

FLOOD RISK ASSESSMENT

Sindlesham Farm House Mill Lane, Sindlesham, Earley, Wokingham RG41 5DQ

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1.0 Introduction

This Flood Risk Assessment has been prepared to support the planning application for an rear extension to Sindlesham Farm House, Mill Lane, Sindlesham, Wokingham RG41 5DQ

2.0 Development Proposals

The proposal comprises of a 2m deep x 5m wide extension to rear & link between house & garage

3.0 Requirement

The requirement for an FRA is set out in Section 14 of the revised National Planning Policy Framework (NPPF) as revised in December 2024.

The project is a minor development is meeting the following requirements

- Development of an existing dwellinghouse, or development within the curtilage of a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse.
- An extension to an existing building used for non-domestic purposes where the floor space created by the development does not exceed 250 square metres.
- Alterations to an existing building which do not increase the size of the building.

Therefore, standing advice shall be followed

4.0 Report Aim & Formation

The report aims to demonstrate that the proposed development complies with the NPPF & LPP in respect of to flood risk assessment.

The report will summarise the impacts of the flooding from rivers, reservoirs & the like & surface water.

The structure of the report will address the advice for Advice for minor extensions & include the following :-

- Floor levels.
- Extra flood resistance and resilience measures.
- Other permissions or consents.

5.0 Guidance

The site lies within the administrative area of Wokingham Borough Council (WBC). WBC is the Local Planning Authority (LPA) and Lead Local Flood Authority (LLFA).

WBC Adopted Core Strategy, Core Policy CP 'Sustainable Development' (adopted January 2010)

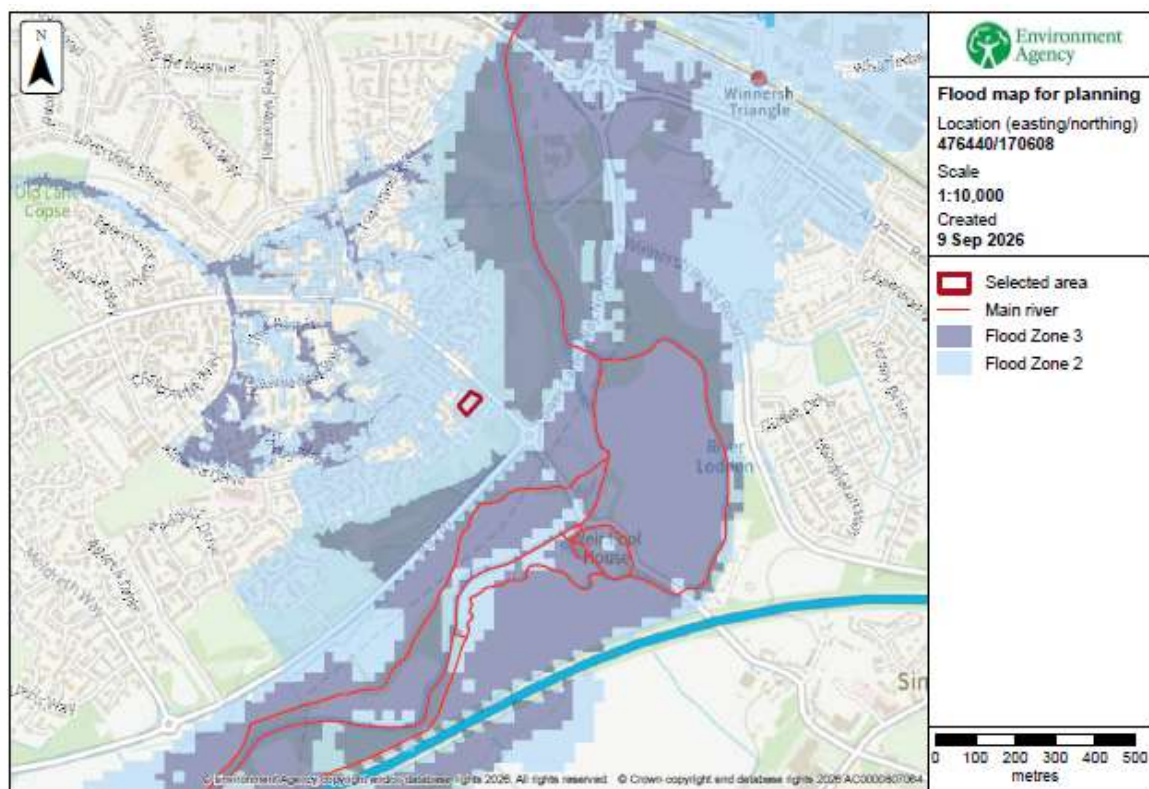
Thames Water is responsible for the supply of clean water and the disposal of wastewater for the Shinfield and Arborfield area.

