



Project Title: 00431 10 Tinwell Close

Product: Level 2 Flood Risk Assessment

Date: 26 July 2024

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00431	26/07/2024	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of S. Saptarshi to produce a Flood Risk Assessment for 10 Tinwell Close, Earley, Wokingham, RG6 3BJ. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by S. Saptarshi.

1.2. LOCATION OF SUBJECT SITE

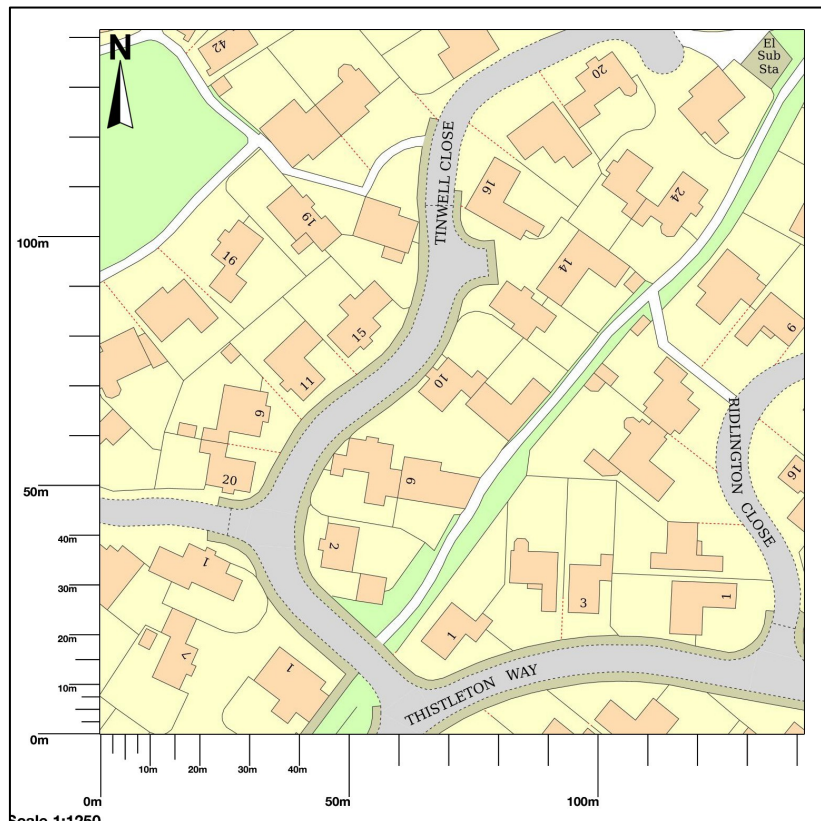


Figure 1: Site Location

1.3. SITE PROPOSALS

The development proposes a two-storey side extension, single storey front extension, garage conversion to create habitable accommodation, and alterations to fenestration.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1					
Zone 2			Exception Test Required		
Zone 3a	Exception Test Required			Exception Test Required	
Zone 3b Functional floodplain	Exception Test Required				

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is entirely within flood zone 2.

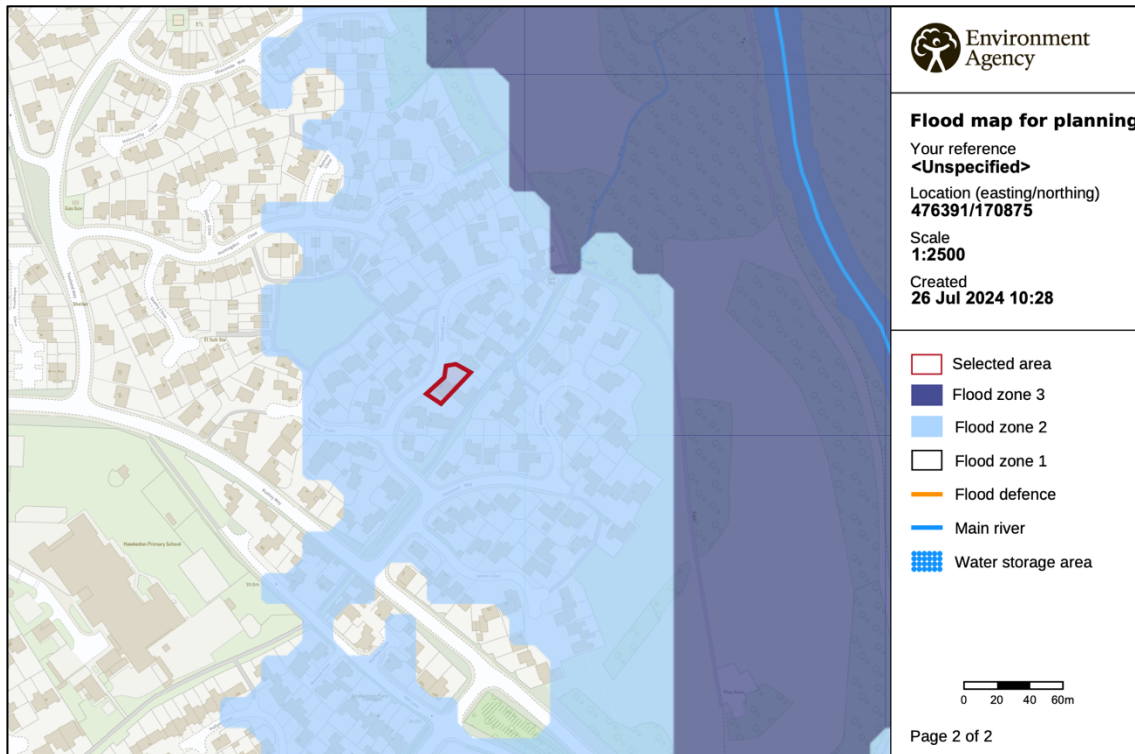


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The proposed development area is used as an amenity area serving the existing residential dwelling. The land is therefore classified as 'less vulnerable' as per NPPF. The proposed development will be used for residential purposes and is therefore classified as 'more vulnerable' due to its residential use. The development therefore increases the vulnerability classification of the land.

