

Flint Energy Ltd
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 Wilson Way
 Pool
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February 2024

To whom it may concern,

Site: 44 Old London Road, Kingston upon Thames, KT2 6QF
Scheme: Upper extension on existing footprint for storage

Flood Risk Statement: including for NPPF & PPG for 2024 / London Plan SI.12 & SI.13

The scheme results in an extension above an existing footprint and the use will be for storage associated with the existing operation of the site.

The site is in EA majority FZ1 / edge of FZ2 principal tidal partly defended / part combined fluvial influence well know for Kingston upon Thames. It is within a low to medium hazard in the EA surface water risk scenarios. It is at low risk from all other potential sources of flooding. Regardless, the new footprint is raised several metres above any possible flood heights and hence there is no risk posed to or from the new footprint.

We provide the evidence below to support this assessment statement:

NPPF Flood Risk Posed to the Site / Scheme:

The site is wholly in EA Flood Zone 2 at the edge of the principally tidal floodplain.

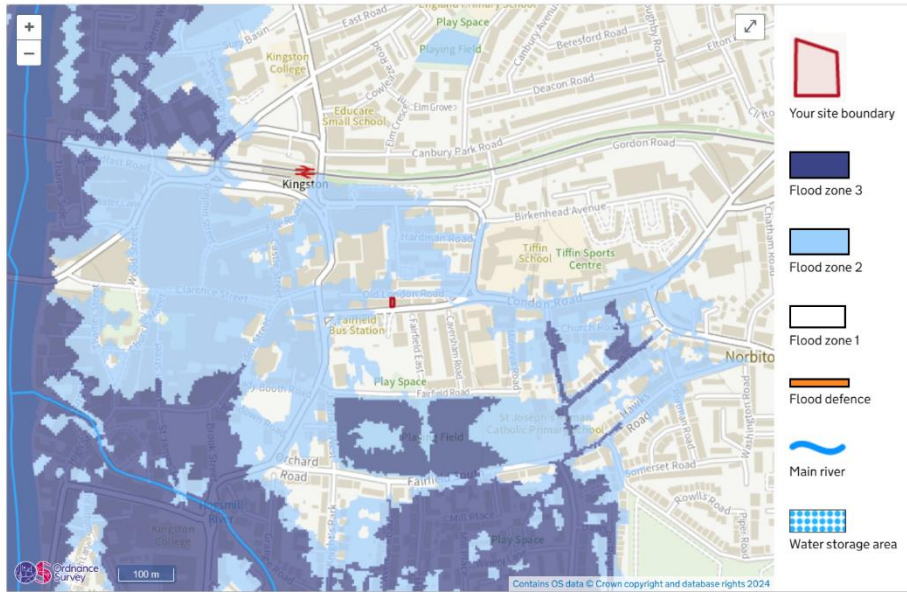
NPPF Flood Sources	Site Status	Comment on flood risk posed to / from the development
Fluvial / Tidal	The site is located in EA majority FZ1 / edge of FZ2 tidal partly defended / part combined fluvial influence well know for Kingston upon Thames No additional assessment required of flood levels etc even if a worse case is used as if the site were in the climate change allowances	Scheme is a new storage footprint above existing footprint No further assessment required Low risk
Groundwater	SFRA indicates site is not in an area of groundwater flooding / incidents at the surface	The proposed development is several metres above ground level and will also not increase the risk of groundwater flooding. No further assessment required: Low Risk
Artificial Sources	Site is not within EA Reservoir Flood Warning area: managed and maintained to appropriate standards No other artificial sources with likely flowpaths that could reach the site	Low Risk Not relevant to the scheme
Surface Water / Sewer Flooding	Site is not located in a Critical Drainage Area but there is a small low hazard in the EA's low risk surface water flood extents from the council and the EA	No risk posed to the new footprint at upper levels No additional drainage assessment required Low Risk
Climate Change: new allowances	Included in the SFRA flood modelling extents usually; other data sources / uplift if flood levels are required / available	No need to address for this scheme Low risk posed to and from the development

