50 Diamond Road

Flood Risk Assessment

November 2025

Quality Management

Project	50 Diamond Road Flood Risk Assessment
Location	50 Diamond Road, Ruislip, HA4 0PG
Reference	LE2025830FRA

Revision History

Rev	Date	Issue / Purpose/ Comment	Prepared
R01	November 2025	Final	ZY

Please note:

Contact Us:

Liska Environmental Ltd
Tel: 07449 043037
Email: info@liskaltd.co.uk
www.liskaltd.co.uk

Contents

Appendices

Executive Summary

Site Name	50 Diamond Road Flood Risk Assessment
Location	50 Diamond Road, Ruislip, HA4 0PG
Grid Reference	512016 , 185703
EA Flood Zone Classification	Flood Zone 2
Current Site Use	Residential
Description of proposed development	Erection of a single storey extension to the rear (Retrospective application)
Vulnerability Classification	Residential – 'More Vulnerable'
Summary of Pre-development Risks	• Fluvial/Tidal Flood Risk: Low Risk • Flood Risk from Land, Surface Water and Sewers: High Risk • Groundwater Flood Risk: Low Risk • Flood Risk from Artificial Sources: Low Risk • Residual Flood Risk: Low Risk

1. Introduction

1.1 Requirement

1.1.1 Liska Environmental has been commissioned to undertake a desk based Flood Risk Assessment (FRA) for a development at 50 Diamond Road, Ruislip, HA4 0PG (Figure 3-1). It is understood by Liska Environmental that this report is to support a planning application for the Erection of a single storey extension to the rear (Retrospective application).

1.2 Report Objectives

1.2.1 The contents of this FRA describe the assessment of the proposal and the implications of the proposed development on flood risk. The FRA has been prepared following guidance provided in the revised National Planning Policy Framework (February 2025).

1.2.2 The aim of this assessment is to provide the level of detail necessary to demonstrate that the potential effects of flood risk (to the proposal) have been addressed by:

- Identifying the source and probability of flooding to the application site, including the possible effects of climate change;
- Determining the consequences of flooding to and from the proposed development proposal and advising on the how this will be managed, if necessary; and
- Demonstrating the flood risk issues described in this assessment are compliant with the relevant guidance.

1.3 Limitations

1.3.1 This report relies on publicly available information which Liska Environmental assumes to be correct: Liska Environmental cannot and does not verify accuracy of this data, and it is outside the scope of this commission to do so.

1.4 Sources of Information

1.4.1 Sources of information used during the compilation of this report include:

- Environment Agency (EA) website – '*Flood Map for Planning'* [Accessed 30/10/2025];
- British Geological Survey (BGS) website – *'GeoIndex'* and *'Lexicon of Named Rock Units'* [Accessed 30/10/2025];
- Department of Environment, Food, and Rural Affairs (DEFRA) website – *'MAGIC Map Application'* [Accessed 30/10/2025];
- Environment Agency (EA) website - '*Catchment Data Explorer'* [Accessed 30/10/2025].

2. Policy and Guidance

2.1 Thames Catchment Flood Management Plan (CFMP), 2009

2.1.1 A Catchment Flood Management Plan (CFMP) is a high-level strategic plan prepared by the EA, which identifies long-term (50 to 100 year) policies for sustainable flood risk within a catchment.

2.1.2 The relevant key messages contained within the Thames Region CFMP (2009) are that:

- Climate change will be the major cause of increased flood risk in the future; in urban areas and areas of narrow floodplain, flooding from heavy rainfall will be more regular and more severe. Surface water, sewer and fluvial flooding can occur within minutes of a severe rainfall event. Flooding can therefore occur at any time of the year, and there is very little time to provide flood warnings.
- Development and urban regeneration provide a crucial opportunity to manage flood risk; the location, layout and design of development can all reduce flood risk. For example, the use of SuDS can help to control surface water runoff.

2.2 Flood and Water Management Act, 2010

2.2.1 Combined with the Flood Risk Regulations 2009 ('the Regulations'), (which enact the EU Floods Directive in the England and Wales) the Flood and Water Management Act 2010 ('the Act') places significantly greater responsibility on Local Authorities to manage and lead on local flooding issues. The Act and the Regulations together raise the requirements and targets Local Authorities need to meet, including:

- Playing an active role leading Flood Risk Management;
- Development of Local Flood Risk Management Strategies (LFRMS);
- Implementing requirements of Flood and Water Management legislation;
- Development and implementation of drainage and flooding management strategies; and
- Responsibility for first approval, then adopting, management and maintenance of Sustainable Drainage Systems (SuDS) where they service more than one property.

2.2.2 The Act also clarifies three key areas that influence development:

1. ***Sustainable Drainage Systems (SuDS) -*** the Act makes provision for a national standard to be prepared on SuDS, and developers will be required to obtain local authority approval for in accordance with the standards, likely with conditions. Supporting this, the Act requires local authorities to adopt and maintain SuDS, removing any ongoing responsibility for developers to maintain SuDS if they are designed and constructed robustly.
2. ***Flood risk management structures -*** the Act enables the EA and local authorities to designate structures such as flood defences or embankments owned by third parties for protection if they affect flooding or coastal erosion. A developer or landowner will not be able to alter, remove or replace a designated structure or feature without first obtaining consent from the relevant authority.
3. ***Permitted flooding of third party land -*** The EA and local authorities have the power to carry out work, which may cause flooding to third party land where the works are deemed to be in the interest of nature conservation, the preservation of cultural heritage or people's enjoyment of the environment or of cultural heritage.

2.3 National Planning Policy Framework (NPPF), February 2025

2.3.1 In determining an approach for the assessment of flood risk for the proposal there is a need to review the policy context. The National Planning Policy Framework requires that consideration be given to flood risk in the planning process. The National Planning Policy Framework was revised and issued in July 2018 and outlines the national policy position on development and flood risk assessment.

2.3.2 The Framework states that the appropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in flood risk areas, it can be permitted provided it is made safe without increasing flood risk elsewhere.

2.3.3 The essence of NPPF is that:

- Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards;
- Polices in development plans should outline the consideration, which will be given to flooding issues, recognising the uncertainties that are inherent in the prediction of flooding and that flood risk is expected to increase as a result of climate change;
- Planning authorities should apply the precautionary principle to the issue of flood risk, using a risk-based search sequence to avoid such risk where possible and managing it elsewhere;
- The vulnerability of a proposed land use should be considered when assessing flood risk;
- Opportunities offered by new developments should be used to reduce the causes and impacts of flooding;
- Planning authorities should recognise the importance of functional floodplains, where water flows or is held at times of flood, and avoid inappropriate development on undeveloped and undefended floodplains; and
- Development is based on the concept of Flood Risk Reduction, particularly in circumstances where development has been sanctioned on the basis of the “Exception Test”.