3.3. SITE SUITABILITY (NPPF)

'More vulnerable' development is suitable for flood zone 2, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMERY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Moderate
Rivers and the Sea	Low
Surface Water	Negligible
Groundwater	Moderate - High
Historic Flood	Not Identified
Flood Defences	No
FloodScoreTM – insurance rating	Very Low

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site to be within a 15m radius of a 'medium' area of flood risk. The 1%AEP flood mapping shows the site to be largely unaffected, with site access being mapped to experience flood risk.

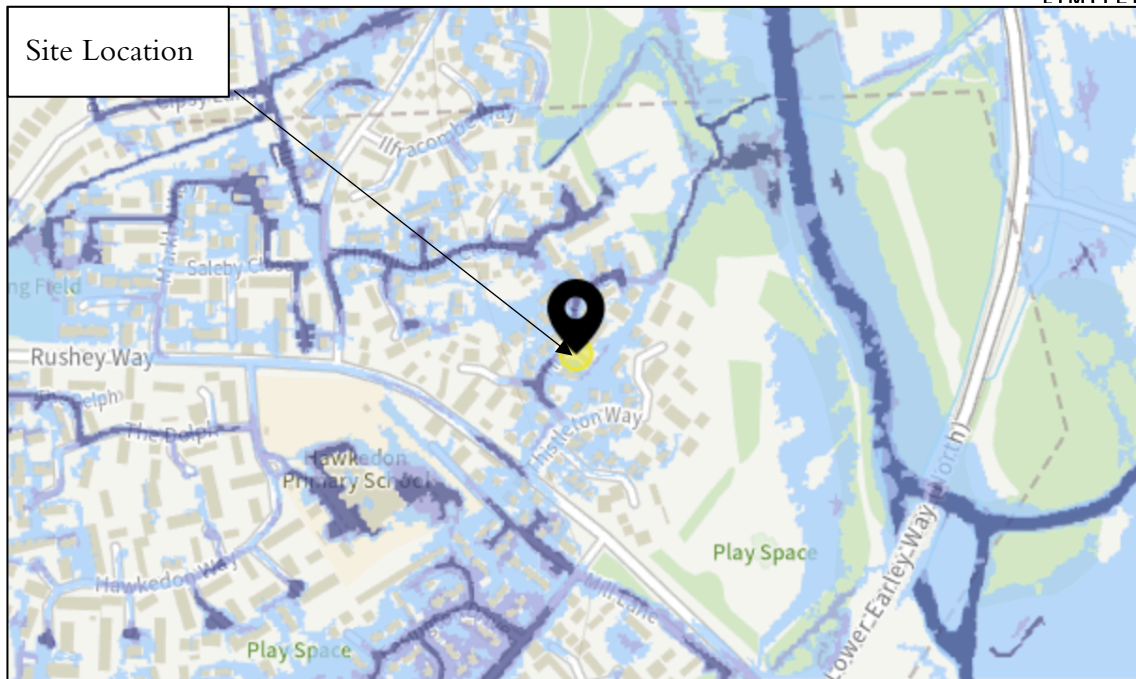


Figure 4: EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of surface water flooding; the light blue denotes low risk with white areas having very low risk of surface water flooding. The risk classification is comparable to the 'Groundsure' flood report.

4.3. TIDAL AND FLUVIAL FLOODING

The Environment Agency tidal and fluvial flood map shows the site to be within a 15m radius of a 'low' area of flood risk.

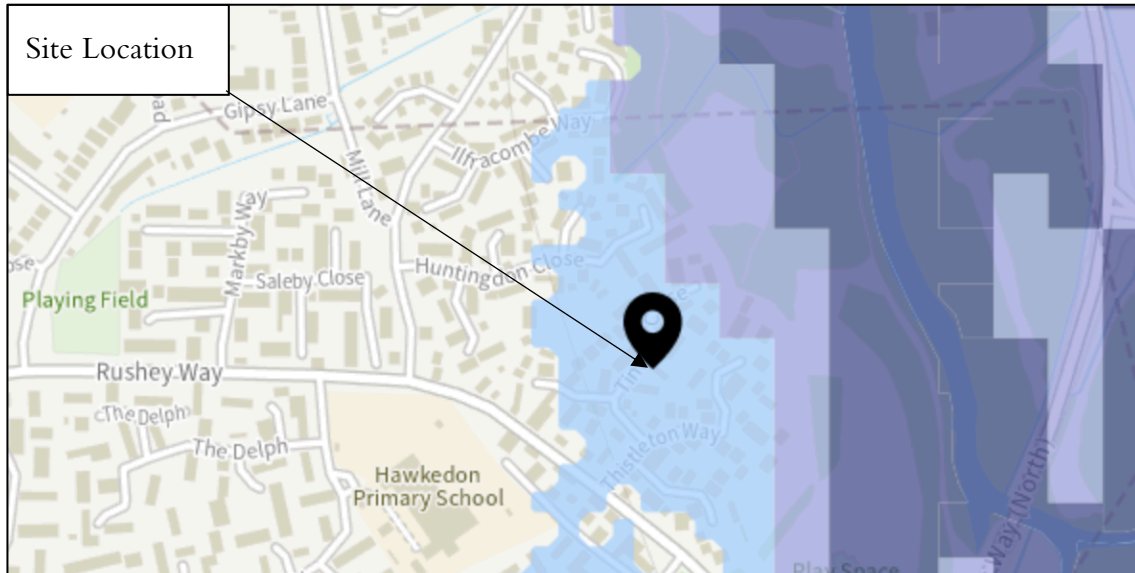


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a moderate - high risk of groundwater flooding.

4.5. RESERVOIR FLOODING

There is a risk of flooding from reservoir sources.

4.6. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood records.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes a two-storey side extension, single storey front extension, garage conversion to create habitable accommodation, and alterations to fenestration. NPPF categorises buildings used for residential purposes as ‘more vulnerable’. More vulnerable developments may be suitable for flood zone 2.

6.2. RECOMMENDATIONS

This report recommends the following be considered to lower the risk and/or consequences that flooding may cause to the proposed development:

- No third parties negatively impacted by the proposed development
- The development should be subject to a suitable SuDS drainage design.
- Consideration should be given to adopting a flood evacuation plan.