Historic Flooding	Included in the EA / council data where appropriate	Site is not in an area of historic flooding based on available data
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EA, SFRA Data & LLFA Data

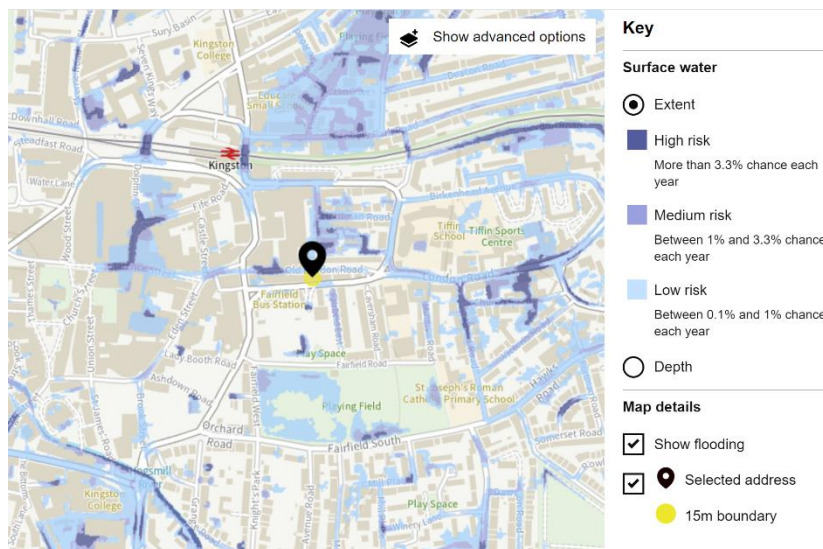
The scheme being upper footprint for storage is compliant with SFRA and LLFA policies and plans.

EA Flood Map for Planning (rivers and seas but not climate change) (2024)



▶ [What the flood map shows](#)

EA Surface Water Hazard Mapping (2024)



Flood Risk Posed from the Site / Scheme:

The scheme will not displace any floodwaters being footprint at upper levels.

No new drainage is required.

Utilise existing connections where appropriate and maximise porous / permeable areas.

There are no works that require additional drainage or SUDS assessments.

NPPF Sequential and Exception Tests

No sequential or exception tests are required.

