

Appendix B - Site Specific Flood Risk Analysis

Key:

Risk of Surface Water Flooding

-  High Risk - greater than or equal to 3.3% (1 in 30) chance in any given year
-  Medium Risk - less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year
-  Low Risk - less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1000) chance in any given year

Fluvial Flooding

-  Flood Zone 3
-  Flood Zone 2
-  Flood Zone 3b

*The Flood Zone 3a (Surface Water) extents are not shown within the maps provided, for further detail please see the relevant [West London SFRA mapping](#)

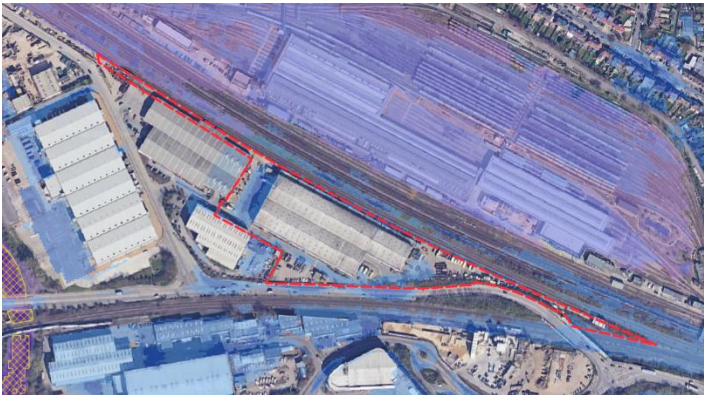
*There are no sites with significant areas within Flood Zone 3b

London Borough of Brent: 10 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B04	Neasden Sidings, Drury Way, Wembley	Quattro Limited obo WRG (Midlands) Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding. Low, medium and high risk surface water flooding is present along the north of the site but does not extend into the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B05	Atlas Road Wembley	O'Hara Bros. Aggregates Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Small areas of low, medium, and high risk surface water flooding are present within the site. There is an area in the centre of the site located within Flood Zone 3a (Surface Water). The River Brent lies to the west, with adjacent land in Flood Zones 2, 3, and 3b, but these do not extend into the site.
B06	Unit 4, Second Way, Wembley	HAWK Rubbish Clearance Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. There are areas of low, medium, and high surface water flood risk surrounding the site. A small area in the north-western corner of the site is located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B07	SRC Aggregates Wembley Depot	Sewells Reservoir Construction Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Over half of the eastern section contains areas of low, medium, and high risk surface water flooding. There are areas located within Flood Zone 3a (Surface Water) in the eastern sections of the site.
B10	Unit 28, Fourth Way WTF	Brent Oil Contractors Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.