The EA Flood Map for Planning, EA Long Term Flood Risk Mapping and the Catchment Data Explorer websites have been interrogated in respect to flood risk extents and sources.

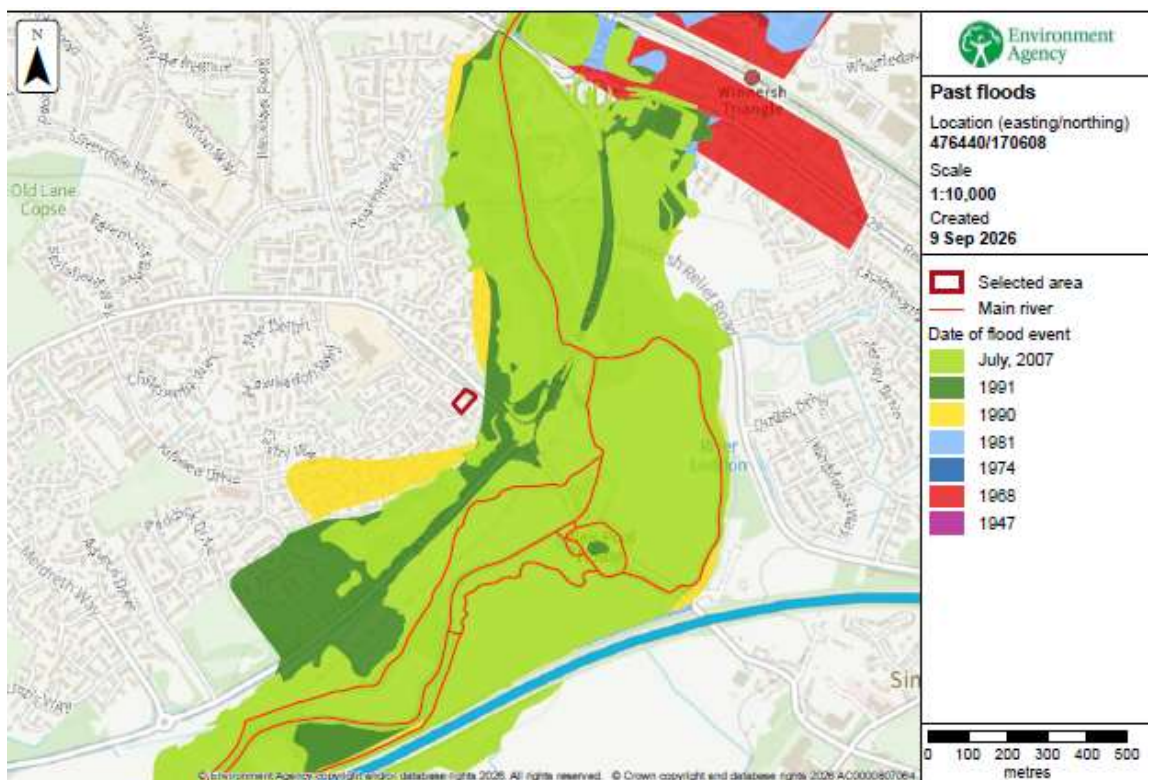
6.0 Site Flood Risk

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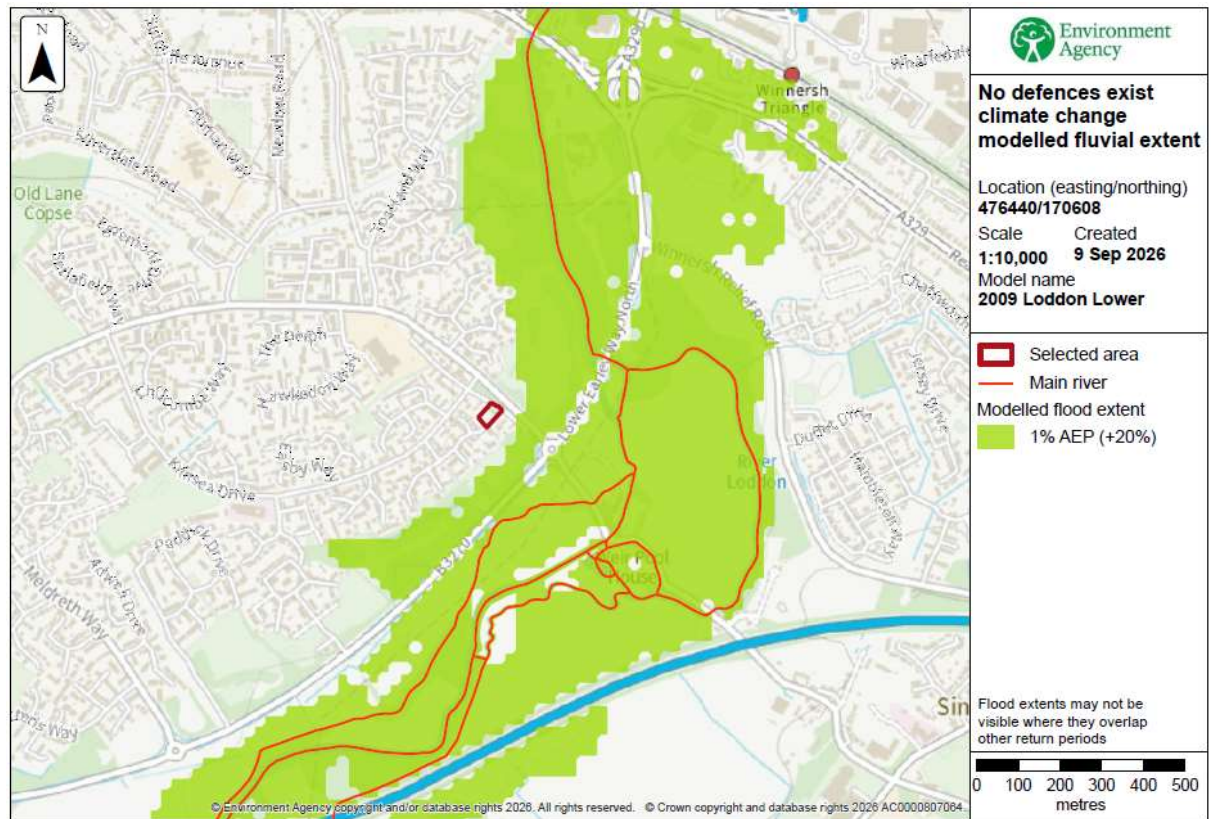
Flood Risk Map (Reproduced from EA)