Summary

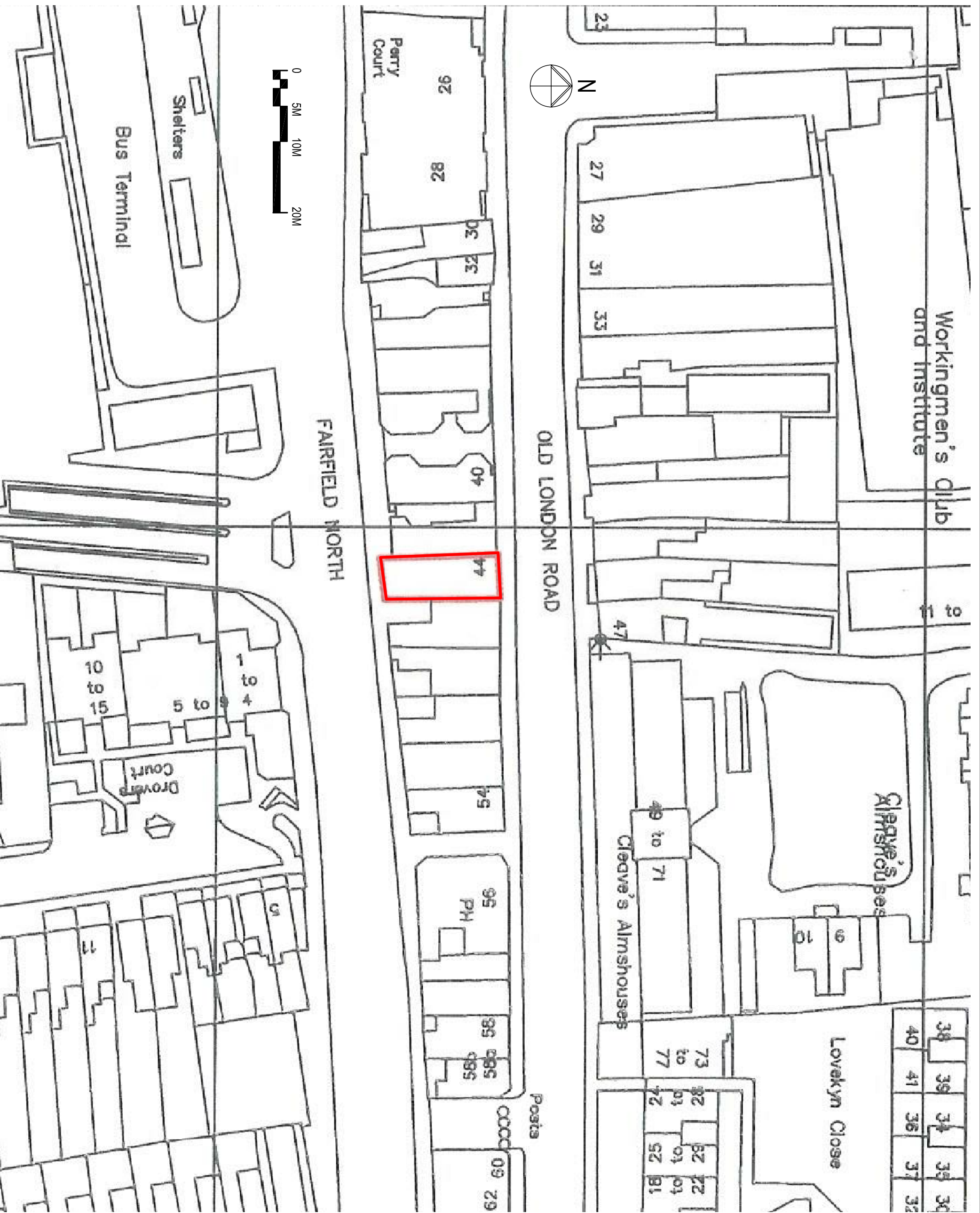
There is no scope or need for additional flood risk assessment or drainage assessment for this scheme triggered by planning.

Scheme is fully policy compliant.

This is a suitable FRA statement proportionate to the site and scheme as per the NPPF / PPG and local policy.

If additional information is required, please contact on 07954357588 or email: info@flintenergy.co.uk