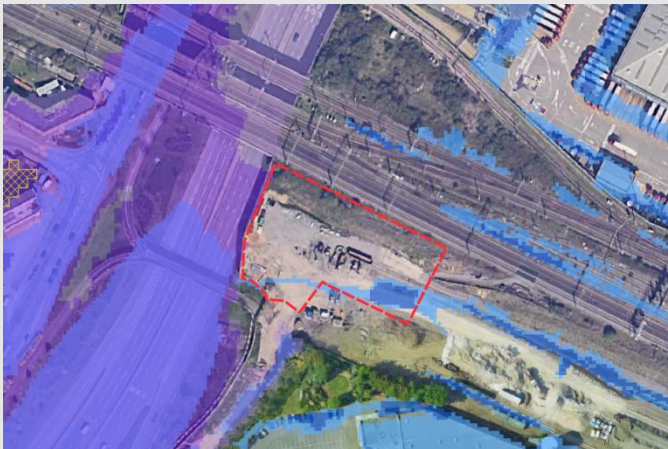
Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B12	Unit 2, Hannah Close	London Energy Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Surface water flooding is present west of the building, with areas of low, medium, and high risk. During low risk events, the building is surrounded by surface water flooding. There are some areas located within Flood Zone 3a (Surface Water).
B13	Alperton Lane Waste Transfer Station	Sortera		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. A small area in the south-western section, and the northern edge of the site is identified as being at low flood risk. There are areas of Flood Zone 3a (Surface Water) along the northern and southern edges of the site. There are areas of low, medium and high surface water flood risk to the north and south of the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B14	Brent Transfer Station, Alperton Lane	Veolia ES (UK) Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Multiple areas of low, medium, and high risk surface water flooding are present within the site. Flood Zones 2, 3 and 3b are located along the southern boundary, associated with the River Brent, but do not extend significantly into the site.
B15	Wembley Transfer Station & Recycling Facility	Biffa Waste		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas not occupied by existing buildings are within a low risk surface water flood area, with medium and high risk areas near the north-eastern corner. An area in the centre of the site is located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B16	Hannah Close off Great Central Way, Neasden,	L & B Haulage & Engineering Contractors Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. The River Brent lies to the west, with adjacent land in Flood Zones 2, 3 and 3b, but these do not extend into the site. Small areas of low, medium, and high risk surface water flooding are present within the site. There is also a small area within the site located within Flood Zone 3a (Surface Water). There is also a culverted main river running through the site along the northern border, and therefore an 8 metre buffer zone applies to any development. For any future amendments to the site, it should be demonstrated that there will be no adverse effects on the structural integrity of the culvert, and that the current condition of the culvert is sufficient and will be maintained for the lifetime of the development. Any remedial works to bring the culvert up to standard will be expected to be delivered by the developer.

London Borough of Brent/OPDC: 3 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B01	Twyford WTS Abbey Road	West London Waste Authority		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, predominantly within the accessway and in the northern section. There is also an area in the northern section of the site located within Flood Zone 3a (Surface Water).
B02	100 Twyford Abbey Road	Bridgemarts		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding, with limited risk of surface water flooding. There is a small area along the eastern edge of the site located within Flood Zone 3a (Surface Water).

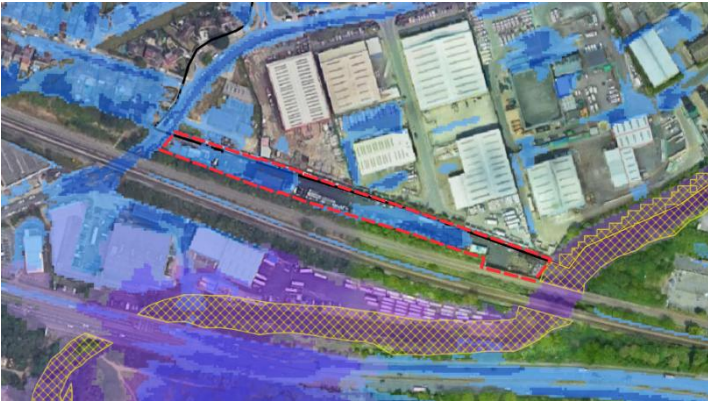
Facility ID	Site Address	Operator	Site Location	Flood Risk Description
B08	Willesden F Sidings Rail Freight Terminal	Cappagh Public Works Limited		The site lies almost entirely within Flood Zone 1 and is at limited risk of fluvial flooding. A small area of low, medium, and high risk surface water flooding is present in the south-eastern section of the site. Flood Zones 2 and 3 are present along the western edge of the site and do in some places enter the site boundary.