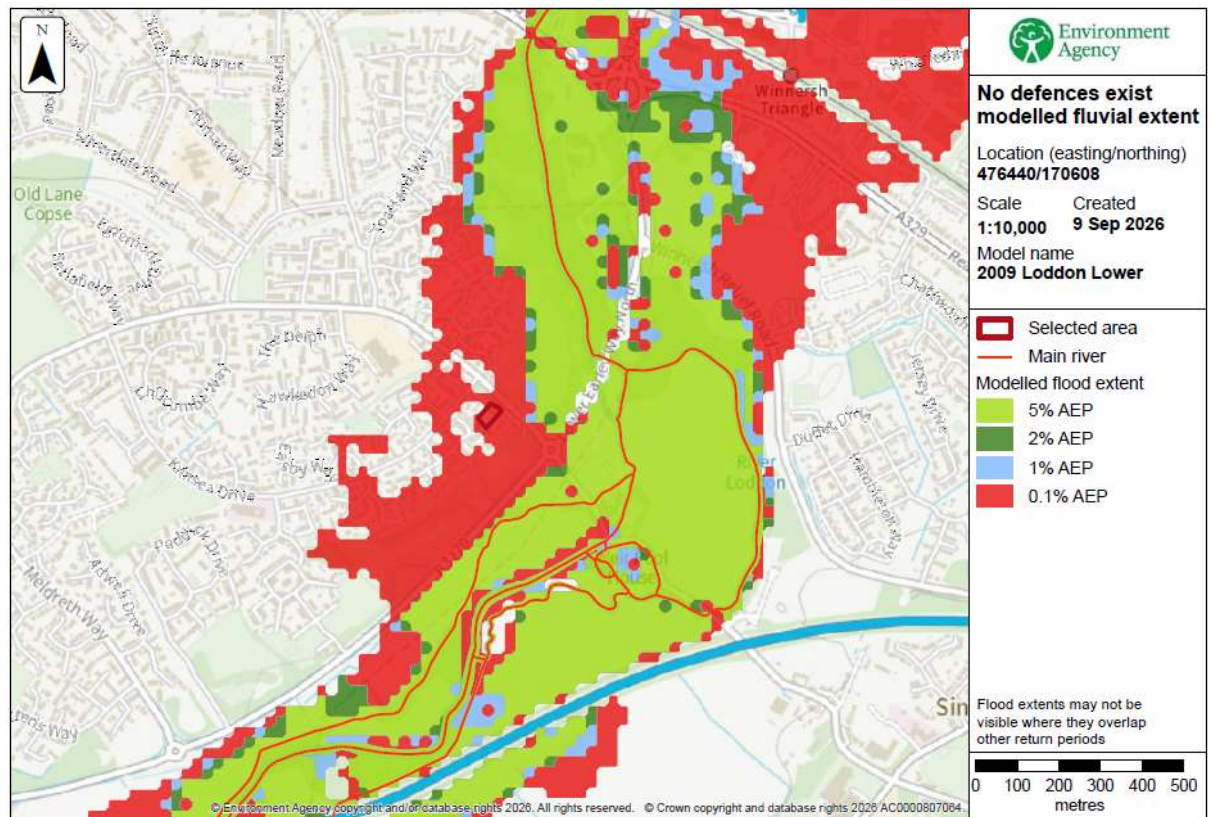
Past Floods (Reproduced from EA)

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1% AEP (1 in 100 year chance of flood - reproduced from EA)

