

Our Reference: 73277

18/06/2024

Dear Marie

Flood Risk Assessment to support development at 1-3 Reading Road, Finchampstead

Thank you for giving GeoSon the opportunity to quote to prepare a Flood Risk Assessment to support your proposed planning application at Cousins House, 1-3 Reading Road, Finchampstead, Wokingham RG27 0RP. Following our email correspondence between the 14th and 18th June, we understand that the development proposals comprise extension of an existing car park.

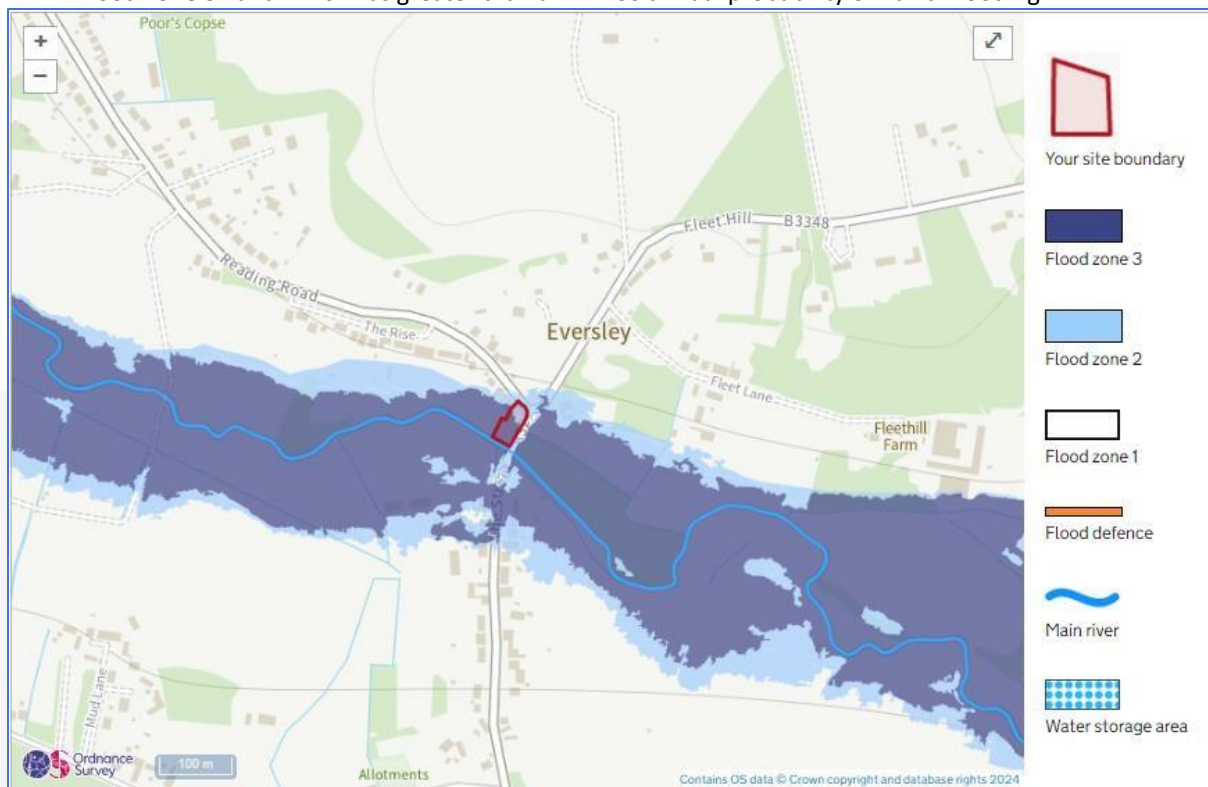
Based on the information provided, we understand that the car park extension will measure approximately 155m² and will be underlain by gravel or permeable paving.

It is understood that documents have been submitted to the Local Authority and that the planning application (ref: 240893) has been validated. However, Wokingham Borough Council have subsequently requested provision of a Flood Risk Assessment as the site lies within a Flood Zone.

Initial Site Review

According to the Environment Agency's Flood Map for Planning the site is located within Flood Zone 2 and 3. Flood Zone 2 and 3 are defined as follows:

- Flood Zone 2: land which has between a 1 in 100 and 1 in 1000 annual probability of fluvial flooding.
- Flood Zone 3: land which has greater than a 1 in 100 annual probability of fluvial flooding.



Additionally, the Environment Agency's Long term Flood Risk Map indicates that the site is located in an area identified at risk of surface water flooding.

Our Approach

Considering that the site has been identified within Flood Zone 2 and 3, in accordance with National Planning Policy Framework (NPPF) guidance a Flood Risk Assessment will be required to accompany your planning application. The Flood Risk Assessment will assess the risk posed from potential sources of flooding so that future uses will be safe now and for the lifetime of the development.