3. Development Site Planning Considerations

3.1 Location

3.1.1 The site is located at 50 Diamond Road, Ruislip, HA4 0PG at Ordinance Survey (OS) coordinates 512016 , 185703.

Figure 3-1 Site Boundary. Source: Google Map

3.2 Proposed Development

3.2.1 The proposal consists of the Erection of a single storey extension to the rear (Retrospective application). Further details about the proposals have been provided in Appendix A.

3.3 Local Geology

3.3.1 A review of the published geological information was carried out, including information from the BGS GeoIndex and Lexicon of Named Rock Units websites[1]. The geological sequence underlying the Site is summarised in Table 3-1.

[1] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

Table 3-1 Underlying Geological Sequence

Stratum	Name	Location	Description
Bedrock Geology	London Clay Formation - Clay, silt and sand	Onsite	Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.
Superficial Deposits	N/A	Onsite	N/A

3.4 Flood Zone

3.4.1 Flood Zones describe the extent of flooding that would occur on the assumption that no flood defences are in place. The definition of Flood Zones is provided in Table 1 of the PPG and in table 3.1 below:

Table 3-1: Flood zone terminology

Flood Zone	Definition
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 Map – all land outside Zones 2 and 3)
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 sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

3.4.2 The site lies within the Environment Agency's Flood Zone 2 which is described within PPG Table 1 as having a ' Medium Probability' of flooding. The Environment Agency's flood zone map is shown in Appendix B.

3.5 Vulnerability Classification

3.5.1 The proposed development is considered to fall under the classification of 'More Vulnerable' land uses based on Table 2 of PPG Technical Guidance. Table 3: Flood Risk Vulnerability and Flood Zone Compatibility in PPG, states that these land uses are compatible in Flood Zone 2 (with the requirement to apply the Exception Test) (as in Table 3.2 below).

Table 3.2: Flood Zone Risk and Vulnerability

Flood Zones	**Flood Risk Vulnerability**				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Key: ✓Development is appropriate ✗Development should not be permitted

3.6 Sequential Test and Exception Test

3.6.1 Paragraph 172 of the NPPF sets out guidance on the application of the Sequential Test, the aim of which is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Where areas of lower risk are not available, the Exception Test, as set out in paragraph 178 of the NPPF can be applied, to ensure that flood risk to people and property will be managed satisfactorily.

3.6.2 As the proposed development is classified as a 'Minor Development', and there would be no additional vulnerability to flood risk nor any worsening of flood risk elsewhere over that as a result of the proposal on this site. Therefore, a Sequential and Exception Test are considered as passed.

4. Sources of Flooding – Actual Flood Risk

4.1.1 The NPPF describes potential sources of flooding. It is necessary to consider the risk of flooding from all sources within a FRA. This section provides a review of flooding from land, sewers, groundwater and artificial sources, in addition to that from rivers and the sea.

4.2 Fluvial/Tidal Flood Risk

4.2.1 The Environment Agency's Flood map for Planning, was used to identify risk of flooding at site (refer Appendix A). These confirm that the site is in Flood Zone 2 . The Environment Agency classifies the site, as being within a low risk area of flooding.

4.3 Flood Risk from Land, Surface Water and Sewers

4.3.1 Flooding from land can be caused by rainfall being unable to infiltrate into the natural ground or entering the drainage systems due to blockage, or flows being above design capacity. This can then result in (temporary) localised ponding and flooding. The natural topography and location of buildings/structures can influence the direction and depth of water flowing off impermeable and permeable surfaces.

4.3.2 Surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. The Environment Agency classifies the site, as being within a high risk area of flooding.

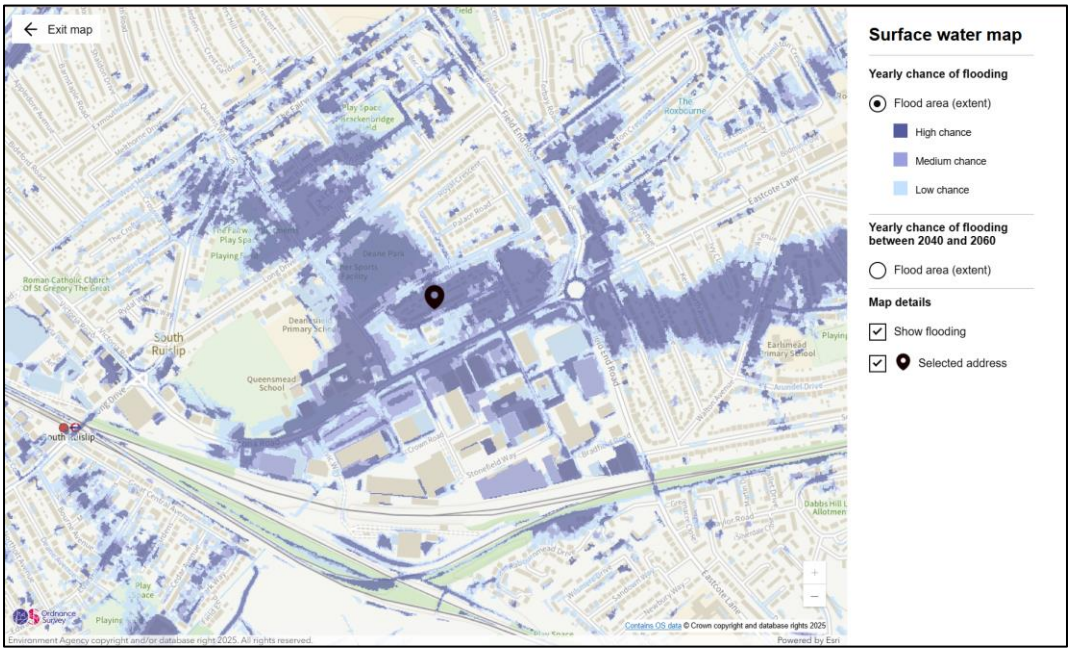


Figure 4-1: Surface Water Flood Map (Source Environment Agency[2])

[2] http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?&topic=ufmfsw#x=357683&y=355134&scale=2

4.4 Groundwater Flood Risk

4.4.1 As the proposed development is on ground level or above, the risk of flooding from this source could be considered low.

4.5 Flood Risk from Artificial Sources

4.5.1 Artificial sources of flooding include reservoirs, canals, ponds and mining abstraction.

4.5.2 A review of the Environment Agency Reservoir Maps indicates that the site is not within an area at risk from reservoir flooding.

