

Plot B, Lot 4, Eversley Road, Arborfield, Reading
ARBORFIELD CROSS, BERKS. RG2 9PP

Change of use of land to allow the siting of two residential static caravans (2 pitches)
(gypsy/traveller)

FLOOD RISK ASSESSMENT
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



3.2 Existing Site

The site covers an area of approximately 1648m² (0.16 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 the siting of two static caravans to be used for residential occupation by persons from the gypsy and traveller community.

Flood Risk Mitigation Measures

1. Siting, Layout and Finished Floor Levels

The caravans will be positioned on the highest available ground within the site, avoiding low-lying areas identified as having the greatest flood depth or surface-water accumulation. Finished floor levels will be set a minimum of 300mm above the modelled 1% AEP flood level plus climate-change allowance, ensuring the units remain safe during extreme events. The layout avoids any land-raising or bunding that could displace floodwater or increase flood risk elsewhere.

2. Flood-Resistant and Flood-Resilient Design

Although caravans are inherently movable, the following measures ensure safety and reduce damage.

Resistance (keeping water out)

Caravans will be installed on raised platforms or piers, lifting the chassis above predicted flood levels. Anchoring systems will be used to prevent flotation or lateral movement during flood events. All drainage and service connections will incorporate non-return valves to prevent backflow.

Resilience (minimising damage if water enters)

Water-resistant materials will be used for skirting, under-floor insulation and service ducts. Electrical sockets, consumer units and wiring will be installed above predicted flood levels. Internal finishes will be moisture-resistant and easily cleanable.

3. Surface-Water Management (SuDS)

To ensure the development does not increase off-site flood risk, the following SuDS measures will be incorporated. Permeable surfacing will be used for parking and access areas. Shallow swales or filter strips will intercept and slow overland flows. Rainwater harvesting from caravan roofs will reduce peak discharge. Soakaways or infiltration trenches

will be used where ground conditions allow. The drainage system will ensure runoff rates do not exceed greenfield rates.

4. Safe Access and Egress

A dry access route will be maintained wherever practicable, ensuring safe movement during flood events. Where dry access cannot be guaranteed, a Flood Evacuation Plan will be implemented, including trigger levels based on Environment Agency flood alerts and warnings, identified safe refuge points outside the flood-risk area, and procedures for moving the caravans off-site if required.

5. Flood Warning and Emergency Preparedness

Occupants will be registered with the Environment Agency Flood Warning Service. A Site Flood Management Plan will be maintained, setting out responsibilities, communication procedures and actions during flood alerts. On-site signage will identify evacuation routes and assembly points.

6. No Increase in Flood Risk Elsewhere

No land-raising, bunding or engineering works are proposed that could displace floodwater. SuDS measures ensure the development does not increase flood risk to neighbouring land. The proposal maintains the existing floodplain storage capacity.

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