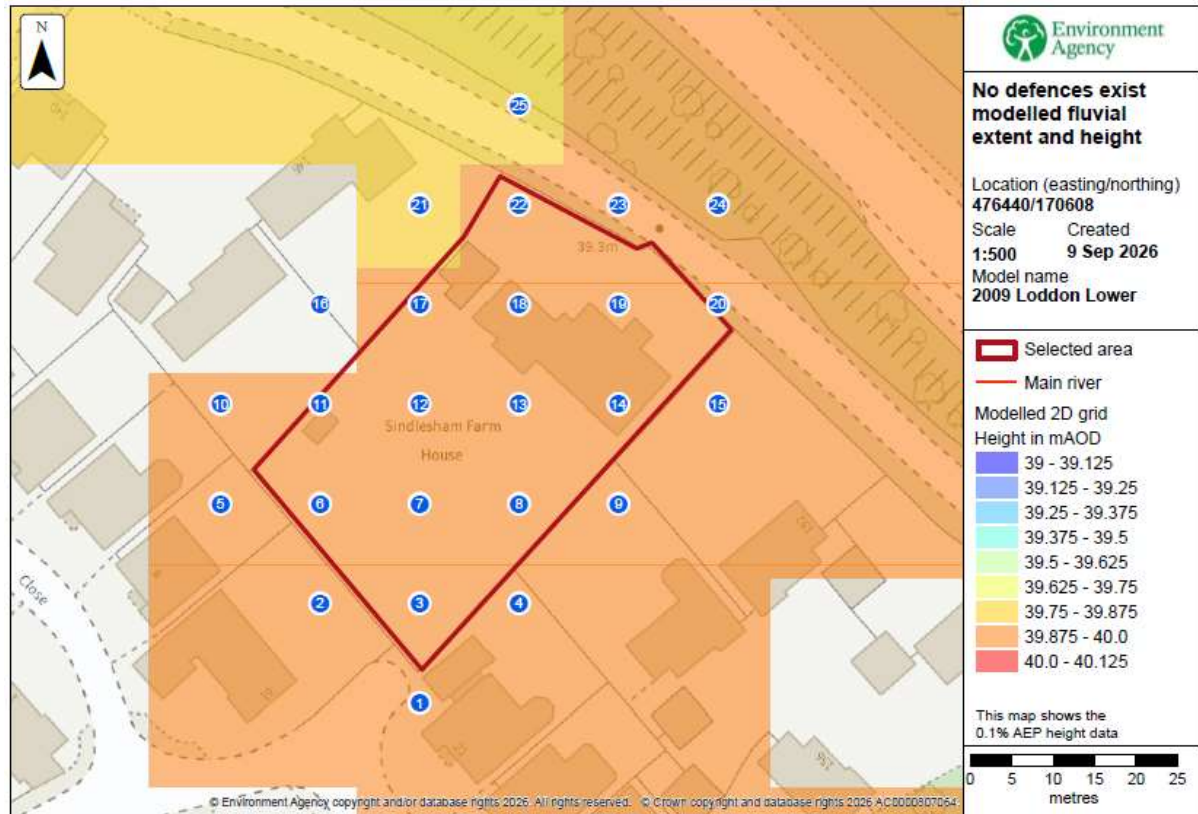


1% AEP (1 in 1000 year chance of flood - reproduced from EA)

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7.0 Flood Level



Floor Levels (Reproduced from EA)

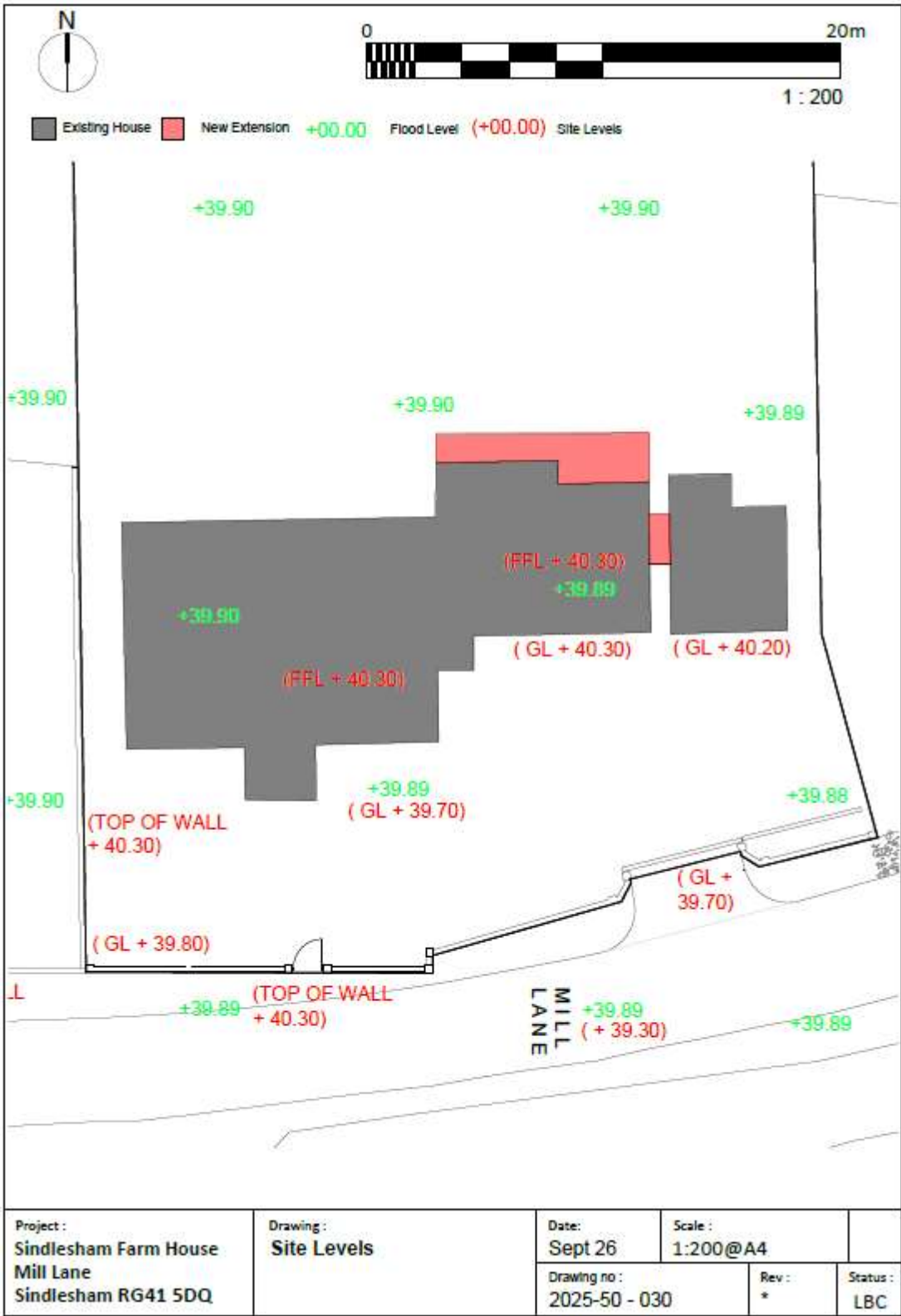
No defences exist

Label	Easting	Northing	0.1% AEP	0.1% AEP
			Height	Depth
1	476432	170573	39.90	0.19
2	476420	170585	39.90	0.12
3	476432	170585	39.90	0.15
4	476444	170585	39.90	0.24
5	476408	170597	39.90	0.09
6	476420	170597	39.90	0.12
7	476432	170597	39.90	0.14
8	476444	170597	39.90	0.23
9	476456	170597	39.90	0.27
10	476408	170609	39.90	0.15
11	476420	170609	39.90	0.13
12	476432	170609	39.90	0.15

Label	Easting	Northing	0.1% AEP	0.1% AEP
			Height	Depth
13	476444	170609	39.90	0.11
14	476456	170609	39.90	0.15
15	476468	170609	39.90	0.39
16	476420	170621	NoData	NoData
17	476432	170621	39.89	0.18
18	476444	170621	39.89	0.13
19	476456	170621	39.89	0.22
20	476468	170621	39.89	0.47
21	476432	170633	39.87	0.11
22	476444	170633	39.88	0.44
23	476456	170633	39.89	0.53
24	476468	170633	39.89	0.35

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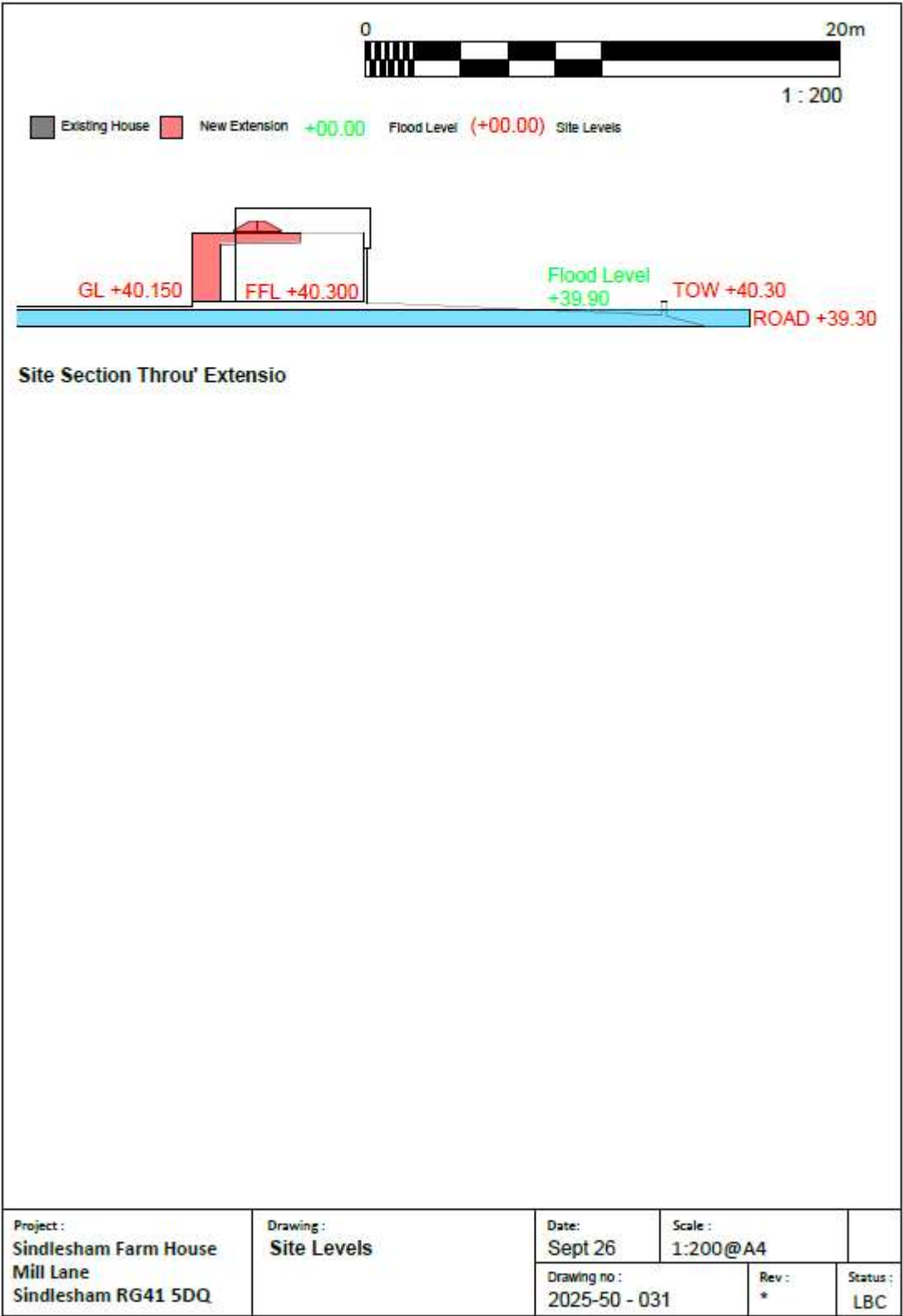
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Site Levels

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Site Levels

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The screenshot shows a web-based map application. At the top, there is a search bar with the text "Search", a "Layers" button, and a message "Click on the surface water areas for information". On the right, there is a help button "(/map-help)". A key legend is visible on the left, titled "Key", showing a color scale for "Surface water depth in millimetres" ranging from 150 to 2300, and a red square indicating "Location boundary". The map itself shows a residential area with streets like Rutter Way, Hollis Close, and Rutter's Close. A red rectangle highlights a specific area. The map also shows surface water areas in orange and blue lines.

9.0 Photographs



Pic. 1 – Existing Single Storey Wing & sun room

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Pic. 4 – Existing House, Wing & Garage (Front Elevation from Road)

10.0 Conclusions

- There have been no known flood events
- There is no risk of 1/100 year flood
- The building is elevated above the road
- The Finished floor level is 400mm above know flood events
- The site is protected by garden walls which are above the known flood levels
- There is no risk from surface water flooding