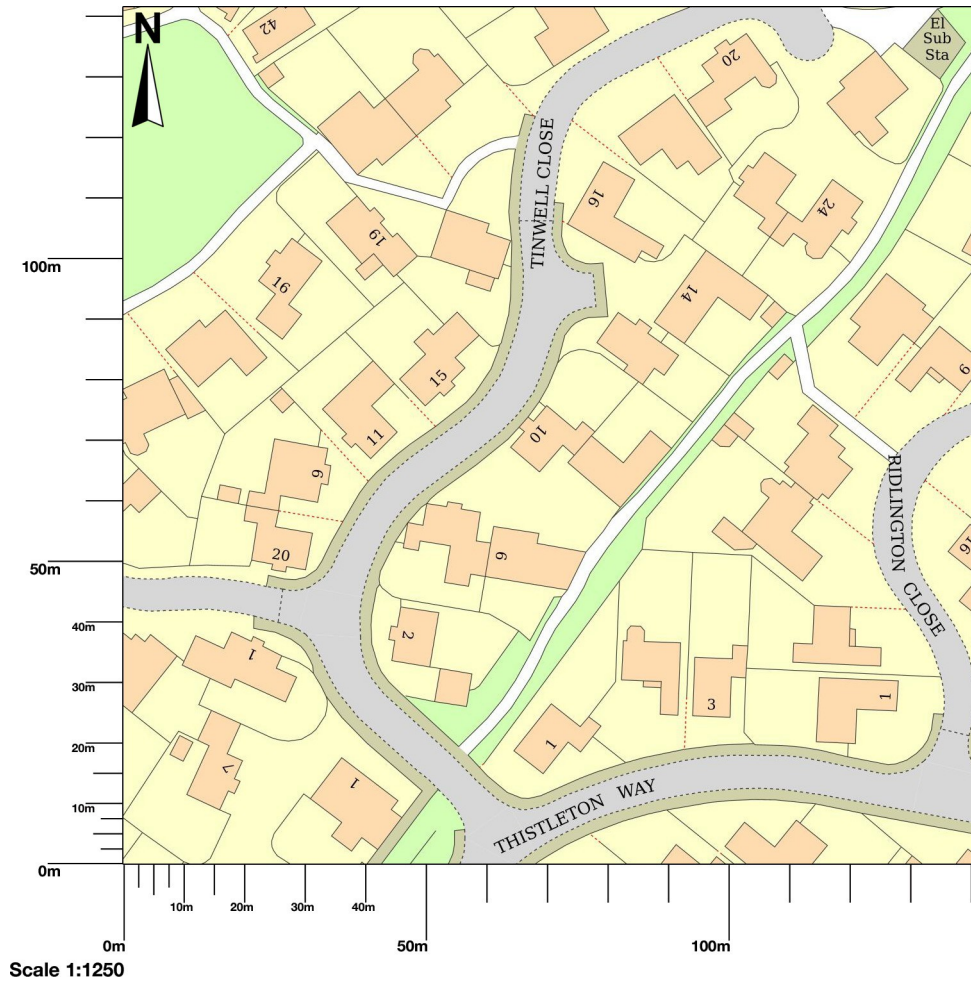
List of Appendices

Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix A: Development Plan

10 Tinwell Close, Lower Earley, Reading, RG6 3BJ





RENDERING
FOR ILLUSTRATION ONLY



Proposal for a front porch extension , a double storey side extension and a garage conversion to an existing detached property

OWNER: Mr Sachin & Bhagyashri Saptarshi

PROJECT:
ADDRESS:

THAMES WATER PERMIT: _____
PLANNING REFERENCE: _____

DESIGNER: easyHomePlans
DESIGN CONSULTANT: Roger Bovell
BUILDER: _____
ENGINEERING: _____

INDEX OF DRAWINGS

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EXISTING FLOOR PLANS	5
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SHEET NUMBER

1

Drawn By:

Date:

24/06/2024

Scale: @ A3

PROJECT SUMMARY

Plans prepared for: Mr Sachin & Bhagyashri Saptarshi

10 Tinwell Close, Lower Earley
RG6 3GB

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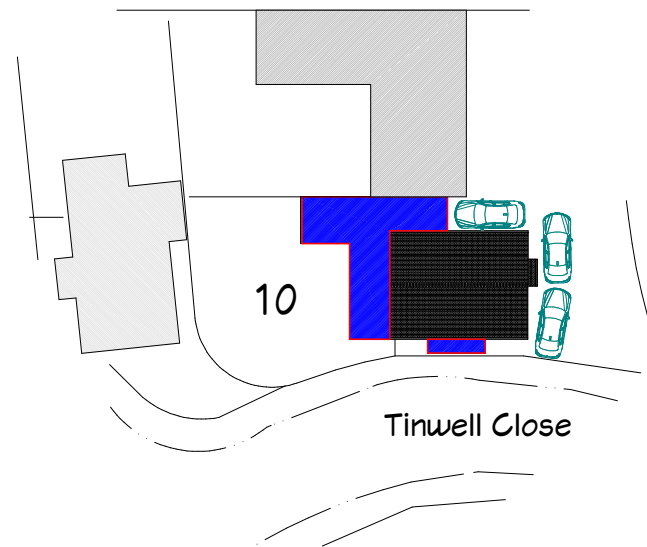
SITE & BLOCK PLAN