Appendix A

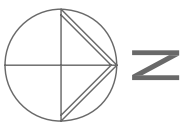


Date	Rev.	Issued For

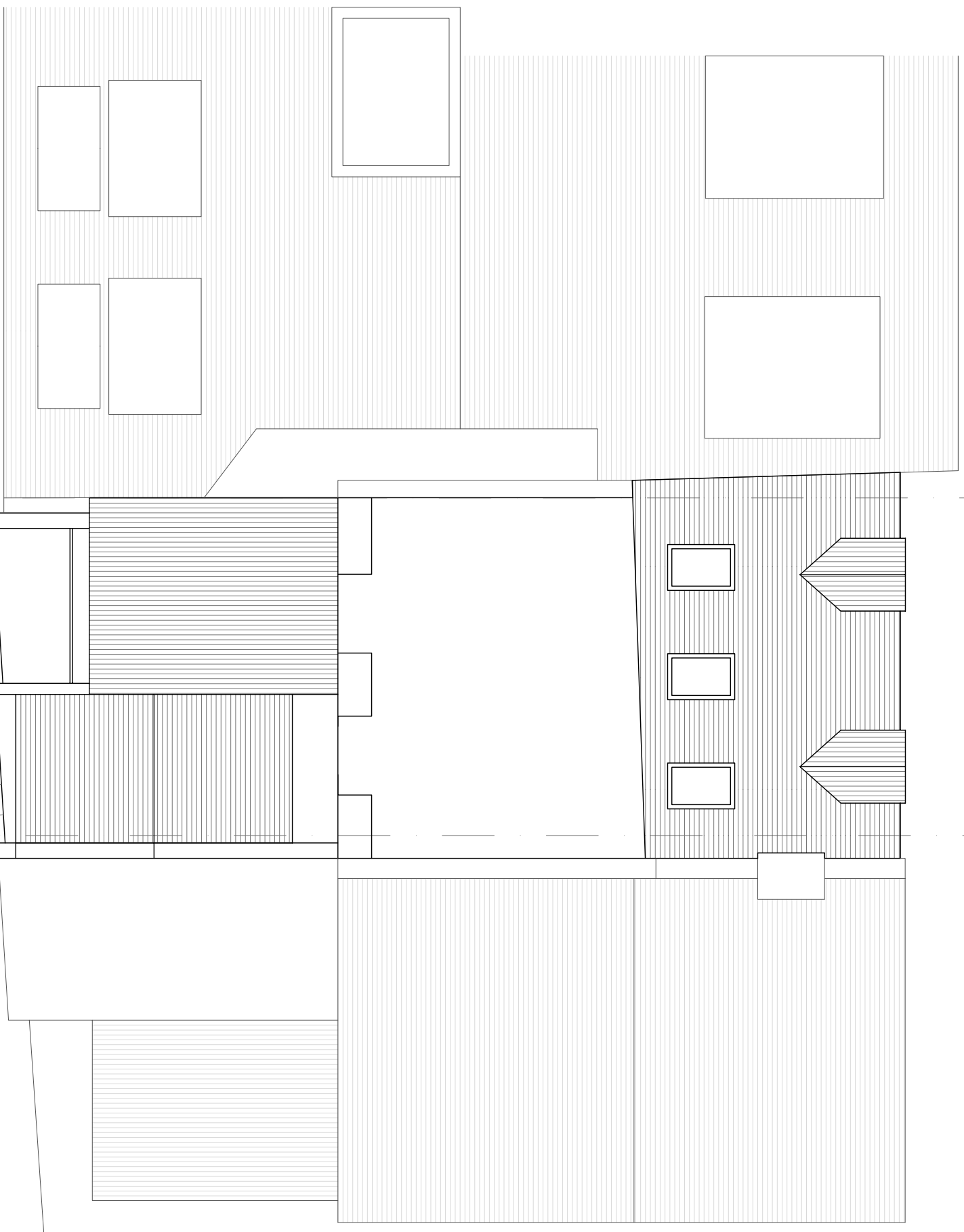
Client
 MR. ISAM NAOM
Job Title
 44 Old London Rd
 Kingston upon Thames KT2 6GF
Drawing Title
 Block Plan

Scale: 1:500 A3
 Date: 30/01/2024
 Drawn: RM Check: NA

Dwg No. 007 Rev.