London Borough of Ealing: 14 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E01	Greenford Depot Reuse & Recycling Centre	Ealing Council		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. The River Brent lies to the west, with adjacent land in Flood Zones 2, 3 and 3b, but these do not extend into the site. Areas of low and medium risk of surface water flooding are located along the southern edge of the site. This also includes small areas within Flood Zone 3a (Surface Water).
E02	Acton Waste & Recycling Centre	Ealing Council		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. A small area of low risk surface water flooding is present along the boundary.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E05	WTS Station Approach Greenford	360 Waste Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
E06	British Rail Goods Yard, Greenford	Link2london Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. A small area of low risk surface water flooding is present within the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E07	Horn Lane Waste Transfer Station	Quattro (UK) Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with the high risk area located adjacent to the southern boundary. There are areas of the site located within Flood Zone 3a (Surface Water).
E08	163-165 Brent Rd, International Trading Estate	Link2london Ltd (formerly J Simpson Waste Management)		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low and medium risk surface water flooding are present along the northern boundary. There is a very small area along the western boundary of the site within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E09	Stone Terminal (aka Western Regions Good Yard), 205 Horn Lane	Holcim UK Ltd (formerly Aggregate Industries UK Limited)		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present throughout the site. There are also areas within Flood Zone 3a (Surface Water) throughout the site.
E12	London Auto Parts Alpertown Lane	London Auto Parts Limited		The site lies within Flood Zone 1 and is at minimal risk of fluvial flooding. Flood Zones 2, 3 and 3b are located on the eastern edge of the site and enter the site slightly. Areas of low, medium, and high risk surface water flooding are present throughout the site. There are areas within Flood Zone 3a (Surface Water) throughout the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E14	Station Approach, Oldfield Lane North, Greenford (Haulage World WTS)	Link2london Ltd		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
E15	Greenford Depot (Waste Transfer Station)	Ealing Council		The site lies within Flood Zone 1 and is at limited risk of fluvial flooding. The River Brent lies to the west, with adjacent land in Flood Zones 2, 3 and 3b, and only Flood Zones 2 and 3b extend into the site slightly. Areas of low, medium, and high risk surface water flooding are present, with the high risk area located in the centre of the site. Flood Zone 3a (Surface Water) covers the majority of the site.

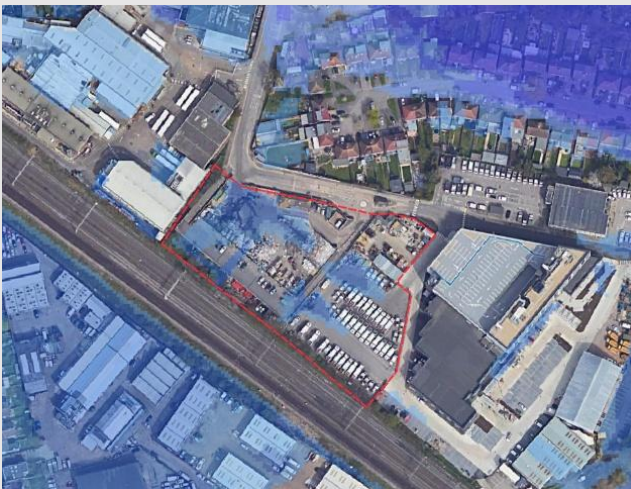
Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E16	Oldfield Lane North, Greenford Ocean Estate Distribution Centre	GXO Logistics FST Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
E18	Colville Rd	Elis UK Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present within the southern section of the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E19	Unit 42a Sheraton Business Park,	Autofleet Salvage Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
E20	Land off Collett Way	Wards of London Properties Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with one small high risk area along the northern boundary and medium and low risk areas spread across the site. There are some small areas within Flood Zone 3a (Surface Water).

London Borough of Ealing/OPDC: 2 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
E11	Willesden Euro Terminal	Costain Limited (Formerly Skanska Construction UK Limited)		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. A small area of low, medium, and high risk surface water flooding is present within the site. This also incorporates a small area within Flood Zone 3a (Surface Water).
E13	First Mile Recycling Facility	First Mile Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are located in the western section of the site, with the high risk area closer to the centre. This also incorporates a small area within Flood Zone 3a (Surface Water).