4.6 Residual Flood Risk

4.6.1 Residual Risk is defined as 'the risk which remains after risk avoidance, reduction and mitigation measures have been implemented'. For the purpose of assessing flood risk, it is assumed that events greater than those assessed as Actual Risk are considered a 'Residual Risk'.

4.6.2 As proposed development is located in a medium flood risk zone and does not benefit from the presence of significant defences. As such, the residual risk to the site could be considered to be relatively low.

4.7 Summary of flood risk

4.7.1 Table 4.1 below summarises the types of flood risk at the Site:

Table 4-1: Summary of flood risk

Source of risk	**Ongoing risk**
Fluvial/Tidal Flood Risk	Low Risk
Flood Risk from Land, Surface Water and Sewers	High Risk
Groundwater Flood Risk	Low Risk
Flood Risk from Artificial Sources	Low Risk
Residual Flood Risk	Low Risk

5. Flood Risk Management

5.1 Principles of Flood Risk Management

5.1.1 NPPF requires a precautionary approach to be undertaken when making land use planning decisions regarding flood risk. This is partly due to the considerable uncertainty surrounding flooding mechanisms and how flooding may respond to climate change. It is also due to the potentially devastating consequences of flooding to the people and property affected.

5.1.2 Flood risk is a combination of the probability of flooding and the consequences of flooding. Hence 'managing flood risk' involves managing either, the probability of flooding or the consequences of flooding, or both.

5.1.3 NPPF requires flooding from tidal, fluvial, land, surface water & sewerage and from groundwater to be considered. The flood risk management measures discussed in this section are based on the sources of flooding identified in Section 4 that are considered to pose a risk to the development proposals.

5.2 Flood Resilient Measures

5.2.1 The Environment Agency classifies the development area of the site is located in an area with a high risk of surface water flooding.

Floor construction

5.2.2 Concrete ground-supported floors have been installed and concrete slabs of at least 100mm thickness have been specified.

5.2.3 Damp Proof Membranes (d.p.m.) have been included in the design to minimise the passage of water through ground floors.

Service entries (Cables and pipes)

5.2.4 Wiring for telephone, TV, Internet and other services have been protected by suitable insulation to minimise damage.

5.2.5 Wall sockets have been raised to as high as is feasible and practicable to avoid damage if flood waters inundate the property.

5.3 Finished Floor Level (FFL)

5.3.1 The finished floor level within the proposed extension has been set to match the existing floor level. This level is also 500 mm above the external ground in the garden area, which is accessed via steps in the patio.

5.4 Sustainable Drainage Systems (SuDS)

5.4.1 A sustainable drainage system (SuDS) is recommended to help to reduce the surface water discharge rate based on the proposed development. The requirements for SuDS will ensure that any redevelopment or new development does not negatively contribute to the surface water flood risk off site and instead provides a positive benefit to the level of risk in the area. It will also ensure

that appropriate measures are taken to increase the flood resilience of new properties and developments in surface water flood risk areas, such as those identified as being in an area with critical drainage problems.

5.4.2 The SuDS hierarchy and management train has been discussed in the SuDS Manual (C753) which aims to mimic the natural catchment processes as closely as possible. The general hierarchy of the SuDS measures is provided in Table 5-1 below.

Table 5-1 SuDS measures Hierarchy

Measures	Description
Prevention	The use of good site design and housekeeping measures to prevent runoff and pollution (e.g. rainwater harvesting/reuse, Water butt).
Source control	Control of runoff at or very near its source (e.g. soakaways, porous and pervious surfaces, green roofs).
Site control	Management of water in a local area on site (e.g. routing water to large soakaways, infiltration or detention basins)
Regional control	Management of runoff from a site or several sites (e.g. balancing ponds, wetlands).

5.4.3 Table 5-2 below presents the feasibility assessment of the SuDS measures for the site.

Table 5-2 Feasibility Assessment of SuDS measures for the site

SuDS Measures	Description	Feasibility for the site
Source control	Surface runoff can be improved by implementing rainwater harvesting using water butt	Yes

5.4.4 Based on the general assessment of the potential SuDS measures above, it is recommended that a water butt can be proposed to help to improve the surface runoff from the site.

6. Flood Warnings

6.1 EA Flood Warning Service

6.1.1 The Environment Agency provides a warning system, which is free to all users, including their flood warning feeds, flood warning widget, live flood warning map and three-day flood risk forecast. Is it recommended that users and occupants of the property subscribe to this service. In terms of lead times for flood alerts, the EA aims to issue alerts a minimum of 12 hours prior to a tidal event and a minimum of 2 hours prior to a river flood event.

https://www.gov.uk/sign-up-for-flood-warnings

6.2 Flood Warning System

6.2.1 There are different types of flood warnings that can be issued by the EA and the actions required as a result of each warning type are explained below:

Flood Warning	**Flood Alert**	**Flood Warning**	**Severe Flood Warning**
			
Message	Flooding is possible, Be prepared.	Flooding is expected and Immediate action required.	Severe flooding with Danger to life.
Timing	Two hours to two days in advance of flooding.	Half an hour to one day in advance of flooding.	When flooding poses a significant threat to life.
Action	- Be prepared to act on your flood plan. - Prepare a flood kit of essential items. - Monitor local water levels and the flood forecast on our website.	- Move people, pets and valuables to a safe place. - Turn off gas, electricity and water supplies (if safe to do so) - Put flood protection equipment in place.	- Stay in a safe place with a means of escape. - Prepare to evacuate from your home. - Co-operate with the emergency services. - Call 999 if you are in immediate danger.

6.3 Flood Warning Lead time

6.3.1 The EA aim to provide a minimum of 1-2 hours lead time for Flood Warnings on rivers and 6 hours for tidal or coastal locations. A more accurate estimation will be provided when the warning is made.

6.4 Three day flood risk forecast

6.4.1 There are different types of flood warnings that can be issued by the EA and the actions required as a result of each warning type are explained below: In addition to issuing flood warnings, the EA also provide the Three day flood risk forecast service. This shows, county by county, where there is risk of flooding over the next five days. The five-day forecast is updated at least every eight hours. For more information, the following link is available: *https://check-for-flooding.service.gov.uk/*

7. Flood Emergency Plan

7.1 Decision Making

7.1.1 Once a Flood Warning has been received, the site owner/manager will need to decide what actions they or others now have to take. The site owner/manager should have the contact details of all site users where possible.

7.1.2 The receipt of and response to warnings of floods is an essential element in the management of the residual risk of flooding. Particular attention should be given to the communication of warnings to vulnerable people who may live adjacent to you including those with impaired hearing or sight and those with restricted mobility.

