the ground is already saturated, or where land has low permeability due to development.

3.10 In these conditions surface water can build up where the topography allows it to converge or pond. Where it gathers it will travel down prevailing gradients. Pluvial flooding then occurs at locations where significant surface water flow paths converge, at localised low points and/or due to overland obstructions. In urban areas pluvial flooding often occurs where the built environment channels overland flow routes (down roads that are bounded by kerbs, for example) or where there are obstacles to the natural overland flow routes. Boundary walls and buildings are often the main causes and, hence, the likelihood of pluvial flooding to impact property and built-up areas. Pluvial flooding is exacerbated in many cases by the mistreatment or failure of the below ground infrastructure (including partial or full blockages of gullies and/or within the combined sewers and the accumulation of fats, oils and greases within the sewer networks).

3.11 The EA risk of flooding from surface water map (**Plan 6**) shows that the application site has ‘less than low’ (less than 0.1% risk) chance of flooding from surface water and small areas of adjacent land have a ‘low chance’ (between 0.1% and 1%). Overall it is not considered the building is in an area identified at risk from surface water flooding and is not considered to be in a surface water flood risk area. This is also confirmed by the SFRA mapping above.



Plan 6 – EA risk of flooding from surface water map (2025)

Groundwater flooding

3.12 The risk of groundwater flooding is dependent on local geological and hydrogeological conditions at any given time. Groundwater levels rise during wet winter months and fall again in the summer when rainfall is low and extractions are higher. In very wet winters, rising groundwater levels can reactivate flow in ephemeral streams that only flow for part of the year or even lead to the flooding of normally dry land.

3.13 The BGS online 1:50,000 Geoindex mapping identifies that the underlying bedrock geology is London Clay Formation clay, silt and sand and that the superficial geology is Langley Silt member clay and silt. Soil depths are good. The nearest borehole records with publicly available records (TQ08SE7 and

TQ08SE8) to the north and south of the application site respectively show no groundwater struck within the first 6ft (1.83m) below surface, thus it is at substantial depth. On this basis it is not considered the site should be considered at high risk of groundwater flooding.

4.0 Conclusions

4.1 The EA Flood Map for Planning shows that the application site is in Flood Zones 1 and 2. However, the proposal is for change of use of part of the existing building only. It does not involve any physical works to extend the building and therefore it will not have any impact on flood risk on site or elsewhere. The EA mapping shows that the application site is not identified at risk from surface water flooding. The SFRA also reaffirms the application site is not in an

4.2 The proposal seeks to added Class F.1 (place of worship and religious purposes) to the existing mix of Class B8 (storage and distribution) and Class E (commercial business and service) uses in the building. For flood risk purposes all of these uses are classed as ‘less vulnerable’ uses are therefore the proposed change of use does not involve any increase in vulnerability to flood risk and will not worsen the existing flood risk situation or introduce a new area at risk.

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11 June 2025