Plans prepared for: Mr Sachin &
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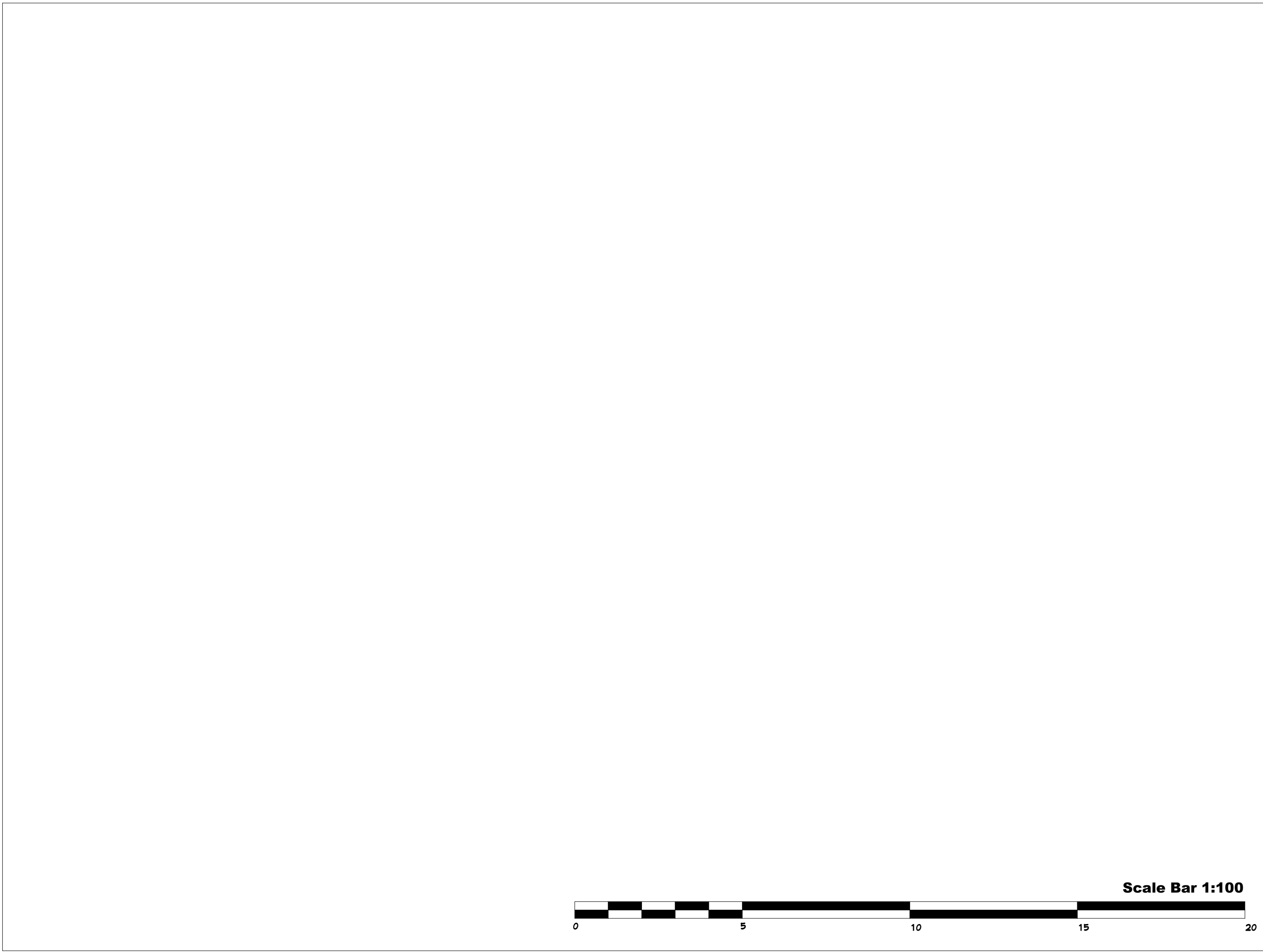
easyHomePlans



Block Plan @1:500

Scale Bar 1:100





SHEET NUMBER

3

Drawn By:

Date:

24/06/2024

Scale: @ A3

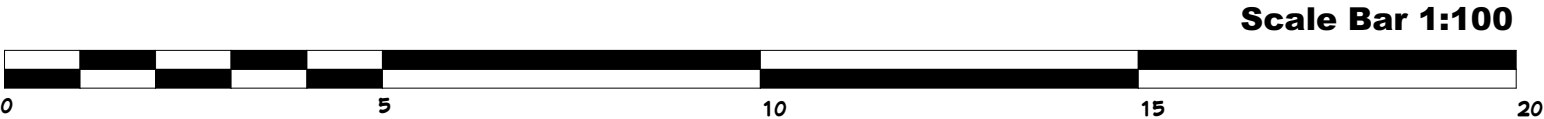
LANDSCAPE PLAN

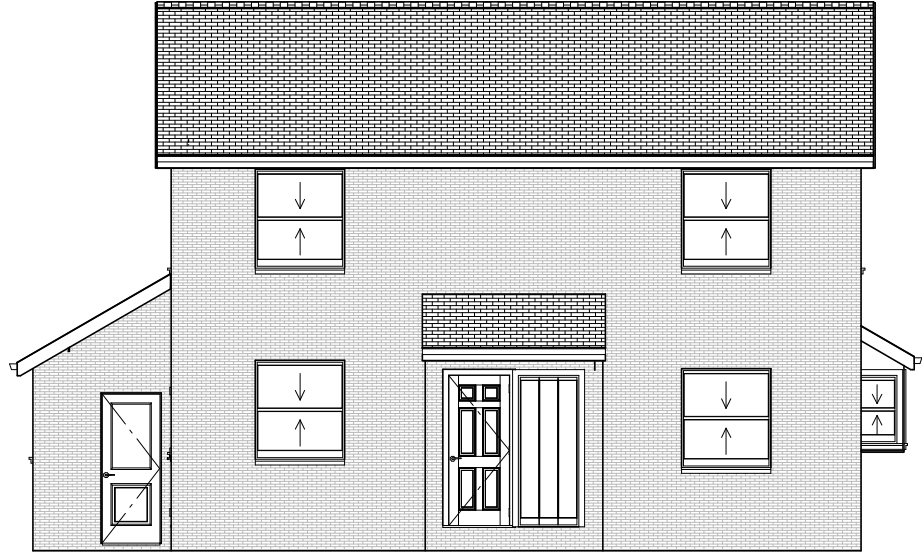
Plans prepared for: Mr Sachin & Bhagyashri Saptarshi