7.1.3 As soon as flood water has started to enter the property all occupants should head to safe refuge on the first floor. Occupants should only leave the safe refuge when advised by emergency services.

7.2 Essential Contact Numbers

7.2.1 Table 1 provides a list of relevant key telephone numbers in the event of a flood emergency. Numbers and names are shown where known at this time but the outstanding information needs to be completed by the Appointed Responsible Person(s) before the Plan can be actioned.

Table 1: Key Contact Numbers

Key Contact	Telephone Number
Floodline (Environment Agency)	0345 988 1188
Electricity supplier	TBA
Gas supplier	TBA
Water supplier	TBA
Telephone provider	TBA
Fire and Rescue	999 (Emergency)
Police	999 (Emergency) or 101

7.3 Protective Actions

7.3.1 Once a flood warning has been received, the Appointed Responsible Person will be required to organise the following actions to be carried out:

- Hazardous Materials – Move all hazardous materials to the first floor
- First Aid Kit - Ensure that the site First Aid Kit is moved to the first floor

7.4 Evacuation Plan

7.4.1 Occupants should only leave the safe refuge when flood waters have lowered considerably or advised by emergency services. Occupants should be aware that there could be damage within the building and to take care when exiting safe refuge. The potential evacuation route is through the front door and onto Diamond Road. Head north onto Princes Way and turn west, which will lead to Flood Zone 1.

7.5 On-site Refuge

7.5.1 Should a flood event occur, significant depths could be expected on the site, and safe refuge on the first floor of the building should be sought in the first instance.

7.5.2 The proposal includes internal stair access from ground floor level through to the upper floor of the building. This floor will be located above the predicated flood levels. It is suggested that a flood kit should be stored within the refuge to support a short-term stay.

8. Flood Evacuation Plan

8.1 Preparation before a flood

8.1.1 It is a good idea to prepare a plan before any flooding may happen:

- Aware of when flooding might happen
- Equipped to deal with the potential flooding if remaining in the property
- Familiar with a plan of action to take when it does flood

Awareness

8.1.2 There are several sources of information on possible flooding events. The Environment Agency in conjunction with the Met Office issue warnings. Local radio and televisions stations will broadcast warnings and the tide tables will indicate the days of the highest tides, and therefore if possible, All residents should sign up to receive flood warnings.

8.1.3 All residents and the landlord/property manager should make a list of key contacts (Table 1 above), for if a flood event should occur.

8.1.4 On receipt of a flood alert, preparation should be made to secure the first floor of the building for accommodation and any other preparations made should a flood event occur.

8.1.5 On receipt of a flood warning, residents must seek refuge on the first floor, or evacuate the site and exit the flood zone following the safe egress route (Figure 3-4), if refuge is not possible.

Equipment

8.1.6 You could put together and keep a flood kit containing the following items:

- Insurance documents
- Torch;
- First aid kit.
- Mobile phone charger
- Portable radio (wind-up preferable);
- Bottled water
- Toiletries, sanitary supplies
- Spare clothes and blankets
- Canned food (and can opener)

Familiarisation

8.1.7 Become familiar with this response plan and its contents. Consider practising your evacuation, the way you might practise leaving the house in case of fire. Become familiar with the safest route from the property to safe ground. Get to know your local Community Resilience Group members and volunteer Emergency Co-ordinator.

8.2 During a flood

What to do in the receipt of a warning

8.2.1 If you receive a warning:

- Stay Calm and do not panic.
- Tune into local radio stations to check at what time the flooding is expected
- If flooding is expected, evacuation should not be considered.
- Fasten your outer doors and fix any flood protection devices.
- Switch off gas and electricity before the property is flooded. Do not touch if the electrics are already wet.
- Move upstairs to the safe refuge.
- Ensure that neighbours are aware of the situation (if safe to do so)
- Take food, clothes, blankets, candles/torches with you.
- Fill bath and buckets with water in case mains supply is shut off.
- Drinking water should be stored in clean containers.
- Try to move valuable objects to a place of safety or protect them by placing in sealed plastic bags.
- Take essential medicines, personal documents/identification for each resident.

8.2.2 If you are advised to evacuate, then do so. Ignoring such a warning could put the safety of your household or those who come to your rescue in danger. Dry refuge within the building should be found and the residents should remain here until the flood event has receded or until emergency procedures have been put in place to evacuate.

8.3 After a flood

What to do after flooding

8.3.1 Never re-enter premises until you are certain they are safe. As well as possible contamination by sewage or fuels, there is risk of damaged electrics and potential damage to the structure of your building.

8.3.2 Access to the site should be prohibited until the flood warning has been revoked and it is deemed safe to enter the site.

8.3.3 Health risks can be minimised by taking general hygiene precautions. It is vital that the health and safety of residents is not put at risk.

8.3.4 After a flood event has occurred:

- Dispose of any contaminated food, including tinned food, defrosted food and packaged food that has been exposed to flood water.
- Ventilate your house, being aware of security.
- Call your insurance company's (24 hour) Emergency Helpline as soon as possible. They will be able to provide information on dealing with your claim and assist in getting things back to normal.

- Keep a record of the flood damage (especially photographs or video footage), make notes of all phone calls to insurers and what was said, and retain correspondence with insurers after the flood. Do not throw away damaged goods until your insurer has authorised you to do so.
- Commission immediate emergency pumping/repair work, if necessary, to protect your property from further damage. Check with your insurance company beforehand that you can do this without further approval (remember to get receipts).
- Get advice where detailed, lengthy repairs are needed. Your insurer or loss adjuster can give advice on reputable contractors / tradesmen. Beware of bogus tradesmen and always check references.
- Check with your insurer if you have to move into alternative accommodation as the cost is normally covered under a household policy, and make sure your insurance company knows where to contact you if you have to move out of your home.

9. Conclusions & Recommendations

9.1.1 An assessment of areas potentially at risk from flooding has been undertaken and the development proposals have been examined in relation to their potential to increase flood risk both on and off site. This desk based FRA accompanies the planning application for the Erection of a single storey extension to the rear (Retrospective application) at 50 Diamond Road, to demonstrate that flood risk has been given material consideration throughout the development planning process and development should not be restricted at this Site due to flood risk.

9.1.2 The site is located within Flood Zone 2 according to the Environment Agency Flood Zones Maps. The current and proposed development Site use is classified as a 'More Vulnerable' land use and 'Minor Development' according to NPPF. Therefore, the site is compatible with the Environment Agency's vulnerability tests.

