

FLOOD RISK ASSESSMENT



Project: NW Eastcote Middlesex
Address: Eastcote Middlesex, 118 Field End Road, Pinner, HA5 1RP
Date: 12/02/26

APPLICANT:
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Flood Risk Assessment:

Due to the scale and amount of proposed works, we have found that the proposed works do not contain any flood risk implications, and as such, a flood risk assessment should not be required further for this proposal.

Flood Zone Information:

Flood Zone 1: An area with a low flooding probability

- **Surface Water:** Very Low
- **Rivers & Sea:** Very Low
- **Groundwater:** Unlikely Risk
- **Reservoir:** Unlikely Risk

Notes:

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha), 10000m²
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

REFERENCING

- GOV.UK (n.d.). Flood map for planning - GOV.UK. [online] flood-map-for-planning.service.gov.uk. Available at: <https://flood-map-for-planning.service.gov.uk/location>.
- Service.gov.uk. (2025). Flood map for planning - GOV.UK. [online] Available at: <https://flood-map-for-planning.service.gov.uk/map>.
- Gov.uk (2024). Where Do You Want to check? [online] check-long-term-flood-risk.service.gov.uk. Available at: <https://check-long-term-flood-risk.service.gov.uk/postcode>.

FLOOD MAP:

