

**Application 251268 – Retention of Mobile Homes, Goffs Barn Wargrave Road Wargrave
Wokingham RG10 8DJ**

Flood Risk Assessment - The siting of the mobile homes is in Flood Zone 1 as indicated on the plan below (Figure.1) which shows the location of the mobile home subject to the application approximately in red. The mobile homes are sited well beyond Flood Zone 2. The occupants of the mobile homes are not therefore at risk from flooding.

Part of the access road within the red line is in Flood Zone 2. This is an existing road and is only shown in the red line to show vehicular access a public highway. The occupants of the mobiles can use the access road which links from the site to the south which runs past Loddon Park Farm in the unlikely event that the access road was flooded.

Before the mobile homes were brought onto the site the land was covered in polytunnels (see aerial photograph in Figure.2 below dated September 2014). Surface water from the roofs of the mobile homes runs off straight to ground. The proposed development has significantly reduced the coverage of structures on the ground thereby increasing permeability. Therefore, it is considered that the risk of flooding elsewhere has been reduced.

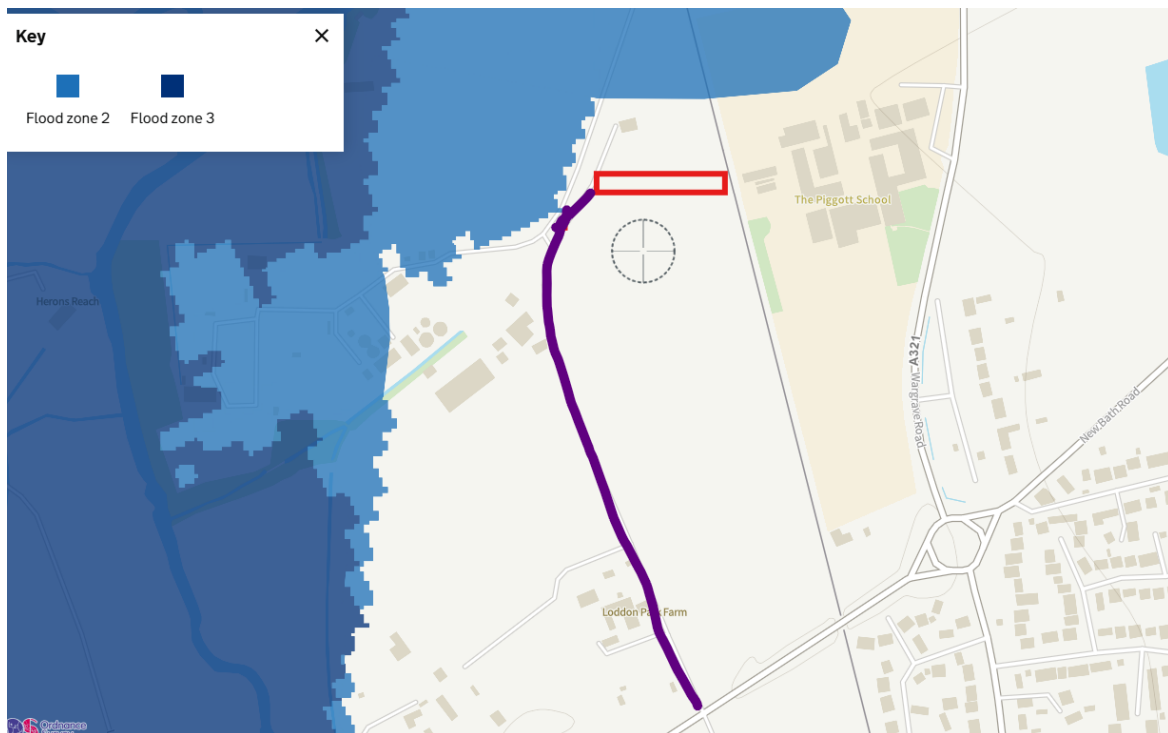


Figure.1 – Plan showing the siting of the mobile homes (in red) and alternative access from site (in purple)



Figure.2 – Photograph showing the site formerly covered by polytunnels