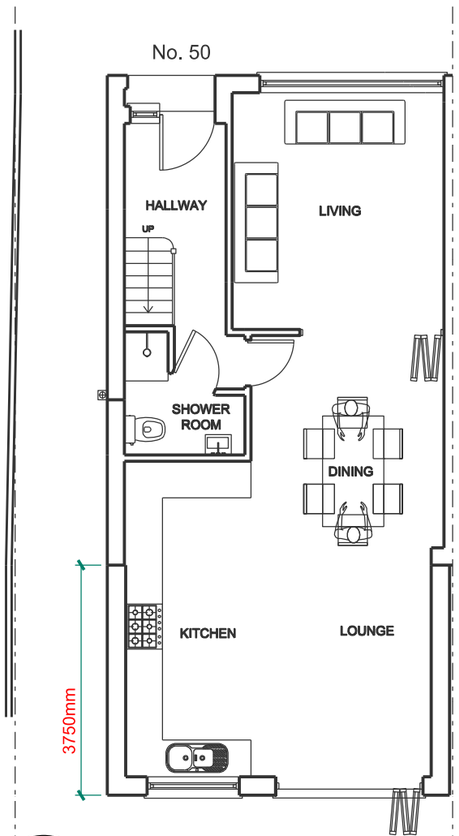
9.1.3 In line with the NPPF, all sources of flooding have been considered and assessed, using readily available sources of information. The site is located in the area with high risk from surface water and low risk from all other sources including fluvial/tidal risk, groundwater and reservoir.

9.1.4 The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk.

Appendix A Existing Site and Proposed Plans

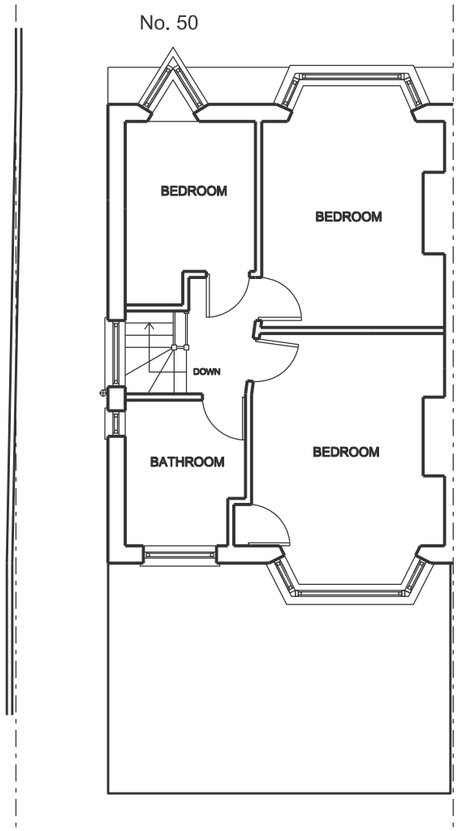
NOTES:

All construction to comply with all relevant and current building regulations.
For building regulation compliance please refer building regulation/ structural engineers drawing.
All Dimensions to be measured by contractor on site prior to construction. Not for construction.