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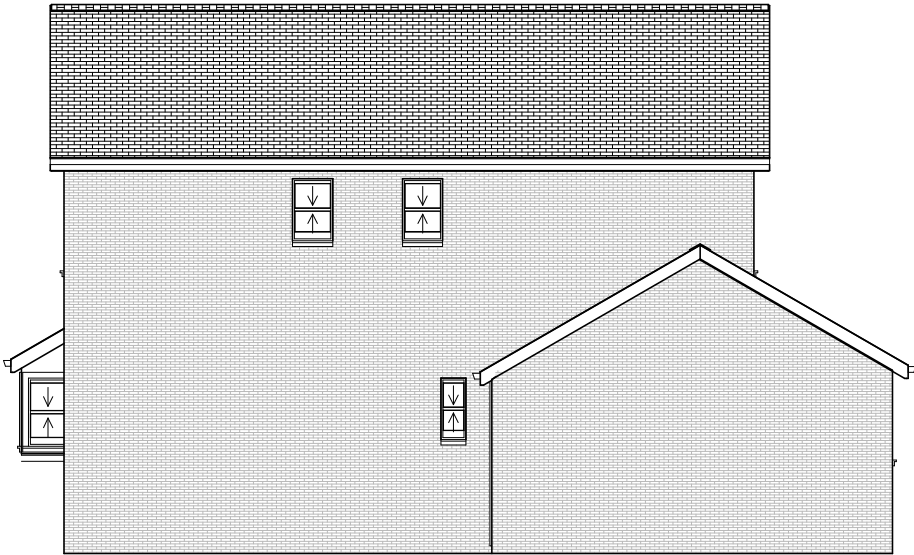




Existimng Front Elevation @1:100



Existing Left Elevation @1:100



Existing Rear Elevation @1:100



Existing Right Elevation @1:100



SHEET NUMBER

4

Drawn By:

Date:

24/06/2024

Scale: @ A3

EXISTING ELEVATIONS

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EXISTING FLOOR PLANS

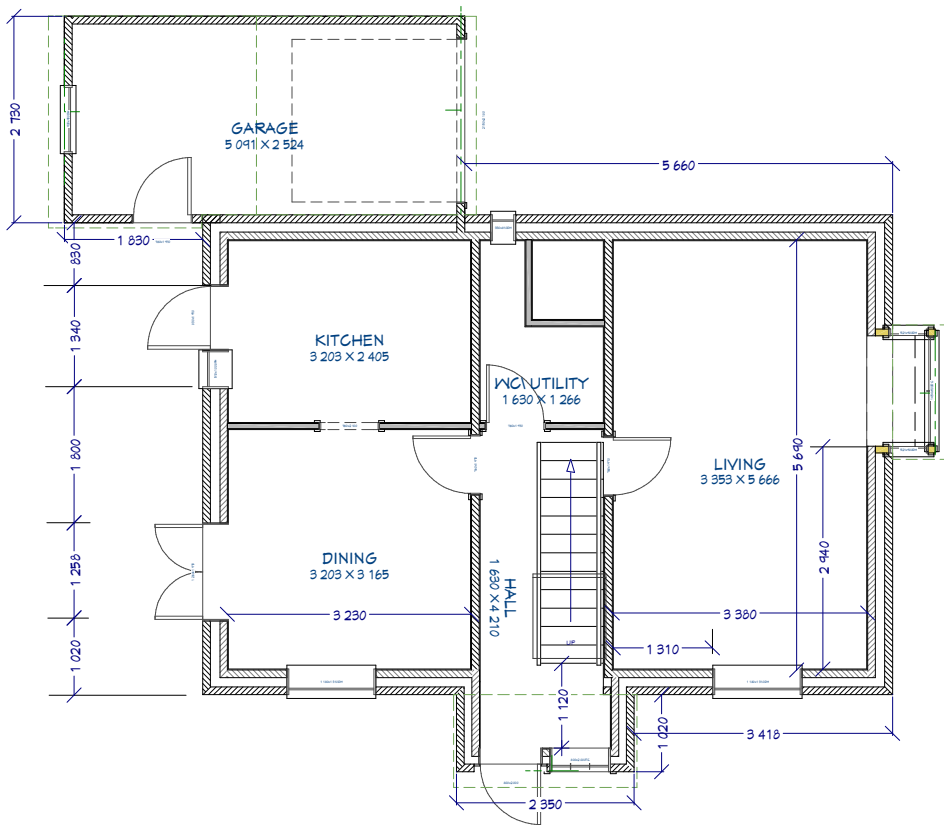
Plans prepared for: Mr Sachin & Bhagyashri Saptarshi