We will undertake a Flood Risk Assessment (FRA) which will consider the proposed use of your site and assess the potential flood risk posed to the intended development from multiple sources of flooding. Whilst the main focus of the FRA will be on assessing the risk of flooding from rivers other sources will also be assessed including the sea, surface water, groundwater, reservoir failure, sewer surcharge and any other artificial sources. The FRA will also outline appropriate mitigation measures, compliant with NPPF and PPG, which would be suitable to incorporate within your proposed development dependent on the risk(s) identified.

To achieve this we propose to undertake the following:

- Obtain relevant flood information and data from the Environment Agency (EA), including modelled flood levels in relation to the flood zone and surface water extents;
- Review relevant Local Authority documentation (eg. Strategic Flood Risk Assessment and Preliminary Flood Risk Assessment) including historical flood records contained within;
- Identify flood risk issues and constraints associated with the proposed development and identify flood mitigation options;
- Prepare a Flood Risk Assessment report suitable for submission with your application. Issued as an electronic PDF report via email.

Our Assumptions

We have assumed that the following information can be provided prior to commencement:

- Existing and proposed site layout plans;
- Site-specific topographic survey, if available. In the absence of a topographic survey we can utilise EA LiDAR data. There is no additional fee associated with this service;
- Any relevant correspondence from the Environment Agency, Local Planning Authority or Lead Local Flood Authority.

Additionally, we have assumed that:

- (1) The EA hold flood levels in relation to the flood zone extents at the site and these can be provided as part of a Product 4 data request.
- (2) That the levels provided by the EA can be used to carry out the basic or intermediate approach to estimate the design climate change flood level in relation to the site. Therefore, new site-specific hydraulic modelling will not be required.

Fees and Deliverables

Based on the works outlined in this proposal we would charge a fixed fee of £750 + VAT for provision of a Flood Risk Assessment. We can commence works upon return of the completed instruction form (located at the back of this quotation), receipt of payment and copies of all requested information.

We would anticipate being able to deliver the report within 5 working days of receiving all required information, including the EA Product 4 response. Please note that the EA can take up to 20 working days to provide a Product 4 response.

Payment Terms

100% payable upon instruction. Invoice issued upon receipt of completed client instruction form (located on the following page).

Exclusions

As part of this work, GeoSon will not undertake:

- Deliverables for purposes other than planning submission;
- Site-specific topographic survey or channel surveys (to be undertaken by others, if required);
- Hydraulic modelling (not believed to be required at this stage);
- Meetings or site visits (not believed to be required at this stage);
- Floodplain compensatory storage calculations (not believed to be required at this stage);
- Surface Water Drainage Strategy / Detailed Drainage Design (not believed to be required at this stage);
- Sequential / Exception Test (to be undertaken by others, if required);
- Third party data costs, permits and consents;
- Post submission works;
- Any other data or work not explicitly stated in this proposal.

Terms and Conditions

GeoSon's standard Terms and Conditions will apply and a copy is attached for information.

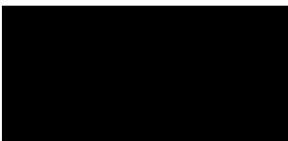
This quotation is valid for 30 days from the date of issue.

Notes

In some instances the Environment Agency or Local Planning Authority may request that site-specific modelling or a surface water drainage strategy be undertaken as part of the FRA. Should either of these be required, a separate quotation can be provided.

I hope this proposal will meet your expectations and we look forward to hearing from you. In the meantime, if you have any questions please do not hesitate to contact me.

Kind regards

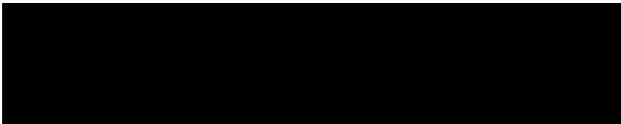


Thomas Smith BSc (Hons) PIEMA MCIWEM C.WEM

Client Instruction Form

To instruct us, please may the paying client either:

- Reply to us by email including the information on the instruction form below confirming you wish us to proceed as per this proposal
- OR
- Complete the instruction form below and return this page.

Statement	I have read and accept GeoSon's Terms and Conditions (enclosed separately). I agree to instruct GeoSon Limited to undertake the works detailed in this quotation. My details, suitable for invoicing, are as follows:
Full Name	Samuel Makombe
Company Name	L&T Patient Transport Services Ltd.
Company Address (or Home Address)	1-3 Reading Road
	Eversley
	Berkshire
	RG27 0RP
Phone Number	0118 313 0280
Email Address	Samuel.makombe@landtts.net
Scope of Work	Flood Risk Assessment as specified in the attached quotation (ref: 73277)
Our Fee	£750 + VAT
Payment Terms	100% payable upon instruction. Invoice issued upon receipt of this completed instruction form.
Signature	

The form can be completed electronically and emailed back to us or can be printed out and filled in. We would recommend that if the form is printed and filled out by hand, it is then scanned and emailed back to us.