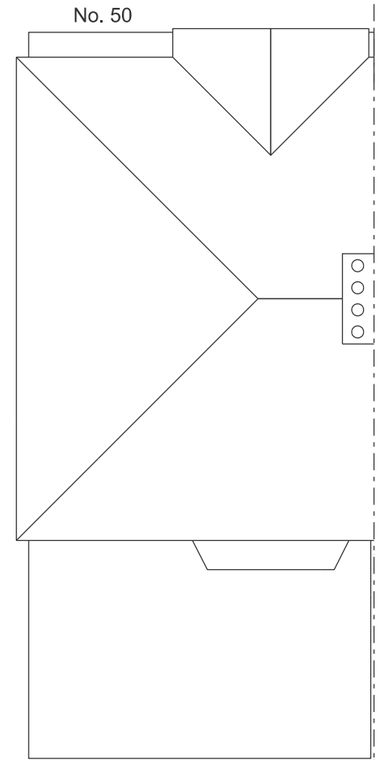
01 EXISTING GROUND FLOOR PLAN

SCALE 1:100



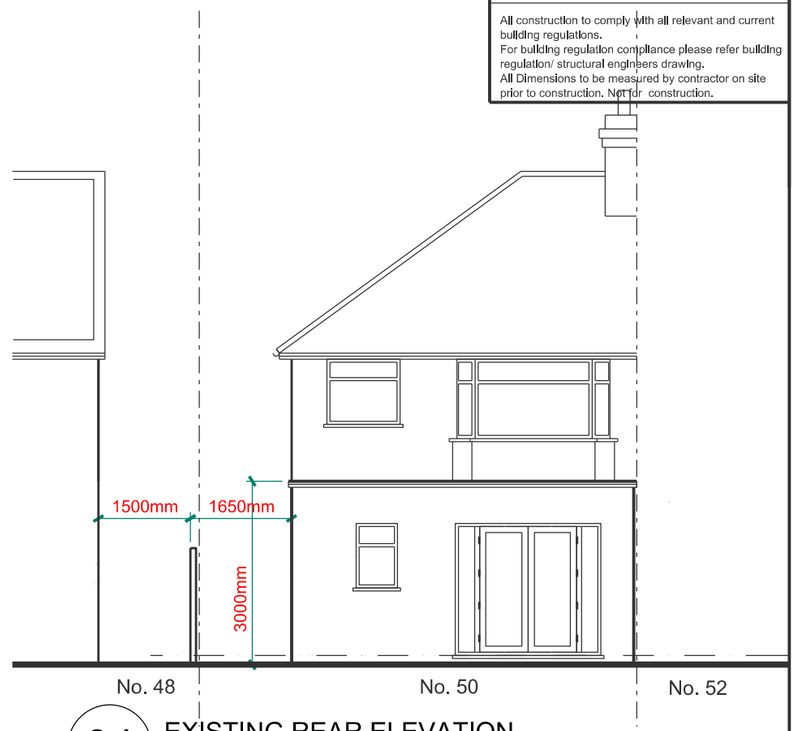
02 EXISTING FIRST FLOOR PLAN

SCALE 1:100



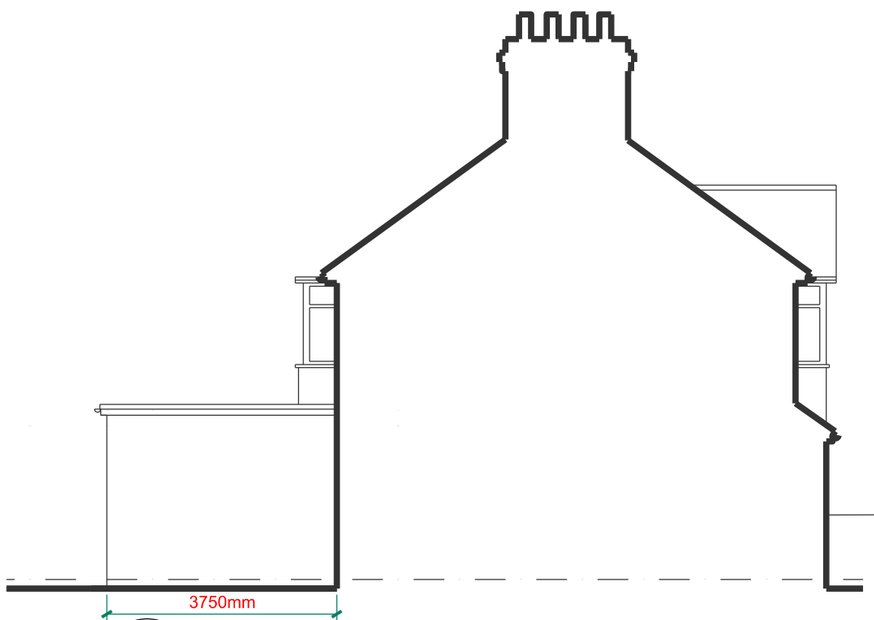
03 EXISTING ROOF PLAN

SCALE 1:100



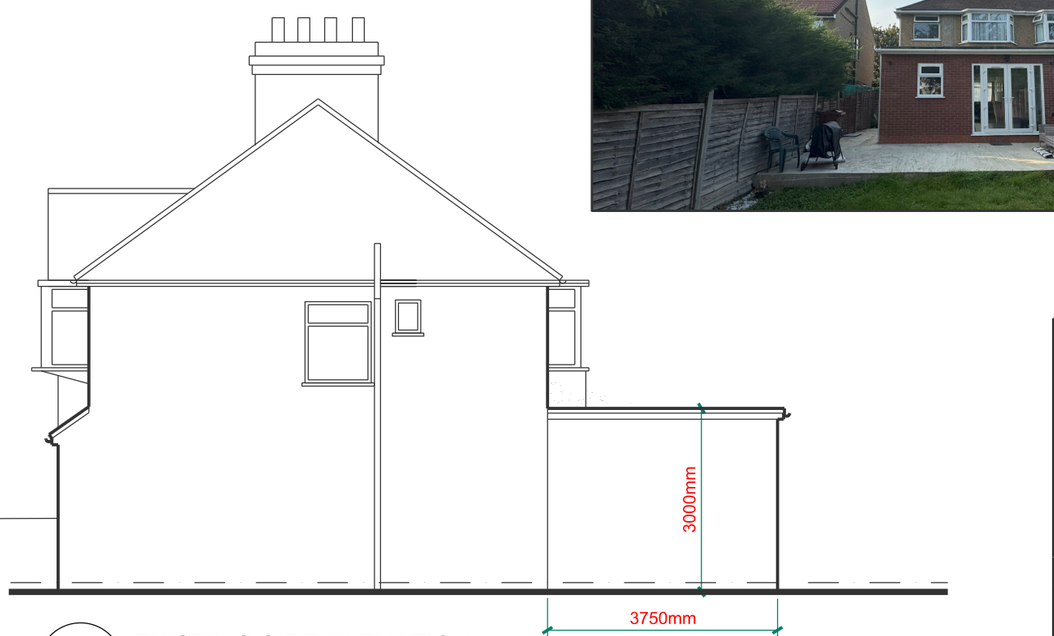
04 EXISTING REAR ELEVATION

SCALE 1:100



05 EXISTING SIDE ELEVATION

SCALE 1:100



06 EXISTING SIDE ELEVATION

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10

METRES

REV.	DATE	REASON FOR ISSUE
D1	07/08/2025	Planning

POWELL SKEETE ASSOCIATES

ARCHITECTS & DEVELOPMENT CONSULTANTS

17 Beechcroft Avenue
Harrow
Middlesex
HA2 7JD

Project Address: 50 Diamond Road
Ruislip
HA4 0PG

Project Number: PSA 2456

Description: Retrospective planning application - Single storey rear extension.

SCALE: 1:100@A3

SOH1002

NOTES:

All construction to comply with all relevant and current building regulations.
For building regulation compliance please refer building regulation/ structural engineers drawing.
All Dimensions to be measured by contractor on site prior to construction. Not for construction.

N

01 PREVIOUSLY EXISTING SITE PLAN

SCALE 1:200

0 1 2 3 4 5 6 7 8 9 10

METRES

REV.	DATE	REASON FOR ISSUE
D1	07/08/2025	Planning

POWELL SKEETE ASSOCIATES
ARCHITECTS & DEVELOPMENT CONSULTANTS

17 Beechcroft Avenue
Harrow
Middlesex
HA2 7JD

Project Address: 50 Diamond Road
Ruislip
HA4 0PG

Project Number: PSA 2456

Description: Retrospective planning application - Single storey rear extension.

SCALE: 1:200@A3

SOH1003

NOTES:

All construction to comply with all relevant and current building regulations.
For building regulation compliance please refer building regulation/ structural engineers drawing.
All Dimensions to be measured by contractor on site prior to construction. Not for construction.