London Borough of Harrow: 2 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HA01	Forward Drive CA Site,	Harrow Council		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present throughout the site. Some areas of the site are located within Flood Zone 3a (Surface Water).
HA02	151 Pinner View	Harrow Breakers		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are predominantly located in the eastern section of the site. An area within the eastern section of the site is located within Flood Zone 3a (Surface Water).

London Borough of Hillingdon: 22 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI01	New Years Green Lane CA Site & WTS	Hillingdon Council		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located along the vehicle route through the centre of the site and medium to low risk areas surrounding existing buildings and stockpile bays. This area also lies within Flood Zone 3a (Surface Water).
HI02	Airside Waste Sweepings Treatment Facility	Heathrow Airport Ltd		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located within the hardstand area in the south-eastern section of the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI03	New Years Green Lane	B F A Recycling Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low surface water flood risk are present, with a small high risk area in the north-western corner. There is also a very small area of Flood Zone 3a (Surface Water) in this corner.
HI04	WTS, Civic Way, Ruislip	B & K Environmental Services Limited		The site lies predominantly within Flood Zone 1 and is at limited risk of fluvial and surface water flooding. There is a very small area of Flood Zone 2 and Flood Zone 3a (Surface Water) which enters the site along the northern boundary.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI06	Land off Holloway Lane Harmondsworth	Foley Haulage Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located along the accessway, adjacent to the undercover area in the north-western corner, and to the south. There are some areas located within Flood Zone 3a (Surface Water).
HI07	GK Depot, Trout Road	Recycling With Skips Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low and medium risk surface water flooding are present, with no high risk areas within the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI08	Old Stockley Road, West Drayton	Hanson Quarry Products Europe Limited (formerly West Drayton Aggregates)		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
HI09	Holloway Lane Materials Recycling Facility	Powerday Plc		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located in the central section along the accessway. Some of this central section is also located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI13	Skip Lane, Harvill Road	Sortera Limited (formerly Uxbridge Skip & Recycling Ltd)		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are predominantly located in the eastern half of the site. Some small areas of the site are located within Flood Zone 3a (Surface Water).
HI14	WTS Off Rigby Lane	Talking Rubbish Waste Solutions Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. A large portion of the site falls within a high surface water flood risk area. This also includes areas that are within Flood Zone 3a (Surface Water).

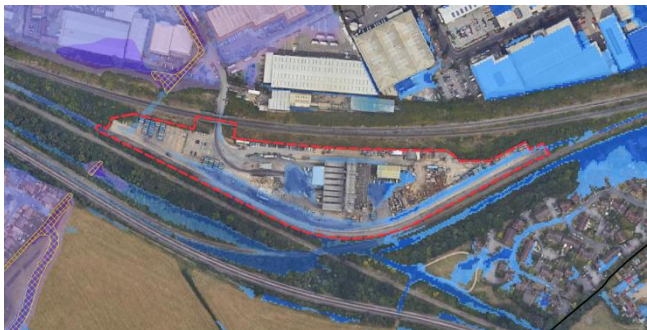
Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI15	Skip Lane, Harvill Road,	Thames Materials Limited (formerly Pioneer Concrete)		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, but these are minor and scattered across the site.
HI16	Unit 1 Wallingford Road Recycling Facility	Uxbridge Recycling Limited (formerly A&A Recycling Ltd)		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Flood Zone 2 is located to the east and south of the site but does not extend into the site. A small area of low surface water flood risk is present along the eastern boundary. There is also a small area of Flood Zone 3a (Surface Water) located along the southern boundary which does extend into the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI17	Crows Nest Farm	Country Compost Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, primarily associated with the pond in the southern section and along the northern side of the existing building. There is also a small area of Flood Zone 3a (Surface Water) located along the eastern boundary of the pond which does extend into the site.
HI18	High View Farm	West London Composting Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present on both sections of the site, with high risk areas located between stockpile storage bays and within mounds in the northern part. There is a small area in the southern section located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI19	Hillingdon Clinical Waste Incinerator	Medisort Ltd		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present along the northern side of the existing building.
HI20	Cranford Lane WTS, Heathrow	Heathrow Airport Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located within the hardstanding area in the northern half of the site. There are areas of the site located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI21	Waybeards Farm, Hill End Road, Harefield	F J Heppelthwaite Solutions Limited (formerly Hep Oils)		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
HI24	Heathrow Depot	FM Conway		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, primarily concentrated on the western side of the buildings along the eastern boundary. There are some small areas located within Flood Zone 3a (Surface Water).