10 Tinwell Close, Lower Earley RG6 3GB

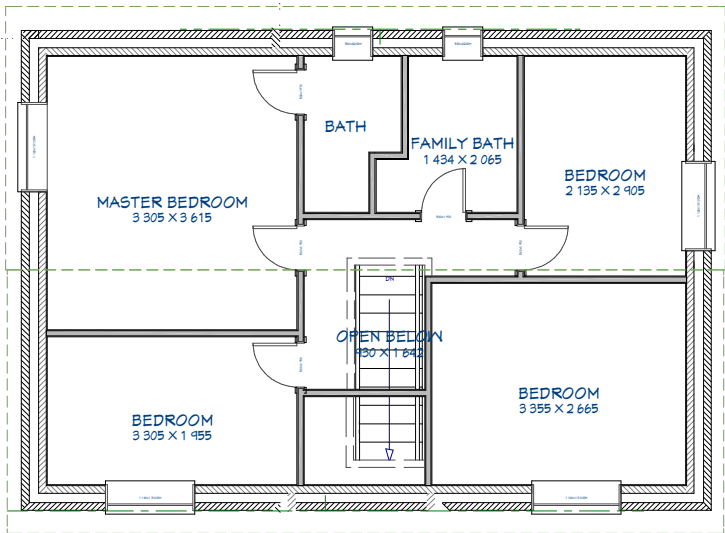
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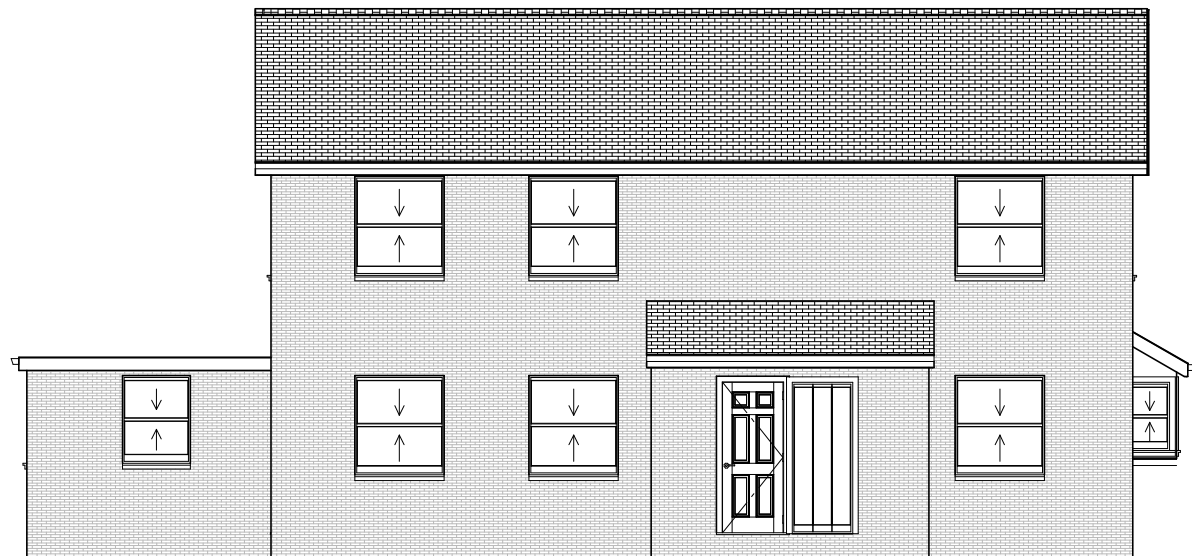
Scale Bar 1:100



