LAND AT DUCK EGG FARM ADJACENT TO EVERSLEY ROAD,
ARBORFIELD CROSS, BERKS. RG2 9PP
Proposed Erection of a static home

FLOOD RISK ASESSMENT
June 2026
Rev0

1.0 EXECUTIVE SUMMARY

This is a Site Specific Flood Risk Assessment in accordance with the National Planning Policy Framework (NPPF) for a site located off Eversley Road, Arborfield.

From a review of the Government Flood Maps for planning available online the proposed development is located in Flood Zone 1 with a low probability of flooding from fluvial sources and some risk of surface water flooding and in line with NPPF and requires a site specific flood risk assessment to demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reduce flood risk overall.

From a review of this information, the site is not at risk from fluvial flooding to the extent of a 1 in 1000 year flooding event and is well outside the influence of the 1 in 100 year + climate change event. The access road and small localised areas on the proposed residential curtilage are at risk of surface water flooding.

In line with paragraph 172 of NPPF, the SFRA will provide the basis for applying the Sequential Test. The site is considered to be located in Flood Zone 1 and at low risk for the purpose of the Sequential Test in NPPF. The lack of reasonably available alternative sites make the site the most suitable available.

The proposed development will have finished floor levels set at least 400mm above the ground floor flood level, which is the datum for surface water flooding.

The proposed development will also utilise infiltration drainage techniques to ensure zero surface water run-off from the development if underlying ground conditions are suitably permeable. Alternatively, surface water run-off to the on site soakaways will be restricted and attenuated on site within the sub base layer of the permeable paved driveway.

Safe access and egress during a flood event is considered achievable along Eversley Road and the proposed driveway, which would not be subject to flood water depths in excess of 300mm allowing residents or emergency responders to walk southwards to evacuate the site through the flooded area. This route is considered appropriate when considering the vulnerability of the anticipated residents.

The proposed development will provide safe and sustainable residential accommodation in an already area populated with traveller accommodation and is considered appropriate from a flood risk perspective.

2.0 INTRODUCTION

The site is proposed for a small residential development comprising a single family static caravan home. The purpose of the site specific flood risk assessment is to demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reduce flood risk overall.

The assessment makes use of online flood risk map information available from the .gov website.

3.0 THE SITE

3.1 Site Location

The site is centred on grid reference 476051,165945 with Eversley Road to the south-east. To the west of the site is an established static caravan park.

3.2 Existing Site

The site covers an area of approximately 1977m2 (0.2 Hectares). The site currently comprises a vacant site with no positive drainage.

3.3 Flood Risk

The site is not within the potential influence of flooding from rivers. The potential flood risk is surface water flooding to a depths upto 600mm. The localised nature of the potential

flooding away from the position of the proposed dwelling means the potential risk is to access and egress from the site which can be safely achieved.

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4.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) REQUIREMENTS

In line with paragraph 172 of the NPPF document, a Sequential Test is required for proposed developments at risk of flooding to assess whether there are reasonably available sites.

The site is already at low risk of flooding.

The availability of gypsy / traveller sites is severely limited. A council report in 2023 identified only 3 available pitches on authorised Gypsy and Traveller sites for an expected annual demand for 5. There are no reasonably alternative sites available.

5.0 PROPOSED DEVELOPMENT AND MITIGATION MEASURES

The development consists of a single family static caravan dwelling. An associated driveway, paths and patio area are also proposed.

It is proposed to set the finished floor level of the dwelling at least 400mm above ground level. Whilst this is higher than surrounding levels, it is achievable from an architectural design perspective. It is therefore considered that the proposed finished floor level of the building is appropriate from a flood risk perspective and taking account of other design criteria.

The proposed finished floor levels are significantly higher than the predicted flood levels, so it is not considered necessary to use a flood resistant approach in the design of the low level construction of the building.

It is recommended that surface water from the proposed development is discharged to a soakaway in the garden if site conditions permit this method of surface water disposal. Soakaways deal with surface water at source and result in zero run-off from the site into sewers or watercourses so should be provided as the primary method of surface water disposal, if feasible.

6.0 RESIDUAL RISK

Due to the aforementioned mitigation measures, the proposed development will manage flood risk in the following ways:

- Human health and safety will be protected by locating finished floor levels above the maximum anticipated flood level.
- Surface water run-off will be reduced to zero if soakaways are feasible or, alternatively, will be restricted and attenuated on site.

The residual risk to residents of the proposed development is considered below, taking into account that the building is not proposed to be occupied by any particularly vulnerable group.

In the event of a flood, the residents of the proposed dwelling would remain safe within the building as the ground level locally higher than the predicted flood levels. If it were decided that the site needed to be evacuated, it would be possible for the residents to walk southwards along the access road to Eversley Road which provides a conduit for safe passage from the site, or via the route outlined in blue. It is anticipated that the maximum flood water depth in a 1 in 100 year event that would have to be negotiated along the evacuation route would be in the order of 300mm. Therefore safe access and egress from the site during a flood event is considered to be achievable without risk to residents.

Notwithstanding the above, it is recommended that all residents are signed up to the Environment Agency’s Flood Warnings Service to give advanced notice of potential flood events within the local area.

In summary, the proposed development is considered to be safe and sustainable from a flood risk perspective.