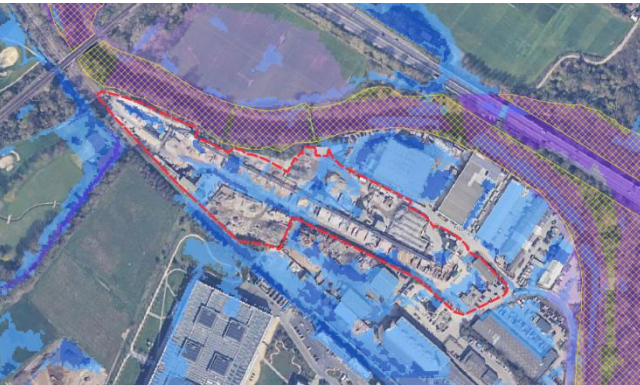
Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI25	Central Depot Harlington Road	Hillingdon Council		The site lies entirely within Flood Zone 1 and is not at risk of fluvial or surface water flooding.
HI27	Unit 1 & 2 Pump Lane Industrial Estate	Personnel Hygiene Services Limited		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present within the car park in the central section and around the existing building in the northern section. There is also a very small area within Flood Zone 3a (Surface Water) along the eastern boundary.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HI28	Hayes Transfer Station Rigby Lane	Suez Recycling & Recovery UK Ltd		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas concentrated around the existing building and covering most of the surrounding hardstand area. There is an area in the northern section of the site located within Flood Zone 3a (Surface Water).
HI29	Victoria Road WTS	Suez Recycling & Recovery UK Ltd		The site lies entirely within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located along the southern boundary and on either side of the existing central building. There are some areas within the site located within Flood Zone 3a (Surface Water).

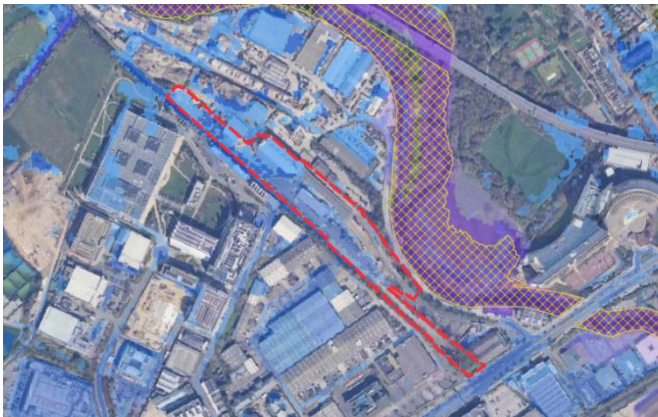
London Borough of Hounslow: 10 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HO01	Space Way C A Site	Hounslow Council		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas in small sections throughout the site. There are some small sections within the site located within Flood Zone 3a (Surface Water).
HO2	Southall Lane Western International Market	Quattro (UK) Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas centralised within the site. Some small areas of the site are located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HO3	St Albans Farm Recycling Facility	Ron Smith (Recycling) Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with two small high risk areas located in the centre of the site and along the northern boundary. There is one small area located within Flood Zone 3a (Surface Water).
HO04	Norris House	Globalparts- (UK) Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. A small area of low surface water flood risk is present along the northern boundary.