Existing Ground Floor Plan @1:100



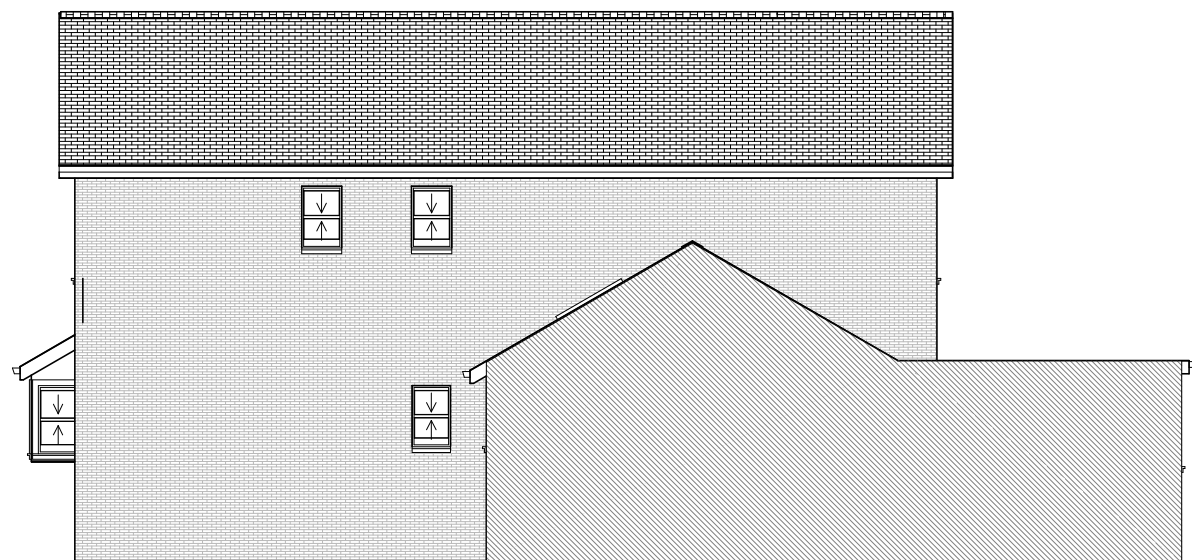
Existing First Floor Plan @1:100



Proposed Front Elevation @1:100



Proposed Right Elevation @1:100



Proposed Rear Elevation @1:100



Proposed Left Elevation @1:100



SHEET NUMBER	
6	
Drawn By:	
Date: 24/06/2024	
Scale: @ A3	
PROPOSED ELEVATIONS	
Plans prepared for: Mr Sachin & Bhagyashri Saptarshi	10 Tinwell Close, Lower Earley RG6 3GB
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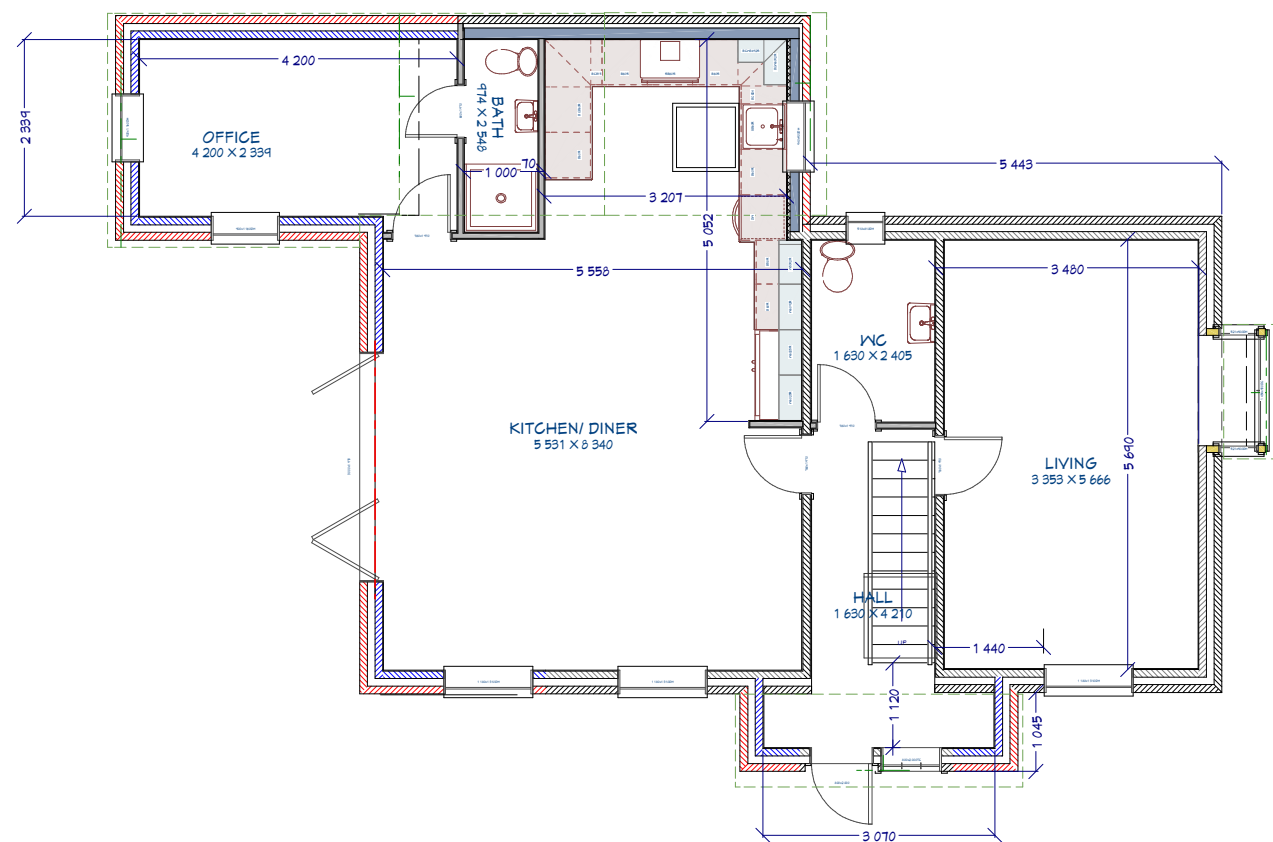
PROPOSED FLOOR
PLANS

Plans prepared for: Mr Sachin &
Bhagyashri Saptarshi

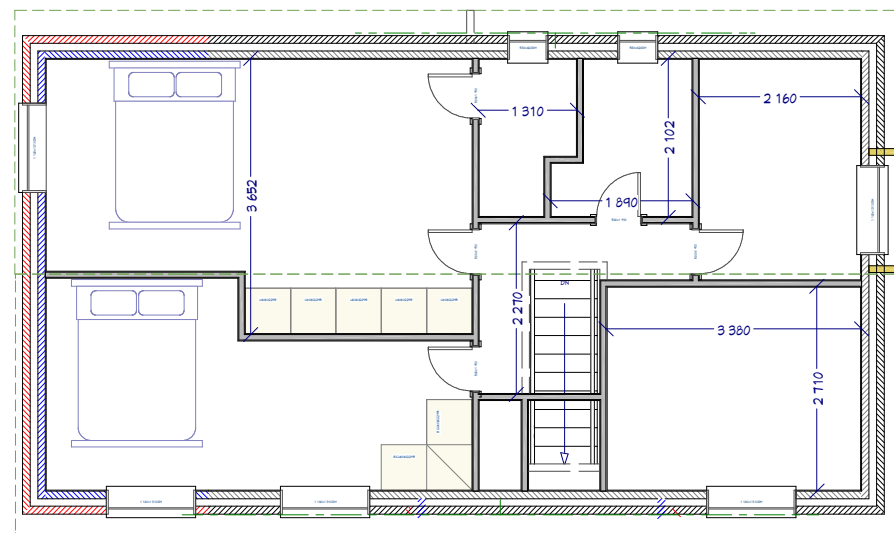
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Proposed Ground Floor Plan @1:100



Proposed First Floor Plan @1:100 new

Scale Bar 1:100



Appendix B: Groundsure Flood Report

10 Tinwell Close, Reading, Earley, RG6 3BJ

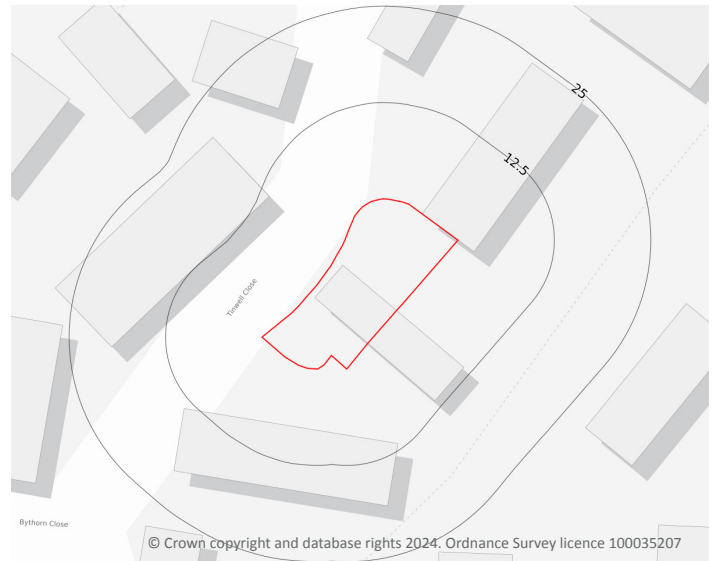
Overall Flood Risk



MODERATE

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results



Rivers and the Sea

Low

[page 3 >](#)



Surface Water

Negligible



Groundwater

Moderate-High

[page 4 >](#)



Historic Flood

Not identified



Flood Defences

No



FloodScore™ insurance rating

Very Low

[page 6 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 5 >](#).