Old London Rd



No. 42

No. 44

No. 46

Existing Site Layout

Fairfield North



Date	Rev.	Issued For

Client

MR. ISAM NAOM

Job Title

44 Old London Rd
Kingston upon Thames KT2 6QF

Drawing Title

Existing Site Layout

Scale: 1:100

A3

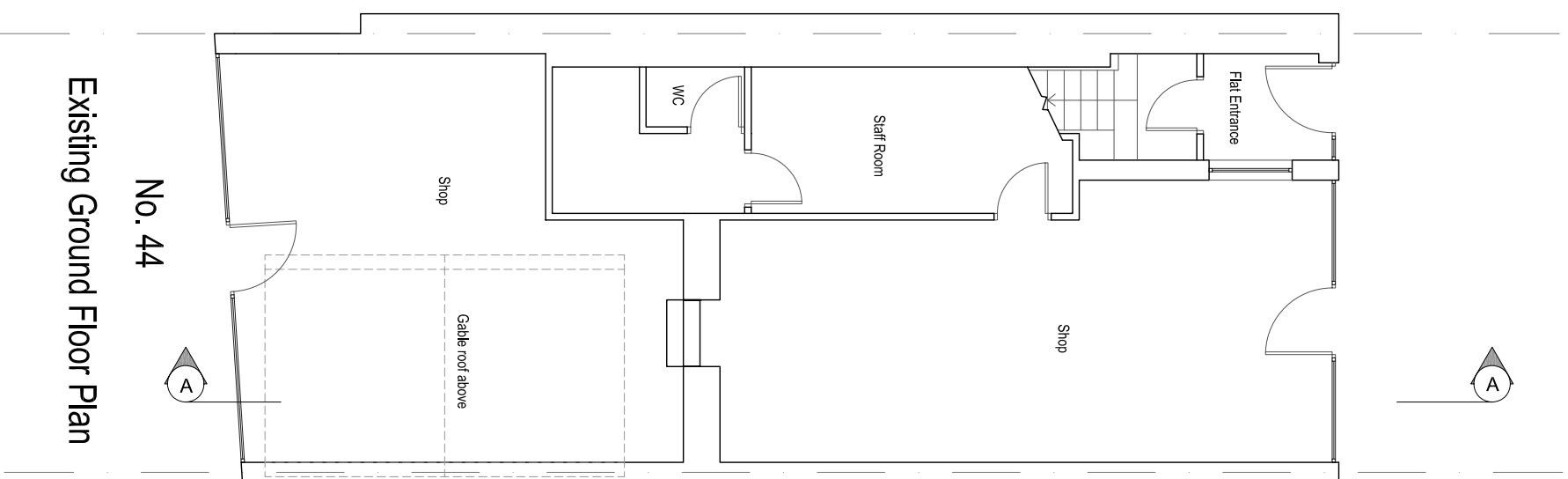
Date: 30 / 01 / 2024