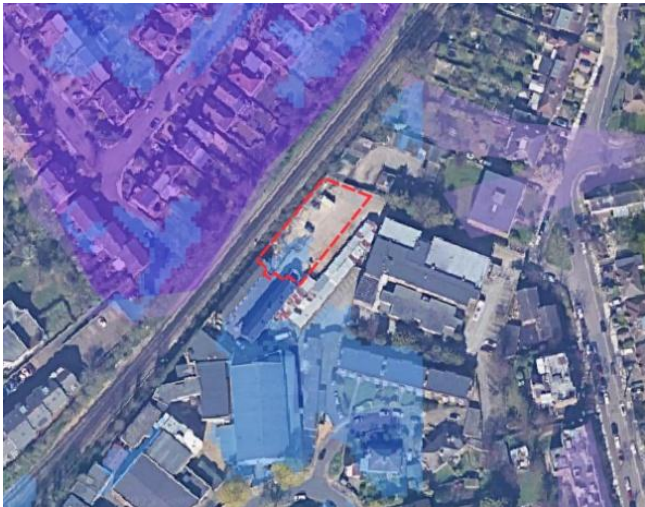
Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HO05	Mayer Parry, Brentford	European Metal Recycling Limited		The site lies within Flood Zone 1 and is at minimal risk of fluvial flooding. The River Brent lies to the north, with adjacent land in Flood Zones 2, 3 and 3b, but these only extent slightly into the site. Areas of low, medium, and high risk surface water flooding are present, with high risk areas surrounding the existing building. There are some areas within the site located within Flood Zone 3a (Surface Water).
HO07	Brentford Aggregate Materials Recycling Facility	Day Group Limited		The site lies within Flood Zone 1 and is at minimal risk of fluvial flooding. The River Brent lies to the north, with adjacent land in Flood Zones 2, 3 and 3b, but only Flood Zone 2 extends slightly into the site. Areas of low, medium, and high risk surface water flooding are present in numerous low points across the site. There are several areas of the site located within Flood Zone 3a (Surface Water).

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HO09	ATS Building, Amberley Way	Rubber Recycling Solutions Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low surface water flood risk are present in the south-eastern corner of the site.
HO11	Southall Lane Depot	Lampton Recycle 360 Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, with high risk areas located along the northern boundary and small areas throughout the site.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
HO13	Isleworth Site, Fleming Way Trading Estate	Citron Hygiene (UK) Limited		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low and medium risk surface water flooding are present in the western section of the site, where the existing car park is located.
HO14	Transport Avenue WTS	Suez Recycling & Recovery UK Ltd		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. To the east of the site there are however areas of Flood Zone 2, 3 and 3b although they do not enter the site. Areas of low, medium, and high risk surface water flooding are present, predominantly in the north-western section, with high risk areas extending along the western boundary and toward the centre of the site. There are areas along the western boundary of Flood Zone 3a (Surface Water) however these only enter the site slightly.

London Borough of Richmond Upon Thames: 4 Sites

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
R01	Townmead C A Site	Richmond Upon Thames Council		The site lies entirely within Flood Zone 3 and is at high risk of fluvial flooding due to its proximity to the River Thames. Areas of low, medium, and high risk surface water flooding are also present throughout the site. The site is protected up to a very high standard by the Thames tidal flood defences up to a 1 in 1000-year event. To improve flood resilience if there was to be a breach in the defences or they were to be overtopped, it is recommended that finished floor levels where feasible are set above the 2100 breach flood level.
R02	The Royal Botanic Gardens, Kew	The Royal Botanic Gardens, Kew		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present at low points near fencing for compost storage.

Facility ID	Site Address	Operator	Site Location	Flood Risk Description
R03	Central Depot, Langhorn Drive	Richmond Upon Thames Council		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present throughout the site.
R04	Arlington	Sharpes Oil		The site lies within Flood Zone 1 and is not at risk of fluvial flooding. Areas of low, medium, and high risk surface water flooding are present, although the site is relatively small.