N

01 EXISTING SITE PLAN

SCALE 1:200

0 1 2 3 4 5 6 7 8 9 10
METRES

REV.	DATE	REASON FOR ISSUE
D1	07/08/2025	Planning

POWELL SKEETE ASSOCIATES
ARCHITECTS & DEVELOPMENT CONSULTANTS

17 Beechcroft Avenue
Harrow
Middlesex
HA2 7JD

Project Address: 50 Diamond Road
Ruislip
HA4 0PG

Project Number: PSA 2456

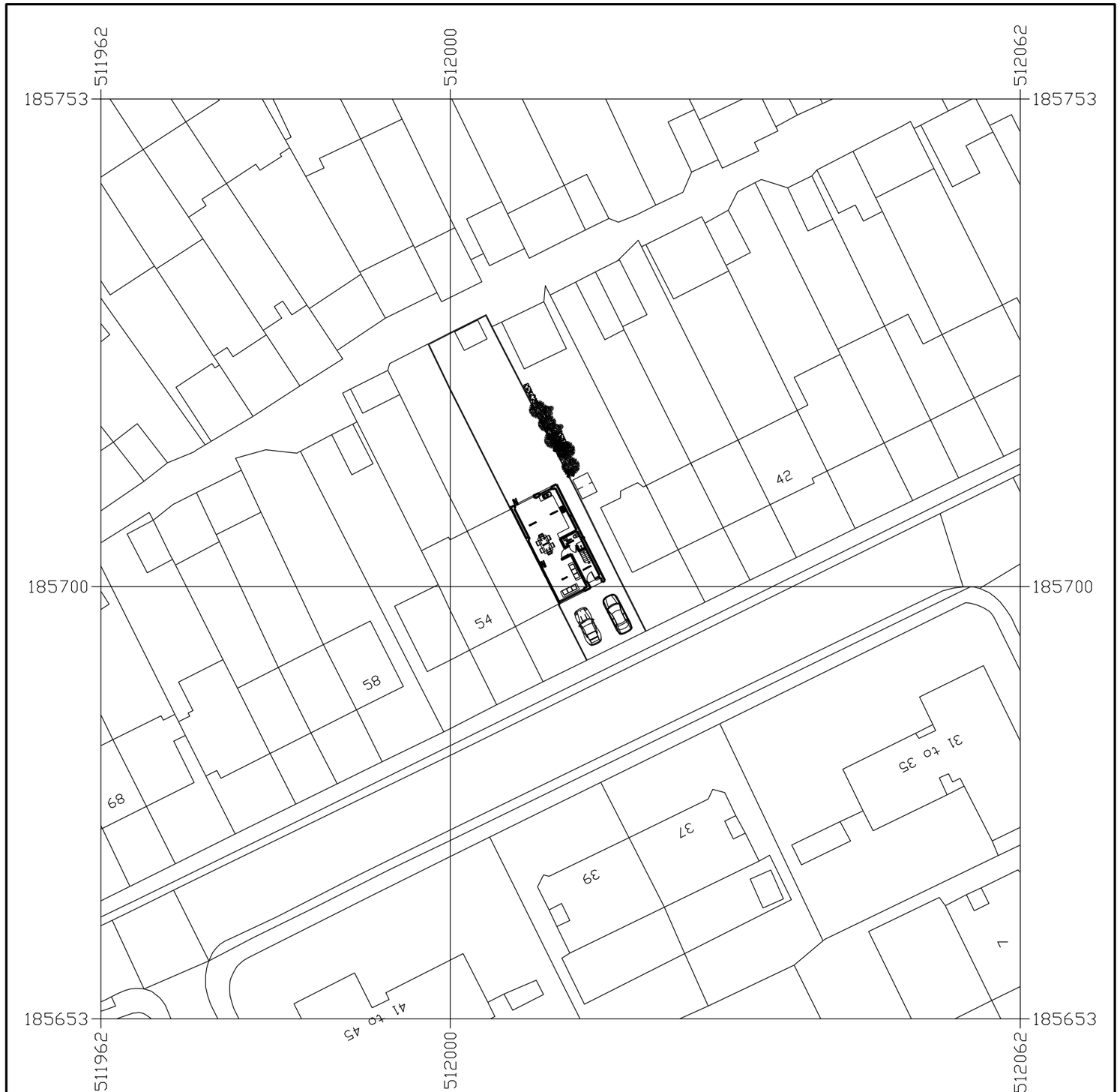
Description: Retrospective planning application - Single storey rear extension.

SCALE: 1:200@A3

SOH1004

NOTES:

All construction to comply with all relevant and current building regulations.
For building regulation compliance please refer building regulation/ structural engineers drawing.
All Dimensions to be measured by contractor on site prior to construction. Not for construction.



01 BLOCK PLAN

SCALE 1:500

5 0 5 10 15 20 25

Metres

Ordnance Survey®
UKmapcentre.com

Serial number: 297359

0 5 10 15 20 25
metres

NORTH

02 LOCATION PLAN

SCALE 1:1250

20 0 20 40 60 80 100

Metres

N

REV.	DATE	REASON FOR ISSUE
D1	07/08/2025	Planning

POWELL SKEETE ASSOCIATES
ARCHITECTS & DEVELOPMENT CONSULTANTS

17 Beechcroft Avenue
Harrow
Middlesex
HA2 7JD

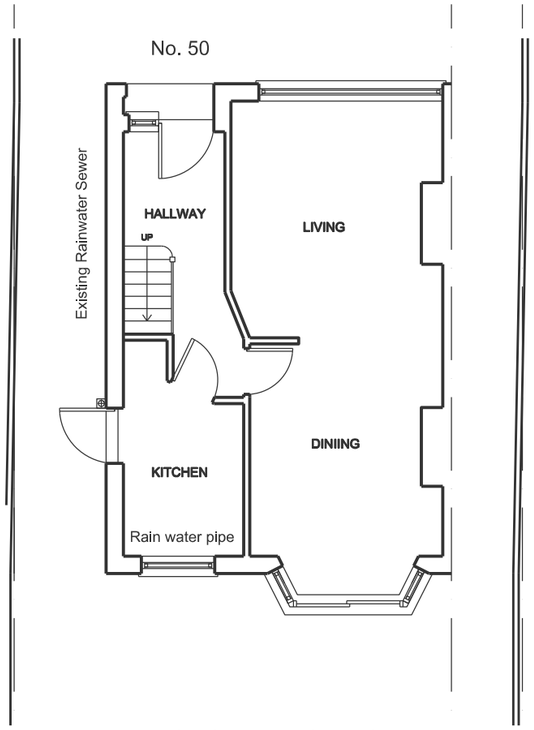
Project Address: 50 Diamond Road
Ruislip
HA4 0PG

Project Number: PSA 2456

Description: Retrospective planning application - Single storey rear extension.