Drawn: RM

Check: NA

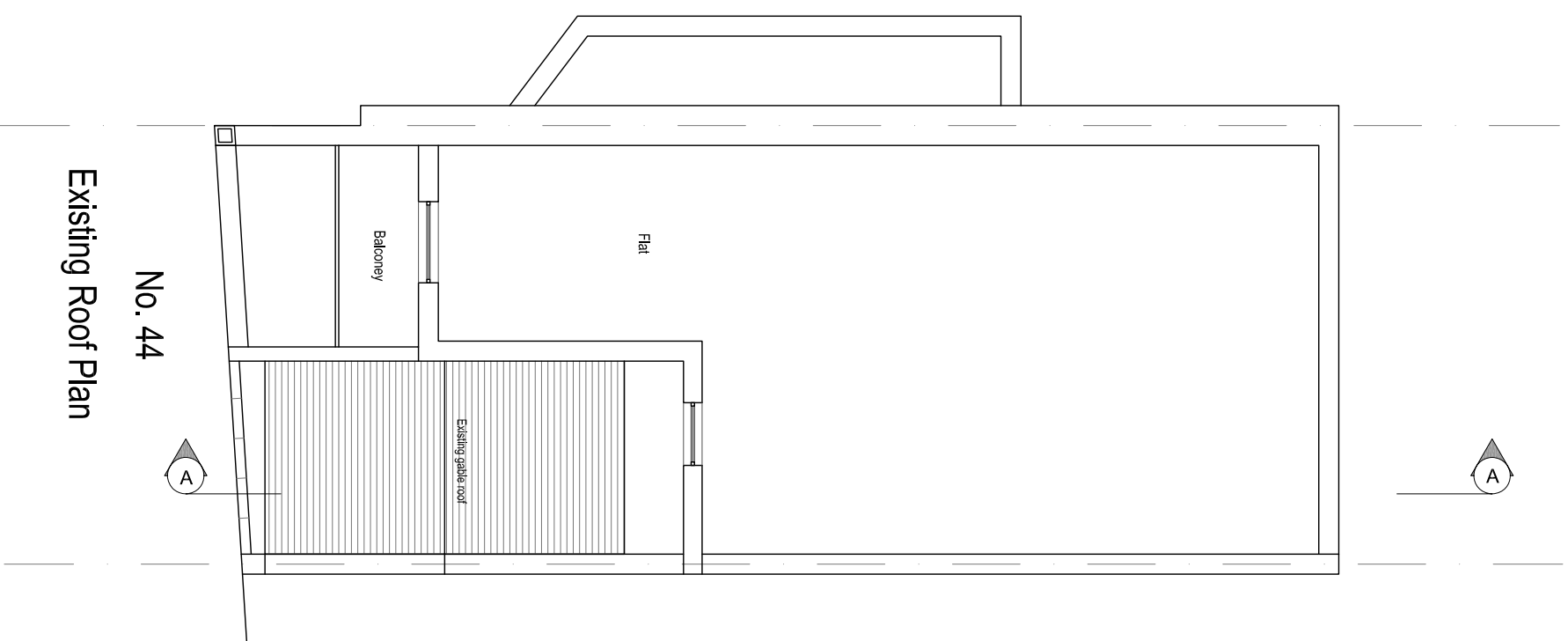
Dwg No. 001

Rev. .



Existing Ground Floor Plan

No. 44



Existing Roof Plan

No. 44

Date	Rev.	Issued For

Client
MR. ISAM NAOM

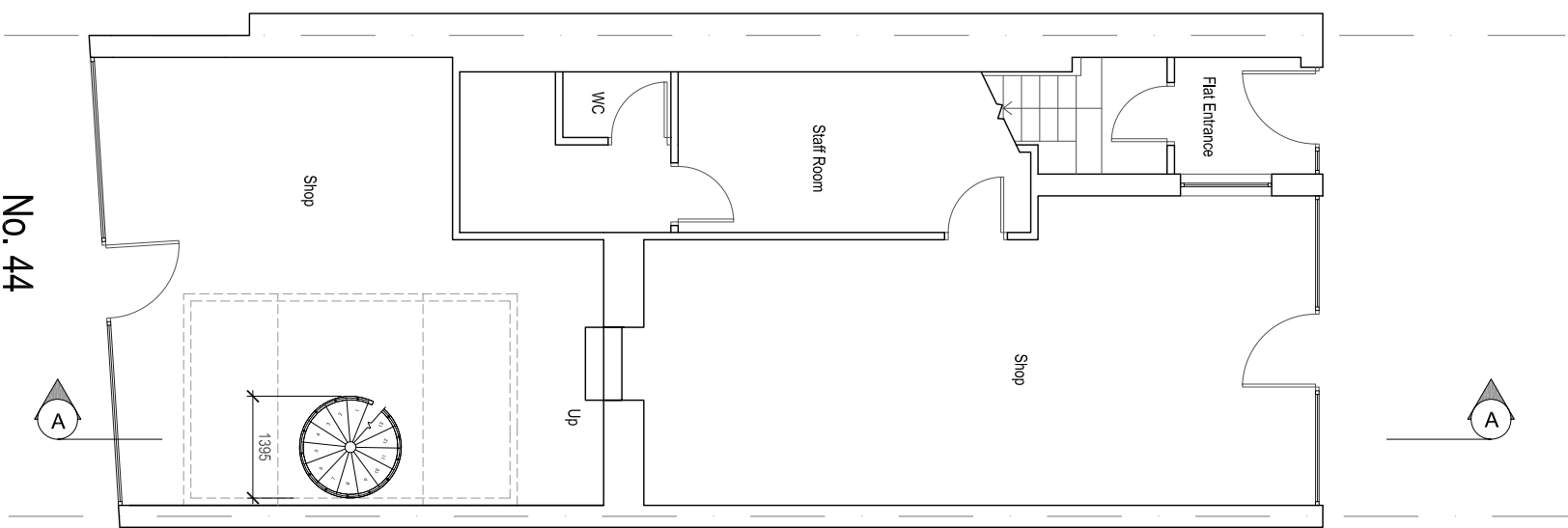
Job Title
44 Old London Rd
Kingston upon Thames KT2 6QF