Flooding

Flooding

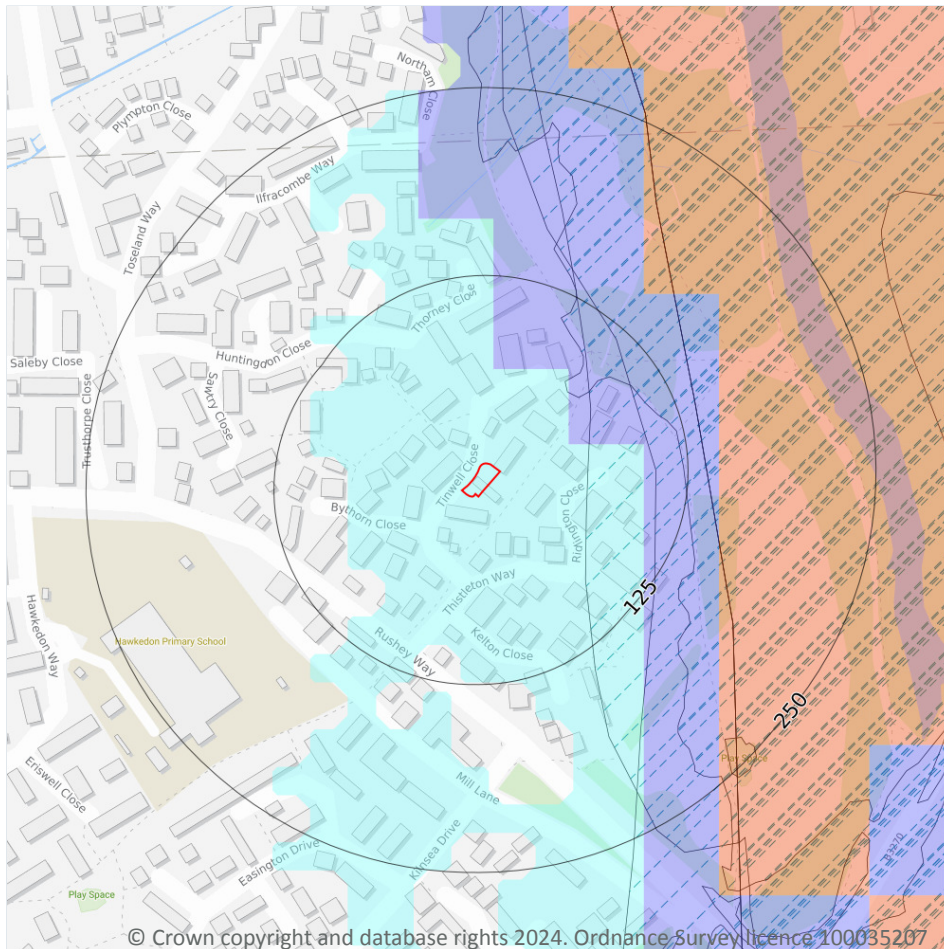
An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/> ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



Flooding / Risk of flooding from rivers and the sea



— Site Outline

Search buffers in metres (m)

River and coastal flooding:

High

Medium

Low

Very Low

Historical Flood Events

Areas Used for Flood Storage

Reduced river/sea flooding risk due to defences

Proposed Flood Defence Scheme

Flood Defences

Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See [page 6](#) for explanation of the levels of flood risk.

Please see [page 2](#) for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.

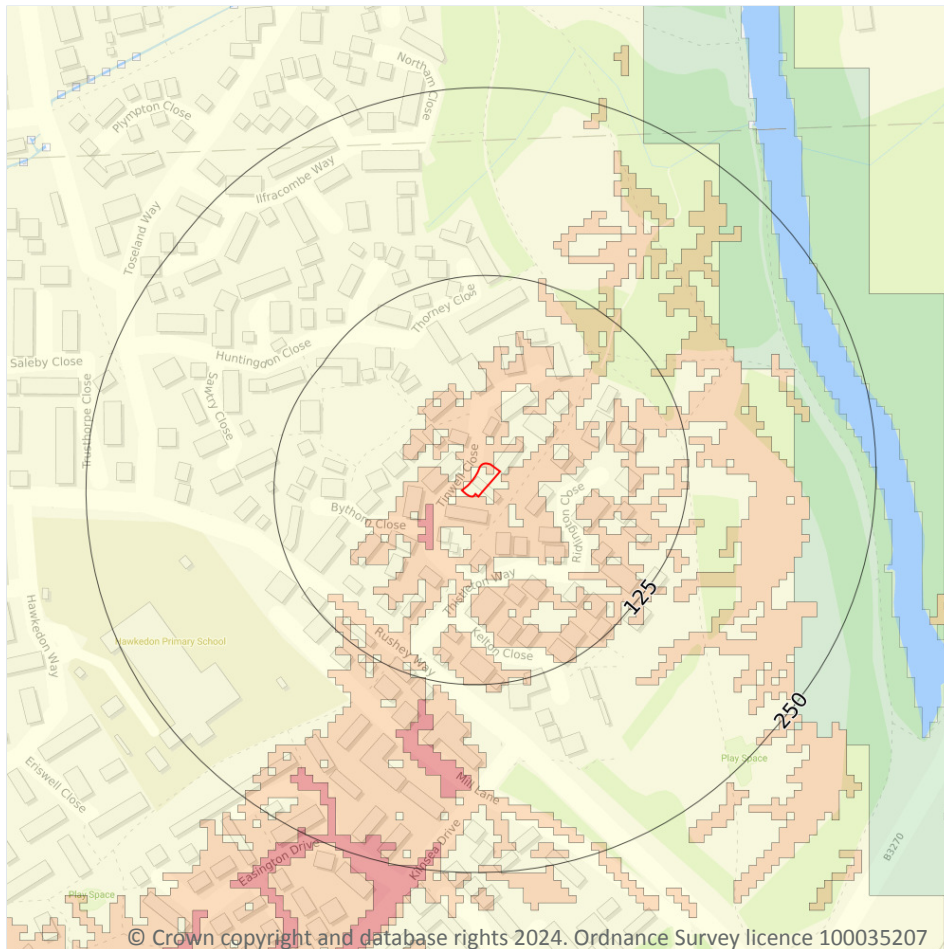


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Flooding / Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

Ambiental data indicates that the property is in an area with a moderate to high risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels could rise above ground level to depth of up to 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



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Grid ref: 476392 170876

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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