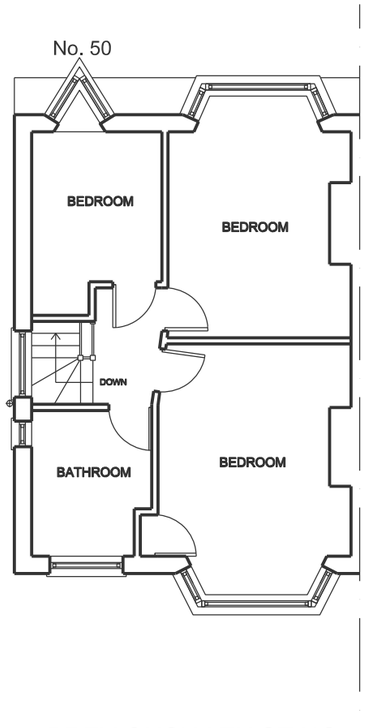
SCALE: 1:500 & 1:1250@A3

SOH1005



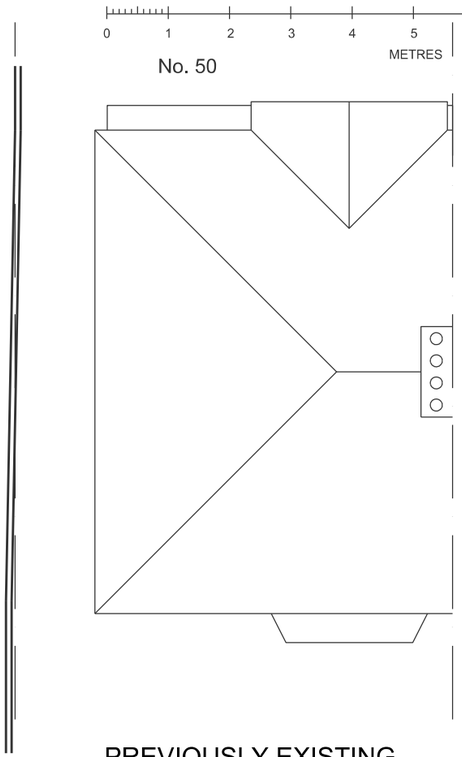
01 PREVIOUSLY EXISTING GROUND FLOOR PLAN

SCALE 1:100



02 PREVIOUSLY EXISTING FIRST FLOOR PLAN

SCALE 1:100



03 PREVIOUSLY EXISTING ROOF PLAN

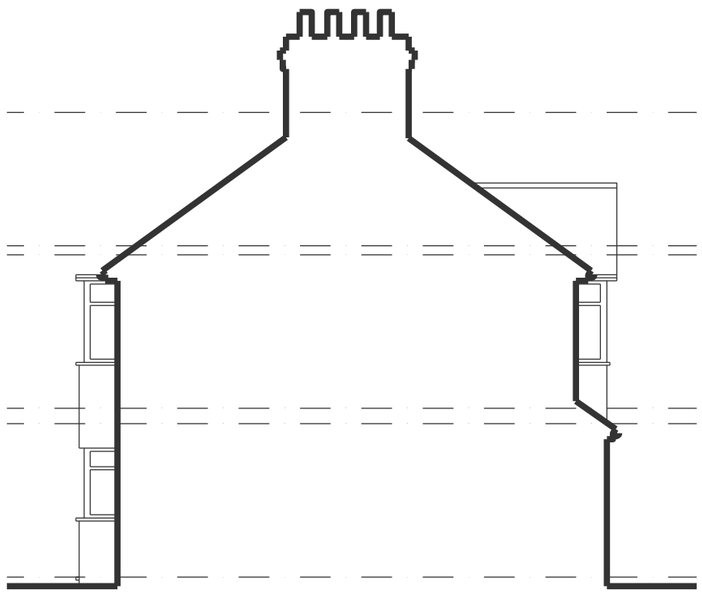
SCALE 1:100

04 EXISTING FRONT ELEVATION

SCALE 1:100

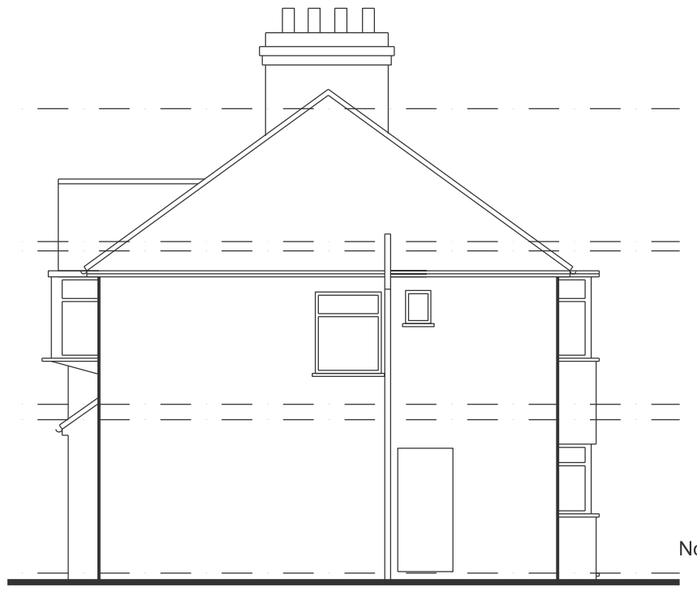
NOTES:

All construction to comply with all relevant and current building regulations.
For building regulation compliance please refer building regulation/ structural engineers drawing.
All Dimensions to be measured by contractor on site prior to construction. Not for construction.



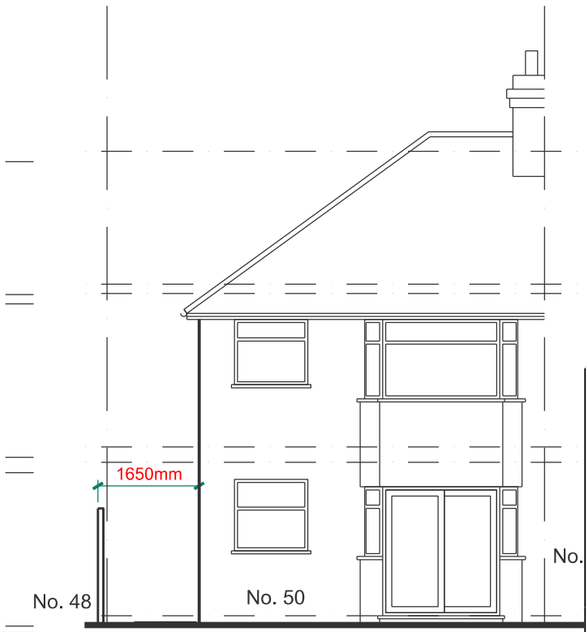
05 PREVIOUSLY EXISTING SIDE ELEVATION

SCALE 1:100



06 PREVIOUSLY EXISTING SIDE ELEVATION

SCALE 1:100



07 PREVIOUSLY EXISTING REAR ELEVATION

SCALE 1:100

REV.	DATE	REASON FOR ISSUE
D1	07/08/2025	Planning

POWELL SKEETE ASSOCIATES
ARCHITECTS & DEVELOPMENT CONSULTANTS

17 Beechcroft Avenue
Harrow
Middlesex
HA2 7JD

Project Address: 50 Diamond Road
Ruislip
HA4 0PG

Project Number: PSA 2456

Description: Retrospective planning application - Single storey rear extension.

SCALE: 1:100@A3

SOH1001

Appendix B Environment Agency Flood Map for Planning

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**512009/185710**	**30 October 2025 20:42**

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 https://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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3