Drawing Title
Existing Floor Plans

Scale: 1:100 A3
Date: 30 / 01 / 2024
Drawn: RM Check: NA

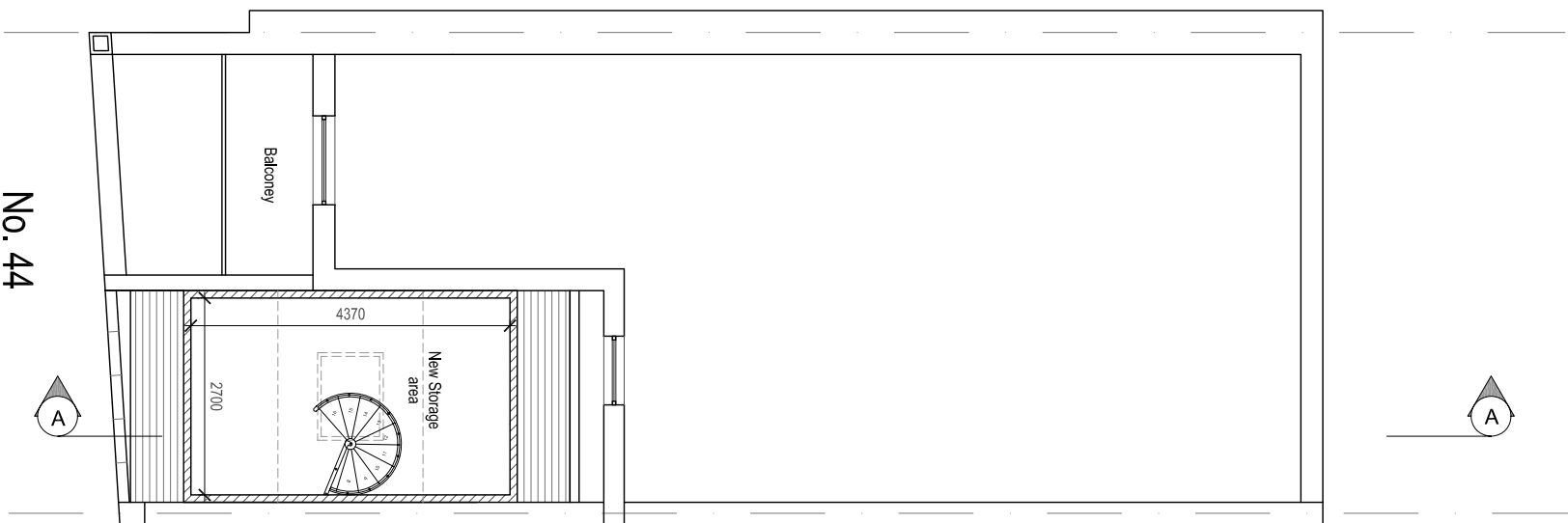
Dwg No. 002 Rev. .

Appendix B



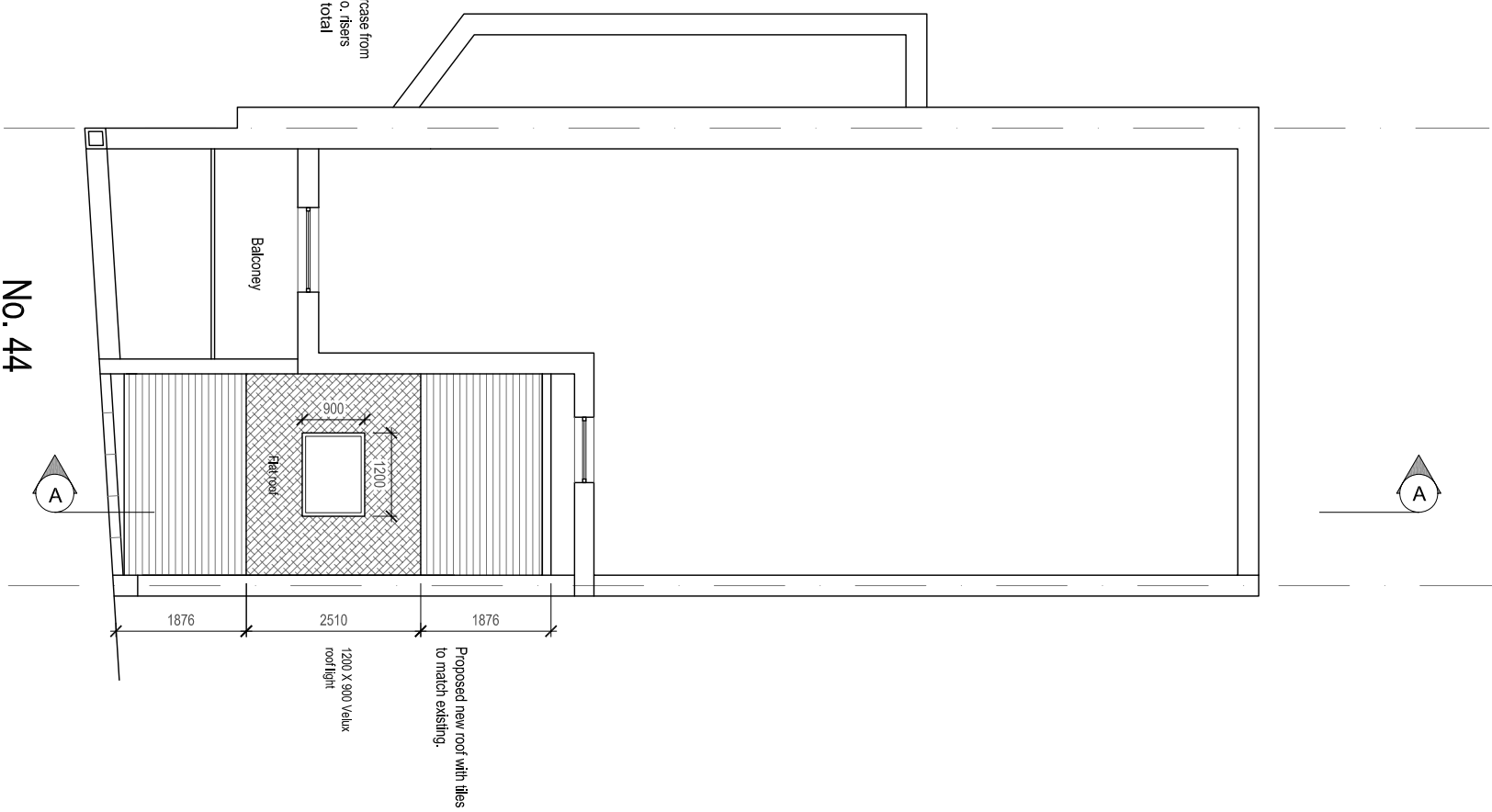
Proposed Ground Floor Plan

Proposed new spiral staircase from ground floor to Loft, 17 No. treads @ 150mm, to achieve total height of 2575mm



Proposed Loft Plan

Proposed new spiral staircase from ground floor to Loft, 17 No. treads @ 150mm, to achieve total height of 2575mm



Proposed Roof Plan

Proposed new roof with tiles to match existing.

1200 X 900 Velux roof light



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44 Old London Rd
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Drawing Title
Proposed Floor Plans

Scale:	1:100	A3
Date:	30 / 01 / 2024	
Drawn:	RM	Check: NA

Dwg No.	005	Rev.	.
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